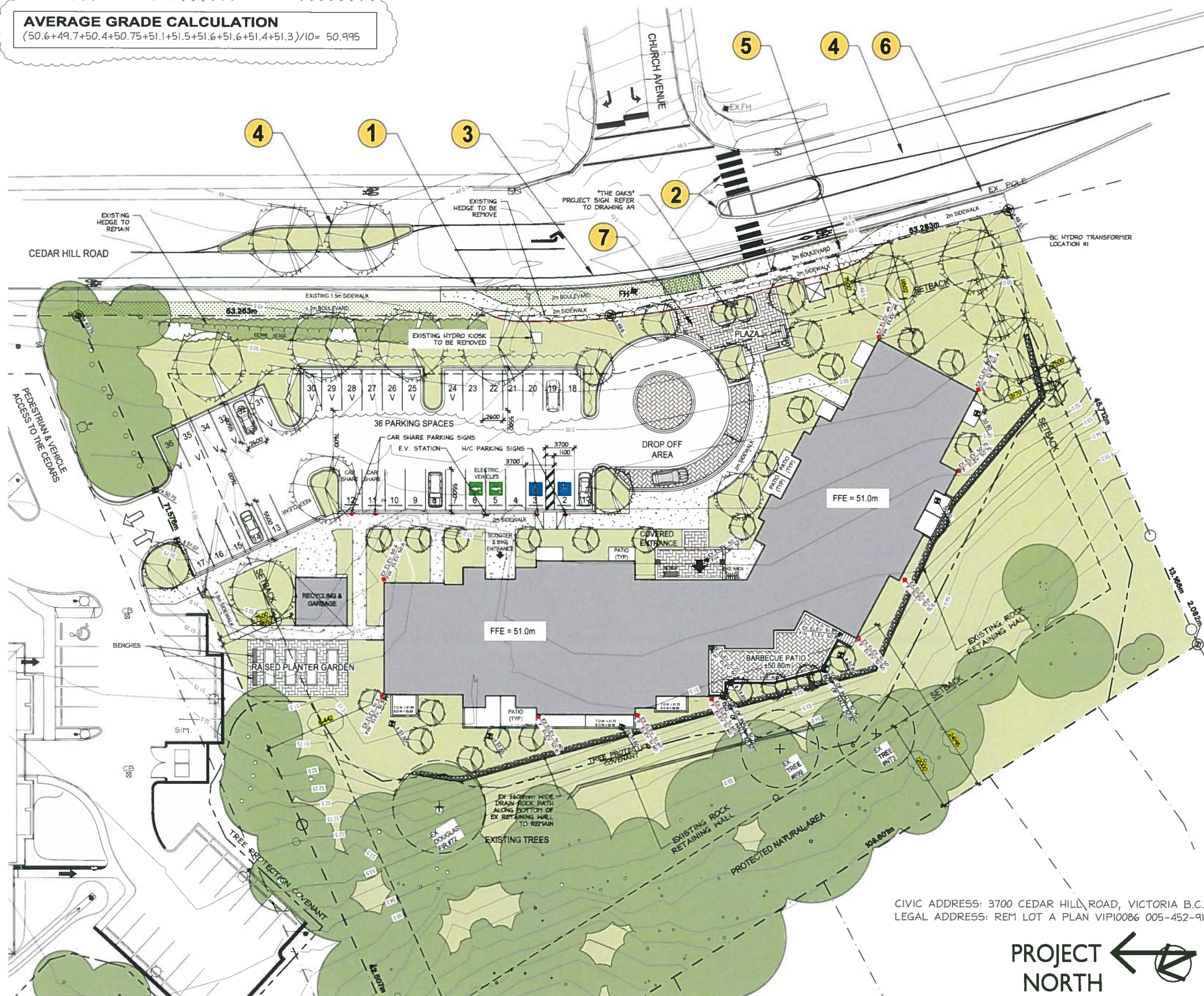


AVERAGE GRADE CALCULATION
 $(50.6+49.7+50.4+50.75+51.1+51.5+51.6+51.6+51.4+51.3)/10 = 50.995$



- PROPOSED PUBLIC REALM IMPROVEMENTS:**
- 1 NEW SIDEWALK, CURB/ GUTTER, AND BOULEVARD FROM THE SOUTH PROPERTY LINE TO THE COTTAGES DRIVEWAY
 - 2 NEW CROSSWALK & PEDESTRIAN CONTROLLED CROSSWALK LIGHT ON CEDAR HILL ROAD AT INTERSECTION OF CHURCH AVENUE. ISLAND REFUGE PROVIDED IN LANE DIVIDER
 - 3 ROAD IMPROVEMENTS TO ACCOMMODATE BIKE LANES
 - 4 PROVISION OF LEFT TURN LANE TO CHURCH AVENUE FROM CEDAR HILL ROAD & INCLUDES LANDSCAPED ISLAND
 - 5 CULVERT EXISTING STORM WATER DITCH AND CONNECTION TO STORM DRAIN IN R.O.W.
 - 6 RELOCATE BC HYDRO POLES AND STREET LIGHTING
 - 7 THE OAKS ENTRANCE PLAZA INCLUDING SIGNAGE, PAVERS & BENCHES, AND PEDESTRIAN ACCESS THROUGH TO THE CEDARS & DAWSON. PLAZA ALSO PROVIDES EMERGENCY VEHICLE EGRESS

SUITE TYPES	FLOOR #				TOTAL
	1	2	3	4	
1 BED JUNIOR (STUDIO) 34.7m ²	4	10	10	10	34
1 BED TYPICAL 52.0m ²	5	12	12	11	28
1 BED CORNER UNIT 52.7m ²	1	2	2	1	6
1 BED @ ELEC. CLOSET 48.5m ²	0	2	2	2	6
2 BED 70.3m ²	2	2	2	1	7
1 BED HANDICAPPED 56.1m ²	4	-	-	-	4
TOTAL SUITES	15	24	24	22	65

