

DEVELOPMENT SUMMARY

OWNER Telus Living
DEV MANAGER Aryze Developments
ARCHITECT Office of McFarlane Biggar Architects + Designers
CIVIC ADDRESS 1805, 1809, 1811 Feltham Road Victoria, BC V8N 2A6
LEGAL ADDRESS LOT 1, PLAN 6378 EXCEPT PART IN PLAN VIP66313, LOT 11, PLAN VIP66313 AND LOT 1, PLAN 34089, ALL IN SECTION 58, VICTORIA DISTRICT
DESCRIPTION NEW 6 STOREY RENTAL APARTMENT BUILDING WITH 1 LEVEL UNDERGROUND PARKING AND PUBLIC UTILITY CENTRAL OFFICE.

SITE AREA 3,446 m²

	PROPOSED	ALLOWABLE	COMPARISON	VARIANCE
ZONING	SITE SPECIFIC	RS-6 / P-2	RA-9	N/A
FSR	2.15	0.50	1.70	N/A
Note: Refer to A005 for Floor Area Summary				
LOT COVERAGE	1,598 m ² / 46%	1,378 m ² / 40%	1,723 m ² / 50%	N/A / N/A
IMPERVIOUS AREA	2,113 m ² / 61%			
OPEN SPACE RATIO	665 m ² / 19%			
BUILDING HEIGHT	18.54 m	7.5 m / 10 m	13.0 m	N/A
SETBACKS				
FRONT / NORTH	5.14 m	6.0 m / 10.0 m	6.0 m	0.86 m
REAR / SOUTH	4.06 m	7.5 m / 10.0 m	6.5 m	2.44 m
SIDE / EAST	3.81 m	1.5 m / 6.0 m	4.0 m	0.19 m
SIDE / WEST	3.84 m	1.5 m / 6.0 m	4.0 m	0.16 m
PROJECTIONS				
FRONT / NORTH	1.1 m	1.2 m		N/A
REAR / SOUTH	1.1 m	1.2 m		N/A
SIDE / EAST	0.6 m	0.6 m		N/A
SIDE / WEST	0.6 m	0.6 m		N/A
MIN BUILDING SEPARATION				
TO LIVING ROOM	8.13 m	15.0 m		6.87 m
TO OTHER	8.13 m	12.0 m		3.87 m

RESIDENTIAL UNITS

TYPE	AREA MIN.	AREA MAX.	COUNT
1 BED	52.48 m ²	63.61 m ²	31
2 BED	80.15 m ²	85.39 m ²	24
3 BED	97.44 m ²	101.00 m ²	9
STUDIO	35.25 m ²	40.80 m ²	27
TOTAL			91

VEHICLE PARKING

	PROPOSED	REQUIRED	VARIANCE
INDUSTRIAL	2	2	
RESIDENTIAL	59	137 (1.5/unit)	78
TOTAL	61	139	78

STALL TYPE BREAKDOWN

ACCESSIBLE	SMALL	STANDARD	LOADING	VISITOR
1	16 (25%)	44	1	2
				27 (0.3 / unit)
				25

BIKE PARKING

	PROPOSED	REQUIRED	VARIANCE
TYPE: CLASS 1 LONGTERM			
BIKE CARGO	2 (2%)		0
BIKE HORIZONTAL	52 (57%)		0
BIKE VERTICAL	37 (41%)		0
TOTAL	91 (100%)	91	0

TYPE: CLASS 2 SHORTTERM

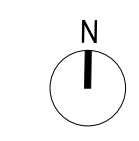
	PROPOSED	REQUIRED	VARIANCE
BIKE HORIZONTAL	6	6	0

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DATE	REV	DESCRIPTION
1	06/28/2022	ISSUED FOR REZONING/DIP
2	02/21/2023	ISSUED FOR REZONING/DIP COORD
5	04/21/2023	ISSUED FOR RZ/DIP RESUBMISSION



Telus Living
 1805 Feltham
 1805-1811 Feltham Rd, Saanich, BC
 2021-019
 [NOT FOR CONSTRUCTION]



SITE PLAN PROPOSED

1 : 150

A021