



1 Site Plan
 Scale: 1" = 20'

- PROJECT DATA**
- 1. Registered Owner: Noncon Enterprises
 - 2. Legal Description: Lot A, Plan 18155; Lot L, Plan 52778; Part 26, Plan 51; Plan V/F 66366
 - 3. Address: 3366 Douglas Street, Victoria, BC
 - 4. Architect: Praxis Architects Inc. 401-1245 Esquimalt Road Victoria, B.C. V9A 3P2
 - 5. Existing Zone: C-11
 - 6. Site Area: 6,367.18m² (plus 1580m² for two lots west of Galloping Goose)
 - 7. Gross Floor Areas:

Lover Floor	2,234.15m ²
Main Floor	2,087.65m ²
Mezz.	91.2m ²
2nd Floor	1,535.37m ²
 - TOTAL AREA: 5,948.37m²
 - 8. Site Coverage: 2,067.55 + 6,267.18 = 32,781
 - 9. Floor Space Ratio:

Permitted FSR L2	0.844
Proposed FSR	0.844
 - 10. Height AVERAGE GRADE = 40.5' (no change)
 (50' to 36.3' and 7' 44.7' + 4')
 Permitted 05 (7'20m)
 Proposed 44.06' (13.43m) (no change)
 - 11. Setbacks: as indicated on site plan
 - 12. Parking: 150 stalls (proposed)
 - 13. Number of Storages: 3 (no change)

1	Feb 10/2020	Rezoning / Development Permits
no.	date	revision

PRAXIS
 architects inc.

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 Heather Spinnery, Architect, AIBC

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RED LION INN
 3366 DOUGLAS STREET
 VICTORIA, BC.

SITE PLAN

scale	AS SHOWN	drawn	RR	sheet no.
date	FEB 10-20	project no.	19-004	A-00

