

ISSUE	
REZONING AND DEVELOPMENT PERMIT	MARCH
REZONING & DP, REVISED	MAY
REZONING & DP, REVISED	JUNE

Revision No.	Description
--------------	-------------

Consultant



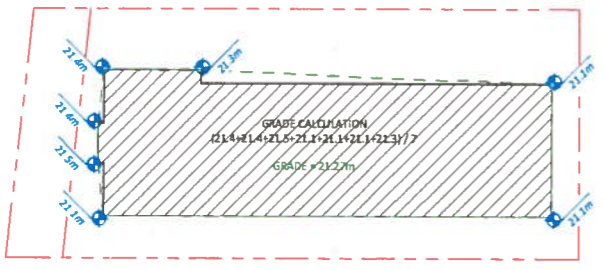
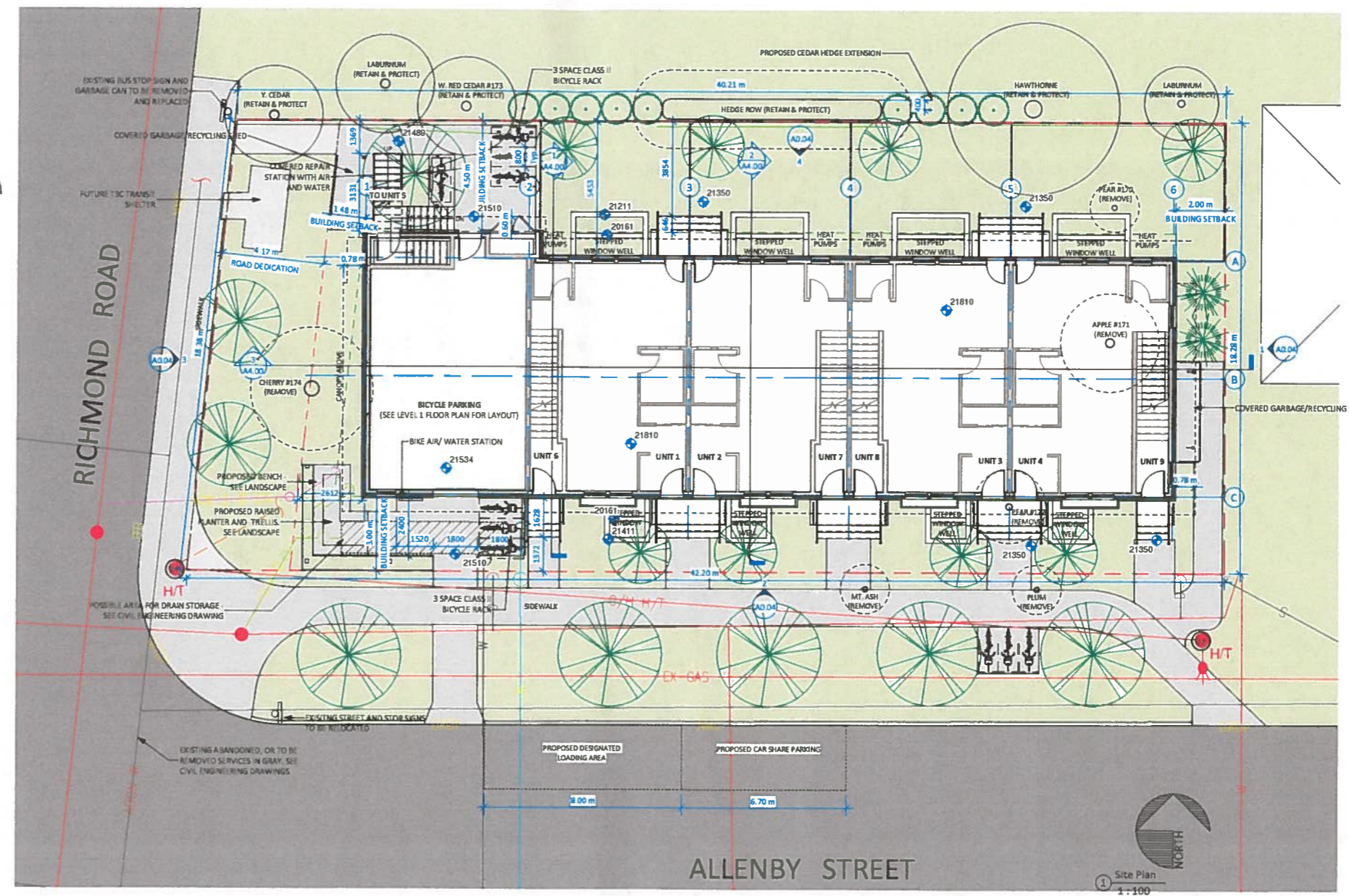
2859 Richmond

