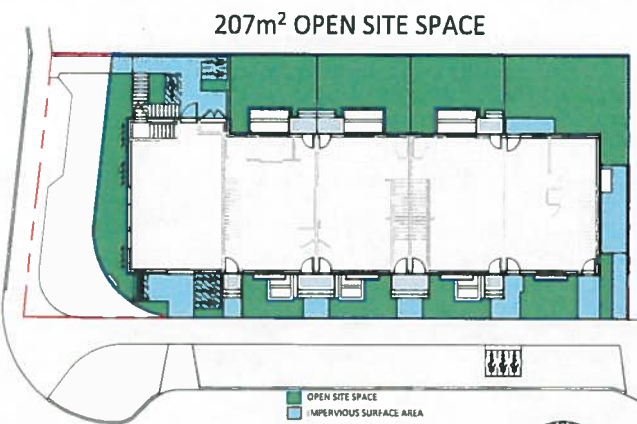
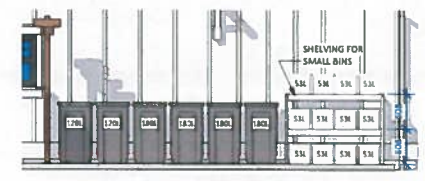


2 Grade Calculation Diagram
1:200



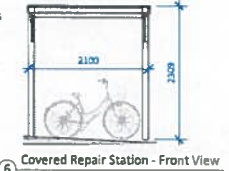
3 Open Site Space
1:200



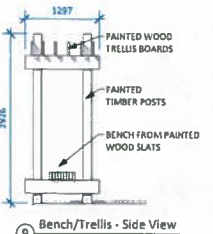
4 Garbage/Recycling - Front Elevation View
1:50



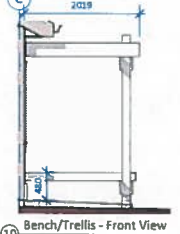
5 Covered Repair Station - Side View
1:50



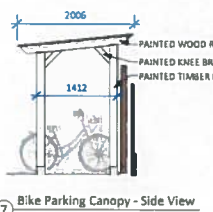
6 Covered Repair Station - Front View
1:50



