

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.

consultants:

LEGAL ADDRESS: LOTS 1, 2, & 3, SECTION 32, PLAN 3876
SAANICH DISTRICT
3921, 3925, 3933 QUADRA STREET
VICTORIA, B.C.
CIVIC ADDRESS:
PROJECT: NEW 6-STOUREY 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: 1,107.72m² (11,923s.f.)
1-BDRM MEZZANINES: 77.33 m² (832.4s.f.)
2ND -4TH FLOOR AREA: 1,214.42 m² (13,071.95s.f.) X 3 FLOORS
FIFTH FLOOR AREA: 1,001.12 m² (10,776.0s.f.)
SIXTH FLOOR AREA: 710.85 m² (7,651.62 s.f.)
TOTAL GROSS FLOOR AREA: 6,540.28 m² (70,396.99 s.f.)
B.C.B.C. BUILDING AREA: 1,214.42 m²

UNITS:
 ONE BEDROOM 28 □ 38.3%
 TWO BEDROOM 40 □ 54.7%
 3 BEDROOM 5 □ 6.8%
TOTAL UNITS: 73

DENSITY (F.A.R.): PROPOSED 2.38 ALLOWED 2.9
COVERAGE: 44.25% 50%

SETBACKS :
FRONT LOT (St. Peters Road) : 4.52 m (VARIANCE OF 0.48m REQUESTED) 5.0 m
EXTERIOR SIDE LOT LINE (Quadra St.): 5.33 m 5.0 m
INTERIOR SIDE LOT LINE: 7.54 m 4.0 m
REAR YARDLOT LINE: 6 m 6.50 m (VARIANCE OF 0.5 m REQUESTED)

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

HEIGHT: 21.17 m 21.50m

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

PARKING
RESIDENTIAL TOTAL PARKING: PROPOSED 47 (64/UNIT) ALLOWED 110 (1.5/UNIT) (93 VARIANCE REQUESTED)
ENERGIZED SPACES: 100% 100%
SMALL CAR: 14 46 (35% OF THE REQUIRED PARKING)
VISITOR PARKING (.3 PER UNIT): 7 22 (15 VARIANCE REQUESTED)

ACCESSIBLE: 2 1 (1 FOR EVERY 100 REQUIRED)
BICYCLE Type I: 102.7% (75 BICYCLE RACK) 100% (75 BICYCLE RACK)
BICYCLE Type II: 6 6

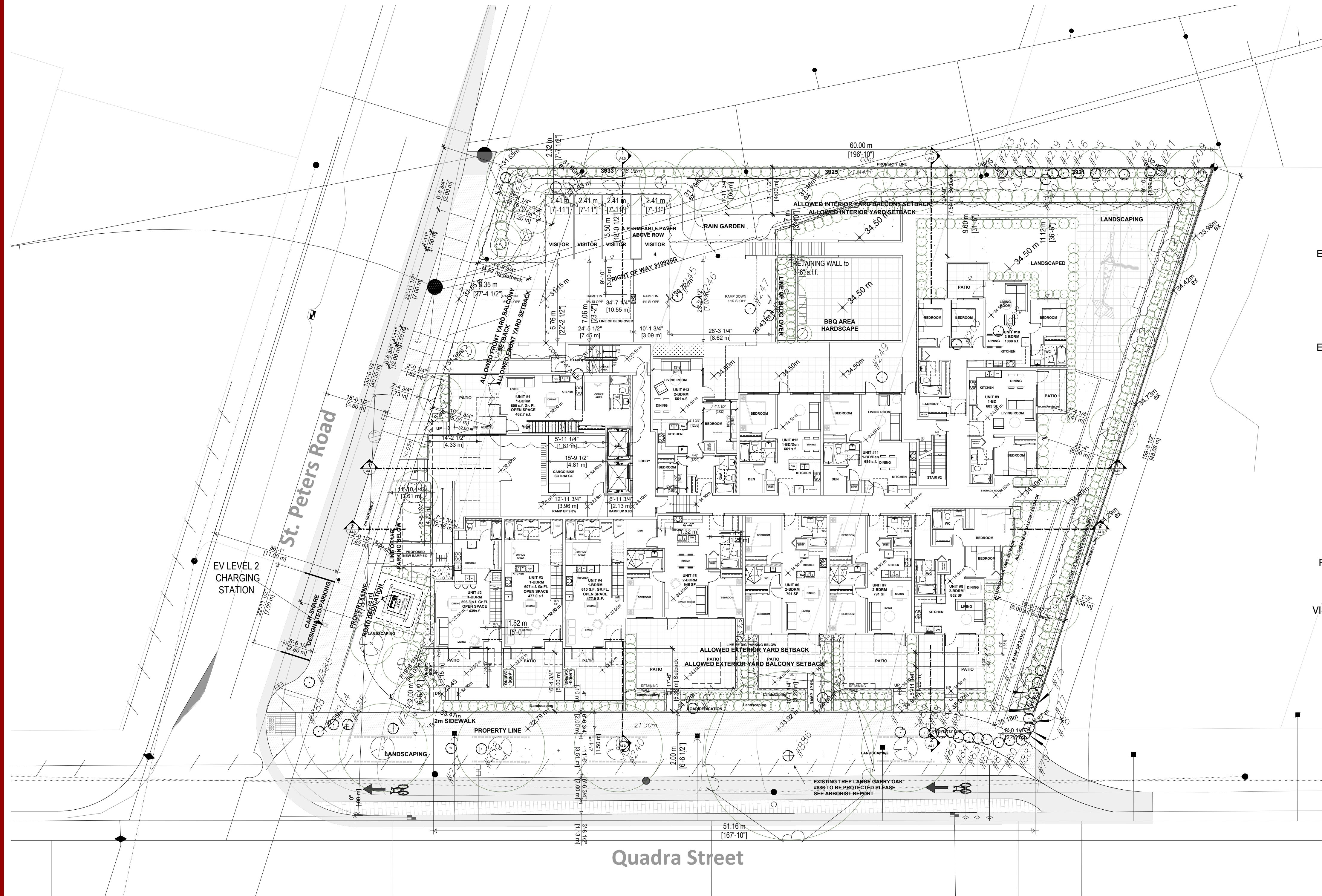
BUILDING CODE DATA

BC BUILDING CODE EDITION : 2018, PART 3
BUILDING AREA : 1,214.42 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
 1 HR 1 HR 1 HR
F.R.R. BETWEEN SUITES : 1 HR (B.C.B.C. 3.3.4.2.1)
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.



1 SITE PLAN
A1.1 SCALE: 1/16" = 1'-0"

Issue / Revisions:

14	REVISION TO REZONING	10 DEC '25
13	REVISION TO REZONING	20 MAY '25
12	REVISION TO REZONING	20 FEB '25
11	PLANNING COM. COORD.	07 FEB '25
10	ACCESSIBLE PARKING REVISION	20 DEC '24
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
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie Street
 Victoria, British Columbia
 t 250.360.2888



project title:
73 UNIT RESIDENTIAL BUILDING

3921, 3925, 3933 QUADRA STREET
VICTORIA, BC

drawing title:
SITE PLAN & PROJECT INFO

project no.: 20-649

date: 10 DEC 2025 **scale:** AS NOTED

checked by: LOWE **drawn by:** JW, NA

sheet no.:

A1.1