

PROJECT INFORMATION

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

LEGAL ADDRESS: LOTS 1,2, & 3, SECTION 32, PLAN 3876 SAANICH DISTRICT 3821, 3825, 3833 QUADRA STREET VICTORIA, B.C.
CIVIC ADDRESS: 3821, 3825, 3833 QUADRA STREET VICTORIA, B.C.
PROJECT: NEW 6-STORY MULTI-FAMILY RESIDENCE
OWNER: MICHIGAN PROJECTS, LTD
ARCHITECT: ALAN LOWE ARCHITECT, INC.

ZONING DATA
ZONING: CURRENT: RS-6 PROPOSED: RA-11
ORIGINAL SITE AREA: 2,879.16 m² (30,991.02 S.F.)
SITE AREA AFTER ROAD DEDICATION: 2,743.96 m² (29,535.82 S.F.)
GROUND FLOOR AREA: 1,080.92 m² (11,635 s.f.)
TOWNHOUSE MEZZANINES: 164.06 m² (1766 s.f.)
2ND-4TH FLOOR AREA: 1,196.76 m² (12,881.87 s.f.) X 3 FLOORS
FIFTH FLOOR AREA: 1,002.25 m² (10,788.13 s.f.)
SIXTH FLOOR AREA: 712.27 m² (7,666.83 s.f.)
TOTAL GROSS FLOOR AREA: 6,549.78 m² (70,501.25 s.f.)
B.C.B.C. BUILDING AREA: 1,196.76 m² (12,881.87 s.f.)

UNITS:
 STUDIOS 7 9.5%
 ONE BEDROOM 38 52.0%
 TWO BEDROOM 23 31.5%
 3 BEDROOM 5 6.8%
TOTAL UNITS: 73

	PROPOSED	ALLOWED
DENSITY (F.A.R.):	2.38	2.9
COVERAGE:	43.6%	50%
SETBACKS:		
FRONT LOT (St. Peters Road):	4.52 m	5.0 m (VARIANCE OF 0.48m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.):	6.50 m	5.0 m
INTERIOR SIDE LOT LINE:	7.54 m	4.0 m
REAR YARD LOT LINE:	6 m	6.50 m (VARIANCE OF 0.5 m REQUESTED)

	PROPOSED	ALLOWED
BALCONIES SETBACKS:		
FRONT LOT (St. Peters Road):	2.18 m	1.2 m (VARIANCE OF 0.98m REQUESTED)
EXTERIOR SIDE LOT LINE (Quadra St.):	0.15 m	1.2 m
INTERIOR SIDE LOT LINE:	0 m	0.6 m
REAR YARD LOT LINE:	0.41 m	1.2 m

HEIGHT: 21.17 m 21.50 m

AVERAGE GRADE:
 AVERAGE GRADE = SUM OF GRADES/ NUMBER OF GRADES
 A+B+C+D+E+F+G+H+I+J+K+L/12
 31.72 + 32.02 + 32.28 + 34.37 + 34.52 + 34.16 + 33.81 + 33.21 + 33.21 + 30.37 + 31.49 + 31.58/ 12
 AVERAGE GRADE = 32.72m

	PROPOSED	ALLOWED
PARKING		
RESIDENTIAL TOTAL PARKING:	50 (68/UNIT)	110 (1.5/UNIT) (50 VARIANCE REQUESTED)
ENERGIZED SPACES:	100%	100%
SMALL CAR:	14	46 (50% OF THE REQUIRED PARKING)
VISITOR PARKING (.3 PER UNIT):	4	22 (14 VARIANCE REQUESTED)

ACCESSIBLE: 2
 BICYCLE Type I: 121.9% (98 BICYCLE RACKS)
 BICYCLE Type II: 6
 1 (1 FOR EVERY 100 REQUIRED)
 100% (73 BICYCLE RACKS)
 6