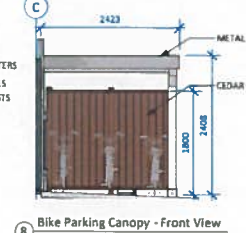
9 Bench/Trellis - Side View
1:50



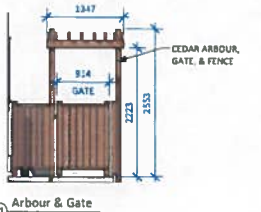
10 Bench/Trellis - Front View
1:50



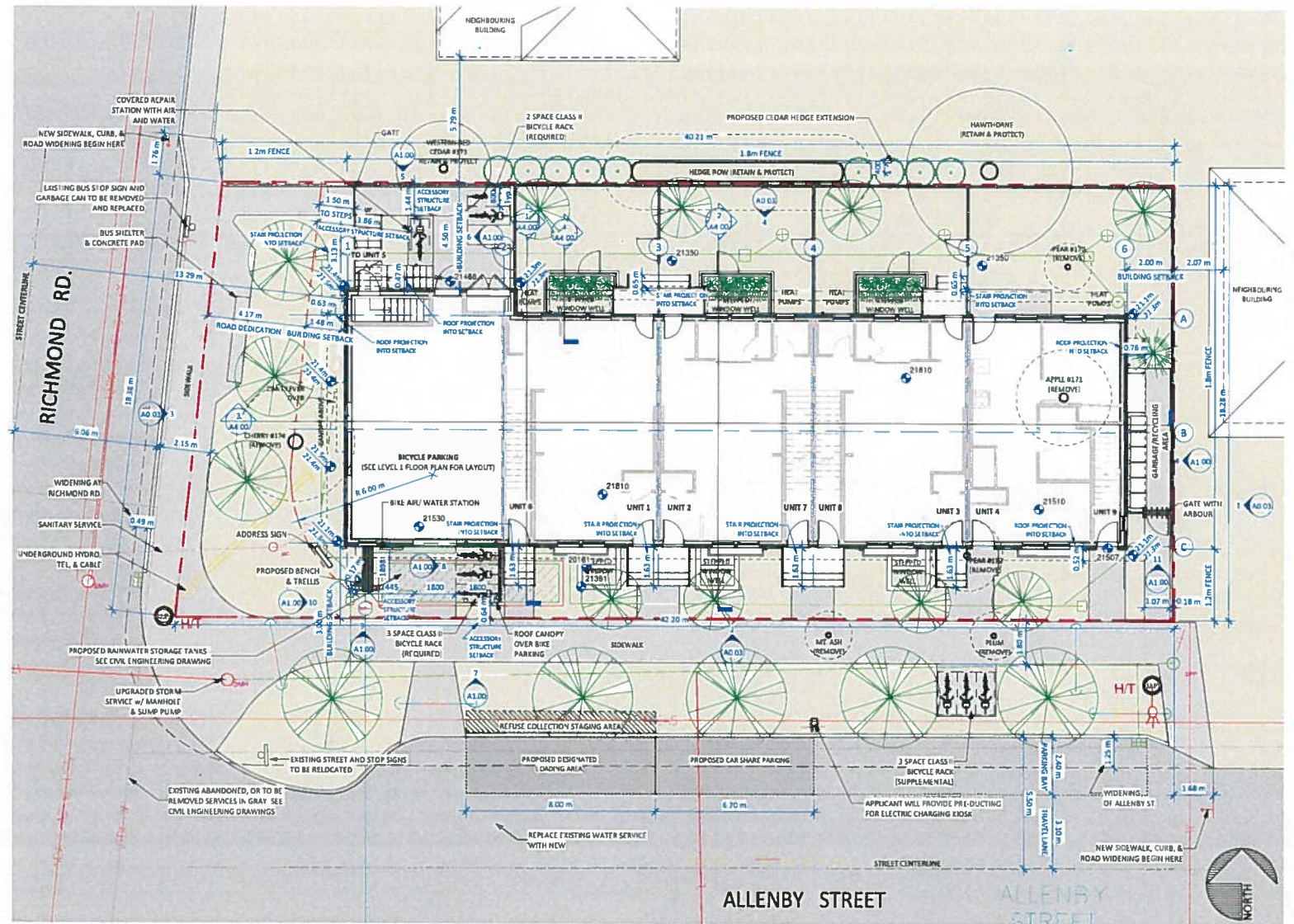
7 Bike Parking Canopy - Side View
1:50



8 Bike Parking Canopy - Front View
1:50



11 Arbour & Gate
1:50



1 Site Plan
1:100

ANNOTATION LEGEND - TAGS

SPOT ELEVATION	
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Gross Floor Area

Basement *	759.22 m ²
Level 1	258.68 m ²
Level 2	79.32 m ²
Level 3	289.74 m ²
Level 4	195.93 m ²
TOTAL GROSS FLOOR AREA	1,073.90 m ²

*NOT COUNTED IN ZONING FLOOR AREA CALCULATIONS.

Rentable/Salable Floor Area

Basement Storage	65.31 m ²
Bike Room	67.13 m ²
Electrical Closet	1.81 m ²
Unit 1 - 3 Bedroom	118.73 m ²
Unit 2 - 3 Bedroom	118.73 m ²
Unit 3 - 3 Bedroom	118.33 m ²
Unit 4 - 3 Bedroom	59.39 m ²
Unit 5 - 2 Bedroom	105.47 m ²
Unit 6 - 2 Bedroom	103.99 m ²
Unit 7 - 2 Bedroom	103.99 m ²
Unit 8 - 2 Bedroom	104.21 m ²
Unit 9 - 1 Bedroom	49.24 m ²
TOTAL RENTABLE/SALABLE FLOOR AREA	1,019.32 m ²

MEASUREMENTS ARE TAKEN TO THE CENTERLINE OF THE EXTERIOR WALLS AND CENTERLINE OF THE PARTITION WALLS PER THE BC STRATA ACT.

