



SITE DATA:

Zoning: EXISTING: C-9
PROPOSED: C-4

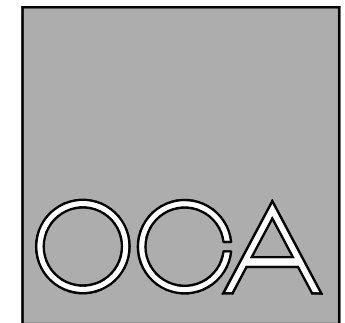
Civic Address: 4079 QUADRA STREET, SAANICH, BC

Legal Address: LOT 1, SECTION 64, VICTORIA DISTRICT PLAN 22060

Owner: TO FOLLOW

Site Area: 18,458 sf/1714.80sm (EXISTING)
14,622.7 sf/1358.5sm (AFTER DEDICATION)

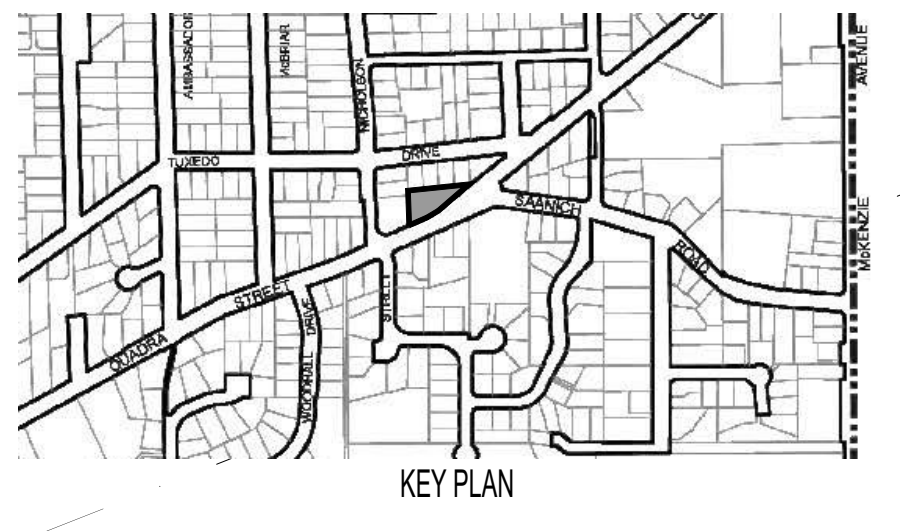
G.F.A.: 1st Floor - Residential (C) 1,589 SF/147sm
2nd Floor - Medical Office(D) 4,373 SF/406sm
3rd Floor - Residential(C) 3,270 SF/305sm
9,232 SF/858sm



O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel.: 604-408-8970 Email: in@oca-arch.com

