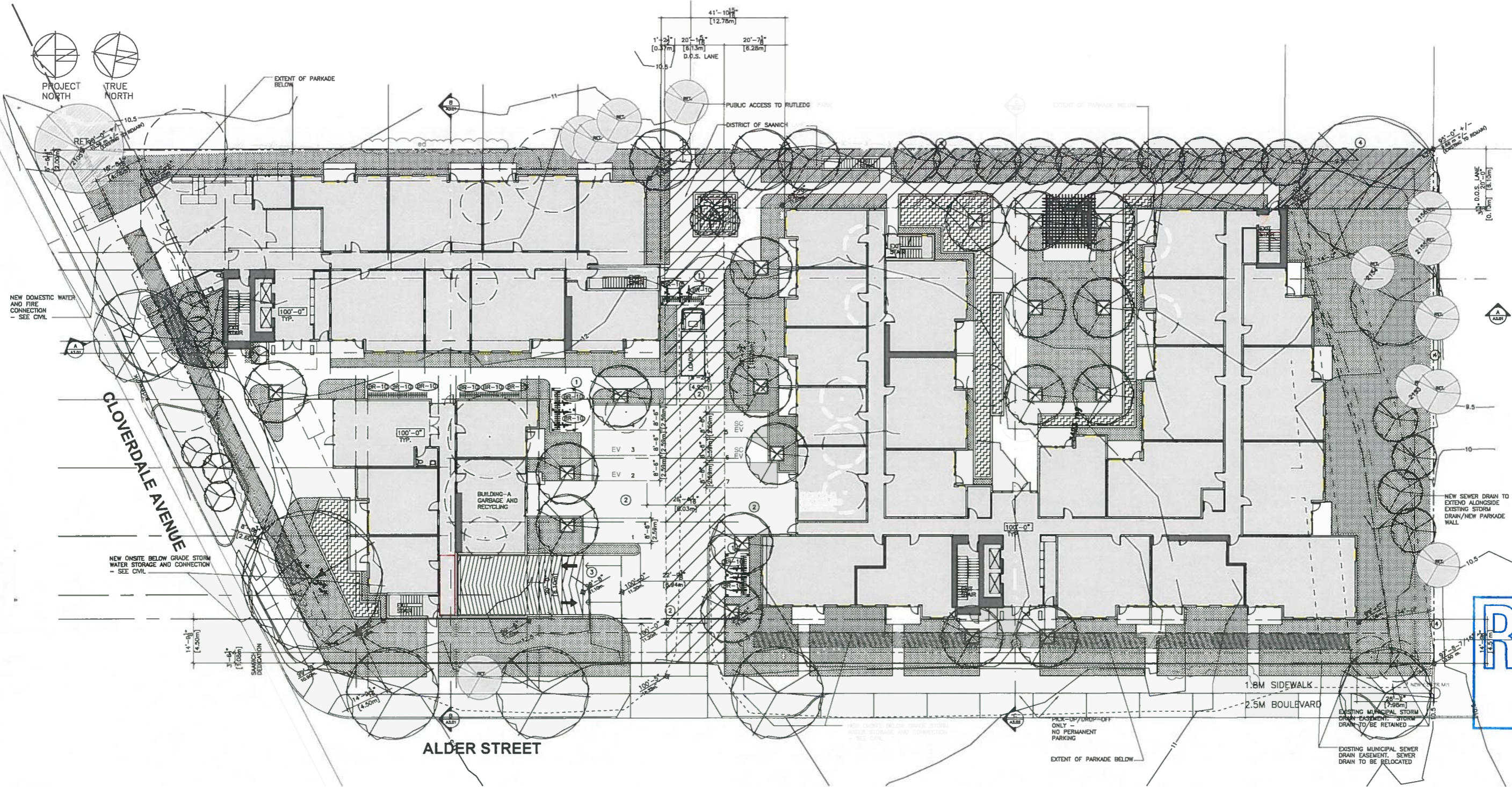


BLDG - A



BLDG -



**RECEIVED**  
 NOV 12 2021  
 PLANNING DEPT.  
 DISTRICT OF SAANICH

1	20211029	REZONING & DEV PERM
NO	Data	Revisions

- SITE LEGEND**
- 100'-0" TOP OF LEVEL-1 CONCRETE SLAB BLDG-A + BLDG-B = GEODETIC SITE ELEVATION
  - EXISTING SITE CONTOUR (m)
  - NEW ARCH. FLOOR ELEV (imp.) / NEW SITE ELEV (geodetic)
  - 10 CAPACITY BIKE RACK (BR-10)
  - 16 CAPACITY BIKE RACK (CR-16)
  - PREMANUFACTURED TREE PLANTER SEE LANDSCAPE DRAWINGS
  - NEW TREE SEE LANDSCAPE DRAWINGS
  - EXISTING TREE TO BE REMOVED REFER TO ARBORIST REPORT

- EXISTING TREE TO BE RETAINED REFER TO ARBORIST REPORT PROTECTED TREE TAG
- RAISED CAST-IN-PLACE CONCRETE PLANTER - SEE DETAILS AND LANDSCAPE DRAWINGS
- SC "SMALL CAR" PARKING
- EV ELECTRIC VEHICLE PARKING SPACE WITH CHARGING STATION
- PARKADE EXTENT OF PARKADE BELOW

- SITE NOTES**
- 1 BICYCLE ENCLOSURE WITH ROOF
  - 2 PAVED VEHICULAR DRIVE; PAINTED PARKING LINES
  - 3 CONCRETE PARKADE ACCESS RAMP
  - 4 PERIMETER FENCED SCREEN: 6' TYPICAL

**DISTRICT OF SAANICH ZONING REVIEW**

OWNER: WOODSMERE HOLDINGS CORP.  
 ARCHITECT: GSWHC ARCHITECTURE INC.