Project Information Table	PROPOSED	REQUIRED	VARIANCE REQUIRED
PROJECT DESCRIPTION	A MULTI-FAMILY (TOWNHOUSE) DEVELOPMENT DESIGNED TO SUPPORT SUSTAINABLE TRANSPORTATION LIFESTYLES.		
CITY ADDRESS	2859 RICHMOND ROAD, SAANICH, BC		
LEGAL DESCRIPTION	1071 S. BLOCK 5, SECTION 24, VICTORIA DISTRICT, PLAN 12127		
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	003 922 277		
AUTHORITY HAVING JURISDICTION	THE CORPORATION OF THE DISTRICT OF SAANICH		
FORM (EXISTING)	RS 6		
PROPOSED ZONE	RS 600		
NET AREA - NET AFTER ROAD DEDICATION	666.52m ²		
TOTAL IMPERVIOUS SURFACE AREA	86.6m ²		
TOTAL FLOOR AREA	766.86m ² - Basement 3-B Class 1 Bicycle Parking not included		
NUMBER OF UNITS (BY TYPE)	3x 2+1 BEDROOM UNITS, 4x 2+0 BEDROOM UNITS, 8x 3+1 THREE BEDROOM UNITS		
FLOOR SPACE RATIO	1.1	1.1	-
LOT COVERAGE	49.4%	40%	8.4%
FRONT YARD - WEST	2.48m	1.80m	0.68m
REAR YARD - EAST	2.80m	4.80m	2.00m
SIDE YARD - NORTH	4.50m	4.80m	-
SIDE YARD - SOUTH	3.80m	3.80m	-
FRONT YARD - WEST	0.17m	BENCH/TRELLIS	7.50m
FRONT YARD - WEST	1.85m	COVERED BIKE REPAIR STATION	7.50m
SIDE YARD - NORTH	2.46m	COVERED BIKE REPAIR STATION	1.50m
SIDE YARD - SOUTH	0.17m	BENCH/TRELLIS	7.50m
SIDE YARD - SOUTH	0.56m	BIKE PARKING CANOPY	7.50m
FRONT YARD - WEST	0.88m	ROOF CANOPY	1.50m
REAR YARD - EAST	0.56m	ROOF CANOPY	1.50m
SIDE YARD - NORTH	1.13m	STAIRS	0.80m
SIDE YARD - SOUTH	0.83m	STAIRS	0.80m
REAR YARD - WEST	0.36m	-	-
VEHICLE PARKING	8	18	10
VEHICLE PARKING	18	8	10
BICYCLE PARKING	STANDARD CLASS 1 BIKE STALLS 18 - 8" x 8" - 8 CANOPY BIKE STALLS 1 BIKE STALLS 1 BIKE STALLS	8	8

*RS 600 (12) is according to Saanich Bicycle Parking Guideline, however, each stall has been enlarged to 1.8m x 0.8m (from 1.5m x 0.8m to 1.8m x 0.8m)

Christine Lintett Architects Inc.

104 West Avenue, Victoria, BC V8T 1M5
 Telephone: 250-341-2400
 www.lintettarchitects.com

Issue	Date
REZONING AND DEVELOPMENT PERMIT	MARCH 10, 2021
REVISION & OP. REVISED	MAY 21, 2021
REZONING & OP. REVISED	JUNE 15, 2021
REZONING & OP. REVISED	JANUARY 18, 2022
REZONING & OP. REVISED	JUNE 13, 2022

Revision	Description	Date
1	Revised to reflect comments from SAIT call.	2022-07-10
2	Revised to reflect comments from SAIT call.	2022-07-10
3	Revised to reflect comments from SAIT call.	2022-07-10
4	Revised to reflect comments from SAIT call.	2022-07-10
5	Revised to reflect comments from SAIT call.	2022-07-10
6	Revised to reflect comments from SAIT call.	2022-07-10
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49	Revised to reflect comments from SAIT call.	2022-07-10
50	Revised to reflect comments from SAIT call.	2022-07-10

Consultant

2859 Richmond Rd.
Saanich, BC

Site Plan and Project Data

Date	2022-07-15 4:05:26 PM
Drawn by	KA, CC
Checked by	CL
Scale	As indicated

RECEIVED
JUL 19 2022
PLANNING DEPT.
DISTRICT OF SAANICH

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