PARKING	REQUIRED	PROVIDED
65 SUITES (BC HOUSING SENIORS)	43	36
VISITOR SPACES UP TO 30%	26	13
DISABLED PERSONS 1 PER 100 SPACES	1	2
BICYCLES 1 PER 15 UNITS	6	16
CLASS #1	70% (5)	10
CLASS #2	30% (2)	6
DESIGNATED ELECTRIC VEHICLES SPACES	-	2
DESIGNATED CAR SHARE SPACES	-	2

ZONING (SAANICH DEFINITIONS)

ZONE RA-3	REQUIRED	PROVIDED
TOTAL SITE AREA	9,615.1m ² (103,505FT ²)	
GROSS FLOOR AREA	5,577.7m ² (60,039.8FT ²)	
DENSITY (FLOOR SPACE RATIO) MAX.	1.2	0.58
LOT COVERAGE MAX.	35%	14.9%
BUILDING HEIGHT (MID POINT OF ROOF FROM AVERAGE GRADE)	11.5m	-
TO 4TH FLOOR ROOF	-	14.4m*
TO MECHANICAL PENTHOUSE ROOF	-	17.1m
SETBACKS		
FRONT	7.5M	11.0M
SIDE	7.5M	13.0M
SIDE	7.5M	9.3M
REAR	12.0M	24.0M
OPEN SPACE AREA	10%-(35%-14.9%)	=0% REQUIRED

* DEVELOPMENT PERMIT

BC HOUSING STATISTICS (BC HOUSING DEFINITIONS)

GROSS LIVABLE AREA (GLA)	5,323m ²
GROSS FLOOR AREA	5,360m ²
UNITS PER ACRE (UPA)	35.8 UNITS/ACRE
LANDSCAPED OPEN SPACE (LOS)	5,936m ²

CIVIC ADDRESS: 3700 CEDAR HILL ROAD, VICTORIA B.C.
 LEGAL ADDRESS: REM LOT A PLAN VIPI0086 005-452-911



THE OAKS AT DAWSON HEIGHTS

JENSEN GROUP ARCHITECTS

DESIGN DEVELOPMENT: PROPOSED SITE PLAN
 SCALE: 1:250



MAY 19, 2020
 SHEET: A2