BUILDING CODE DATA

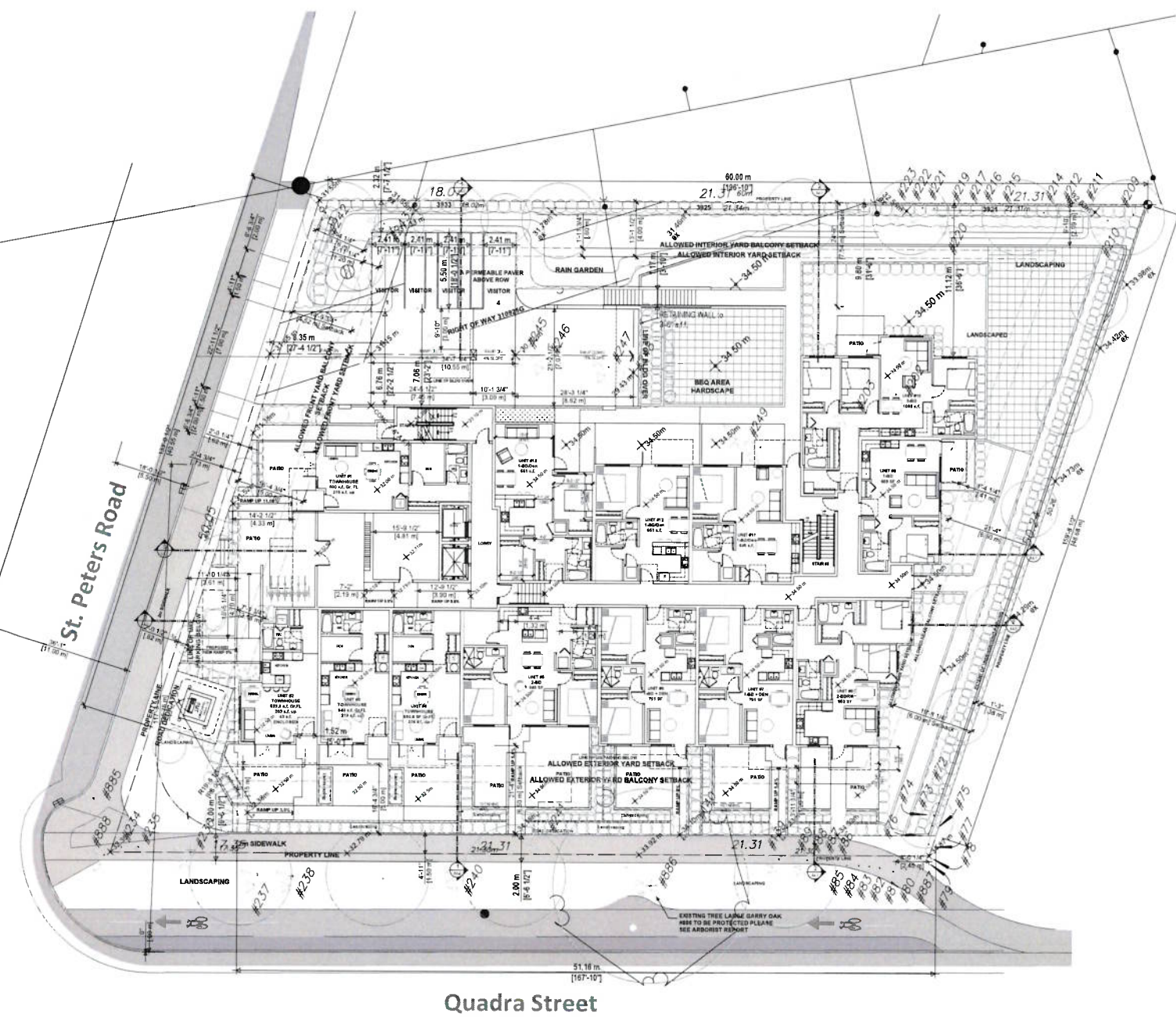
BC BUILDING CODE EDITION: 2018, PART 3
BUILDING AREA: 1,196.76 m²
NO. OF STREETS FACING: 2
BUILDING HEIGHT: 6 STOREYS
OCCUPANCY CLASSIFICATIONS: C (RESIDENTIAL) (MAJOR OCCUPANCY)
 F3 (STORAGE GARAGE) (SUBSIDIARY OCCUPANCY)
BUILDING CLASSIFICATIONS: B.C.B.C. 3.2.2.50 - GROUP C - 6 storeys, Sprinklered, Combustible or Noncombustible, Building Area not more than 1,500 m²
 Floor and roof assemblies shall be fire separations with a fire-resistance rating not less than 1 Hour
 B.C.B.C. 3.2.2.88 - GROUP F3 - One Storey, Sprinklered, Noncombustible, Building Area not more than 16,800 m²

SPRINKLERED: YES (NFPA13) (B.C.B.C. 3.2.5.12.1)

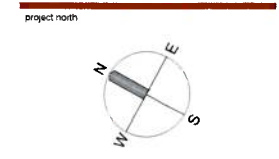
	FLOORS	ROOFS	SUPPORTING STRUCTURES
F.R.R. BETWEEN SUITES:	1 HR (B.C.B.C. 3.3.4.2.1)	1 HR	1 HR
F.R.R. OF CORRIDOR:	1 HR (B.C.B.C. 3.3.4.2.2)		
FIRE ALARM SYSTEM:	YES (B.C.B.C. 3.2.4.1.1)		
STANDPIPE SYSTEM:	YES (B.C.B.C. 3.2.5.8)		
EMERGENCY POWER:	YES		
UNIT ENTRY DOOR F.R.R.:	20 min. (B.C.B.C. 3.1.8.12)		
ACCESSIBILITY:	NOT REQUIRED TO: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2)		

NOTE: ALL UNITS TYPE COMPLY WITH BCBC ADAPTABLE UNITS AS PER SECTION 5.36 IN ZONING BYLAW.

RECEIVED
 NOVEMBER 20, 2024
 PLANNING DEPT.
 DISTRICT OF SAANICH



1 SITE PLAN
 SCALE 1/16" = 1'-0"



Issue / Revisions

No.	Issued / Revisions	Date
9	RESUB. FOR REZONING	01 NOV '24
8	ISSUED FOR ADP	05 SEP '24
7	REVISIONS FOR REZONING	18 JAN '24
6	FOR COORDINATION	17 NOV '23
5	FOR COORDINATION	17 OCT '23
4	FOR REZONING	03 JAN '23
3	FOR REZONING	03 OCT '22
2	FOR REZONING	18 JUNE '21
1	FOR REVIEW	21 APR '20

alan lowe architect inc.
 118 - 21 Erie Street
 Victoria, British Columbia
 t 250.360.2888



73 UNIT RESIDENTIAL BUILDING
 3821, 3825, 3833 QUADRA STREET
 VICTORIA, B.C.

SITE PLAN & PROJECT INFO

project no.: 20-649
 date: 01 NOV 2024 scale: AS NOTED
 checked by: LOWE drawn by: JW, NA
 sheet no.:

A1.1