Saanich, BC

Site Plan and Project I

Date: 2021-06-15 5:01  
 Drawn by: [Signature]  
 Checked by: [Signature]

A1.00  
 Scale: As Inc



2 Grade Calculation Diagram  
 1:250

Gross Floor Area	
Basement *	321.62 m <sup>2</sup>
Level 1	258.68 m <sup>2</sup>
Level 1 Bicycle Parking *	70.32 m <sup>2</sup>
Level 2	298.55 m <sup>2</sup>
Level 3	238.36 m <sup>2</sup>
	1,187.52 m <sup>2</sup>

\*NOT COUNTED IN ZONING FLOOR AREA CALCULATIONS.  
 MEASUREMENTS ARE TAKEN TO THE OUTSIDE FACE OF THE EXTERIOR WALLS AND CENTERLINE OF THE PARTITION WALLS.

Rentable/Salable Floor Area	
Basement Storage	65.31 m <sup>2</sup>
Bike Room	67.13 m <sup>2</sup>
Electrical Closet	1.81 m <sup>2</sup>
Unit 1 - 3 Bedroom	118.73 m <sup>2</sup>
Unit 2 - 3 Bedroom	118.73 m <sup>2</sup>
Unit 3 - 3 Bedroom	118.73 m <sup>2</sup>
Unit 4 - 3 Bedroom	117.79 m <sup>2</sup>
Unit 5 - 2 Bedroom	105.70 m <sup>2</sup>
Unit 6 - 2 Bedroom	105.07 m <sup>2</sup>
Unit 7 - 2 Bedroom	105.07 m <sup>2</sup>
Unit 8 - 2 Bedroom	105.07 m <sup>2</sup>
Unit 9 - 2 Bedroom	105.52 m <sup>2</sup>
	1,134.66 m <sup>2</sup>

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

Project Information Table	
PROJECT DESCRIPTION	A MULTI-FAMILY TOWNHOUSE DEVELOPMENT DESIGNED TO SUPPORT SUSTAINABLE TRANSPORTATION LIFESTYLES
CIVIC ADDRESS	2859 RICHMOND ROAD, SAANICH BC
LEGAL DESCRIPTION	LOT 9, BLOCK 5, SECTION 26, VICTORIA DISTRICT, PLAN1107.
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	007-912.277
AUTHORITY HAVING JURISDICTION	THE CORPORATION OF THE DISTRICT OF SAANICH
ZONE (EXISTING)	RS-6
PROPOSED ZONE	SITE SPECIFIC COMPARABLE ZONING - RA-3
SITE AREA - NET AFTER ROAD DEDICATION	678.45m <sup>2</sup> (783.11m <sup>2</sup> before road dedication)
LOT COVERAGE	48.8% (43.8% before road dedication) 35% MAX. (RA-3 ZONE)
TOTAL IMPERVIOUS SURFACE AREA	139.6m <sup>2</sup>
RATIO OF OPEN SPACE TO TOTAL SITE AREA	32% (38% before road dedication) 10% MIN (RA-3 ZONE)
TOTAL FLOOR AREA	795.58m <sup>2</sup>
FLOOR SPACE RATIO	1.18 (1.106 before road dedication) 1.20 MAX. (RA-3 ZONE)
BUILDING SETBACKS	SIDE YARD - WEST 1.48m (5.65m before road dedication) 3.00m FRONT YARD - SOUTH 3.00m REAR YARD - NORTH 4.50m SIDE YARD - EAST 2.00m
BUILDING HEIGHT	7.5m MIN. (RA-3 ZONE) 7.5m MIN. (RA-3 ZONE) 12.0m MIN. (RA-3 ZONE) 7.5m MIN. (RA-3 ZONE)
NUMBER OF UNITS (BY TYPE)	5 x TWO BEDROOM UNITS & 4 x 3 BEDROOM UNITS
BICYCLE PARKING	18 = 9 STANDARD CLASS BICYCLE STALLS + 9 CLASS II BICYCLE STALLS 6 = STANDARD CLASS BICYCLE STALLS + 6 CLASS II BICYCLE STALLS NO MOTOR VEHICLE SPACES PROVIDED. 14 REQUIRED PER TABLE 1 OF THE ZONING BYLAW.
VARIANCES REQUESTED	

\*\* 9 Class I stalls according to Saanich Bicycle Parking Guidelines. However, no stalls have been enlarged to sufficiently fit 2 adult bikes (from 1.8m x 0.8m to 1.8m x 0.9m)