**CM/C/Legal Address & Project Description:**  
 SEE BUILDING CODE REVIEW DWG. A1.2

**BUILDING-A+B**  
 278 UNITS TOTAL  
 - 6 STUDIO  
 - 123 1 BED  
 - 132 2 BED  
 - 17 3 BED

BLDG-A HEIGHT: - 85'-11" [26.19m]  
 BLDG-B HEIGHT: - 85'-6" [26.06m]

BLDG-A BUILDING AREA: - 14,380 f12 (1,337.7 m2)  
 BLDG-B BUILDING AREA: - 18,240 f12 (1,698.7 m2)

TOTAL - 32,620 f12 (3,034.4 m2)

SITE AREA INCL. LANE: 6,705.70 m2  
 SITE AREA (W/O LANE): 772.70 m2 (MINUS LANE)  
 5,933.00 m2

SITE COVERAGE: 45 % (RATIO 1:1.44)

BLDG-A FLOOR AREA: - 105,958.29 f12 (9,847.42 m2)  
 BLDG-B FLOOR AREA: - 147,551.18 f12 (13,712.94 m2)

FLOOR SPACE RATIO (INCL. LANE): (9,847.42 + 13,712.94) m2/6,705.70 = 3.51

**FLOOR SPACE RATIO (W/O LANE):** (9,847.42 + 13,712.94) m2/5,933.00 m2 = 3.97

**TOTAL IMPERVIOUS SURFACE AREA:** 4500 m2 (SEE ALSO STORM WATER MGMT STATEMENT)

**UPTOWN DOUGLAS PLAN APPLICABLE LAND USE:**  
 MID-RISE RESIDENTIAL  
 4 METER SETBACK MIN.

**SETBACKS:**  
 6'-6" [2.00m] (EAST)  
 26'-2" [7.98m] (SOUTH)  
 14'-9" [4.50m] (WEST)  
 14'-9" [4.50m] (NORTH)

**PARKING REQUIREMENTS (DISTRICT OF SAANICH ZONING BYLAW B200):**

APARTMENT USE: 1.5 SPACES/DWELLING X 278 = 417 SPACES

ENERGIZED SPACES: 100% MIN.  
 [SPACES TO BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): 0]  
 MINIMUM CHARGING LEVEL: L2M

COMM. RENT. UNIT (CRU)-1: GENERAL OFFICE, 1489 f12 (138.4 m2)  
 1 SPACE/25m2 X 138.4 = 6 SPACES

[ENERGIZED SPACES: 2]  
 [SPACES TO BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): 2]  
 MINIMUM CHARGING LEVEL: L2M

**COMM. RENT. UNIT (CRU)-2: GENERAL OFFICE, 779 f12 (72.4 m2)**  
 1 SPACE/25m2 X 72.4 = 3 SPACES

[ENERGIZED SPACES: 2]  
 [SPACES TO BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): 2]  
 MINIMUM CHARGING LEVEL: L2M

**TOTAL: 426 SPACES**

**PROPOSED**

AT-GRADE REGULAR STALL: 5  
 AT-GRADE SMALL CAR STALL: 2

BELOW GRADE REGULAR STALL: 126  
 BELOW GRADE BARRIER FREE STALL: 2  
 BELOW GRADE SMALL CAR STALL: 26

**TOTAL: 161 SPACES**

**ADAPTABLE HOUSING STRATEGY**  
 BASIC REQUIREMENTS TO BE MET:

- BARRIER FREE ACCESS FROM STREET AND PARKADE TO EACH MAIN ENTRY, ELEVATOR, AND PRIVATE SUITE;
- SUITE ENTRY/INTERIOR DOOR LEAFS TO BE SIZED TO ENSURE 850mm/800mm CLEAR OPENING RESPECTIVELY.
- MINIMUM MANOEUVRING SPACE WITHIN COMMON AREAS AND EACH SUITE ENTRY DOOR TO BE ACHIEVED
- CORRIDORS TO BE A MIN. 1220mm IN WIDTH (1850mm TYP. PROPOSED)
- THRESHOLDS IN SUITES AND COMMON AREAS TO NOT EXCEED 13mm
- ELECTRICAL OUTLETS AND SWITCHES TO BE POSITIONED AS PER ACCESSIBLE REQUIREMENTS
- A MINIMUM OF ONE "MINIMALLY ACCESSIBLE" BATHROOM SHALL BE PROVIDED WITHIN EACH SUITE

Woodsmere Holdings C  
 Rutledge Place  
 Saanich, B.C.  
 DRAWING TITLE:  
**Site Plan - Bldgs A+B**  
 SCALE: 1  
 DRAWN BY:  
 CHECKED BY:  
 DATE: 2021  
 A-1.