	Provided as per Plan	Required as per Bylaw	Bylaw Section	Deficiency
Density				
Lot Size (sm)	1369.1 sm	n/a	n/a	-
Gross Floor Area (sm)	858sm	1.2 FSR	828.4	-
Floor Space Ratio	.63	1.2 FSR	828.4	-
Building Footprint (2nd floor)	406sm	30%	-	-
Lot Coverage(%)	406sm	Use Permitted	-	-
Office (medical) GFA(sm)	452sm	Use Permitted	-	-
Residential GFA(sm)	263sm	Use Permitted	-	-
Parking (covered) GFA(sm)	n/a	-	-	-
Unit Total	4	n/a	-	-
Building Standard	Step Code 3	Step Code 3	-	-
Setbacks-Office				
Abutting a street (Quadra)	3.75m	3.75m	828.3(c)(i)	-
Rear (abutting R zones)	12.25m	7.5m	828.3(c)(ii)	-
Interior Side/North	14.81m	3m	828.3(c)(iii)	-
Interior Side/East	5.46m	6m	828.3(c)(iii)	54m
Setbacks-Apartments				
Front	3.75m	7.5m	828.3(c)(iv)	3.75m
Rear	Exceeds min.	10m	828.3(c)(v)	-
Interior Side/North	14.8m	7.5m	828.3(c)(vi)	-
Interior Side/East	7.5m	7.5m	828.3(c)(vi)	-
Projections				
Balconies	.9m	1.2m	s. 5.8(c)	-
Height				
Average Grade	41.68	Per Reqmts.	s. 5.18	-
Building Height	12.8m	15m	828.3(b)	-
Number of Levels	3	-	-	-
Landscaping				
Open Space Area	518sm/38%	n/a	n/a	-
Total Impervious Surface Area	851sm/62%	n/a	n/a	-
Estimated Value	\$ 105,902	Est. x 1.2	s. 6.1(c)	-
Landscaping & Screening	1.8m provided	1.75m min. width	s. 6.5(a)	-
Fence Height	2m	3m max height	s. 6.5(b)	-
Trees				
On Site	30	1/115m of lot area=12	s. 6.5(c)	-
In Parking Areas	12	Min. 50% with parking area=6	s. 6.5(c)	-
Parking				
Total Parking	23	27	s. 7.3 & 2	4
4 Apartments	4	x 1.5=6	Table 7.1	2
Medical Office	19	406/20=21	Table 7.1	2
Small Car Parking	4/17.4%	up to 30% (6 stalls)	s. 7.5(b)	3%
Visitor Parking	n/a	10 to 15% of office spaces can be used	s. 7.4(a)	n/a
Disabled Parking	1	1/100 spaces=1	s. 7.4(b)	-
Parking Stall Size-Standard	2.6m x 5.5m	2.6m x 5.5m	Table 7.3	-
Parking Stall Size-Small	2.6m x 4.5m	2.6m x 4.5m	Table 7.3	-
Maneuvering Aisle Size	4.36m	6.75m	Table 7.3	2.39m
Location Siting & Design of Off-Street Parking	complies	complies	s.7.5, 7.6, 7.7	-
Comprehensive Sign Plan	n/a	Sign By-law	Sign By-law	-
Refuse Containers	Enclosure Provided	Per Regulations	s.5.12	-
Bicycle Parking				
Class I Spaces				
Medical Office	4	2	Table 7.4	-
Residential	4	4	Table 7.4	-
Class II Spaces				
Medical Office	3	1	Table 7.4	-
Residential	7	6-space rack	Table 7.4	-
Electrical Charging Stations				
Medical Office	1	5% @ L2 Min EVSE=1	Table 7.1	-
Residential	4	100% of spaces @ L2M=4	Table 7.1	-
Accessory Buildings and Structures				
Front	1.7m	3.75m	828.3(c)(i)	2.05m
Rear	Exceeds Reqm't.	7.5m	828.3(c)(ii)	-
Interior Side/North	Exceeds Reqm't.	3m	828.3(c)(iii)	-
Interior Side/East	1.8m	6m	828.3(c)(iii)	4.2m
Height	2.5	15m	828.3(b)	-
Municipal Outdoor Lighting Standards				
Required	Schedule B Regulations	Schedule B	Letter from Lighting Eng.	-
Apartment Types, Numbers, Location, & Size of Private Outdoor Space				
Type	No.	Unit Sizes and Private Outdoor Space Sizes		
1-bed	3	G.F.A.: 53.5sm to 59sm Balconies: 5.5sm to 11sm		
1-bed+den	1	G.F.A.: 62sm Balconies: 34.3sm		
Total	4			
Requested Variances				
	Proposed	Required	Variance Requested	
Setbacks - At Grade				
Abutting a Street-Quadra	3.75m	7.5m	3.75m	
Interior Side - East	Pergola- 1.7m 6m w/ 54m bay window overhang Pergola- 1.7m	3.75m 6m 6m	2.05m .54m 4.3m	
Setbacks - Upper Level/Apartment				
Front - Quadra	3.75m w/ 9m balcony overhang	7.5m + 1.2m balcony overhang	3.75m for building setback	
Parking				
Parking Total	23	27	4	
Residential Units	4	1.5/unit=6	2	
Medical Office	19	413/20=21	2	
Maneuvering Aisle Size	4.36m	6.75m	2.39m	

- LEGEND:**
- DENOTES PROPERTY LINE
 - DENOTES REQ'D. SETBACK LINE
 - DENOTES PROPOSED BUILDING
 - DENOTES PROPOSED GRD. FLOOR
 - DENOTES PROPOSED 2ND & 3RD FLOOR
 - CONCRETE CURB
 - CONCRETE FINISH/SIDEWALKS
 - ASPHALT PAVING
 - PROPOSED SOFT LANDSCAPED AREA
 - EXISTING TREES - TREES TO BE REMOVED SHOWN DOTTED
 - EXT'G. GRADE
 - 100.00 PROPOSED GRADE
 - EXISTING HYDRO POLE
 - LIGHT STANDARD
 - BOLLARD LIGHTING
 - ENTRY/EXIT
 - EXT'G. WOOD FENCE
 - DRAINAGE
 - EXISTING FIRE HYDRANT
- NOTE:**
- FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
 - FOR GRADING & CURBS SEE CIVIL DRAWINGS.
 - PROVIDE H/C PARKING SIGNS AS REQUIRED.
 - FOR CONCRETE SIDEWALK PATTERNS SEE LANDSCAPE DRAWINGS.



RECEIVED
SEPT 11 2023
PLANNING DEPT.
DISTRICT OF SAANICH

1 SITE PLAN
3/32"=1'-0"

3 QUADRA ST. STREETSCAPE
1/16"=1'-0"

2 SITE DATA



CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, ERRORS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

Revision	Description	Date
1		
2		
3		
4		

Project:
4079 QUADRA STREET
SAANICH, B.C.

SITE PLAN
SITE DATA
CODE REVIEW



2023-08-24
Scale: 3/32"=1'-0"
Drawn By:
Checked By:
Project Number: 2001
Date: NOV. 2020
Drawing Number:

A01.1