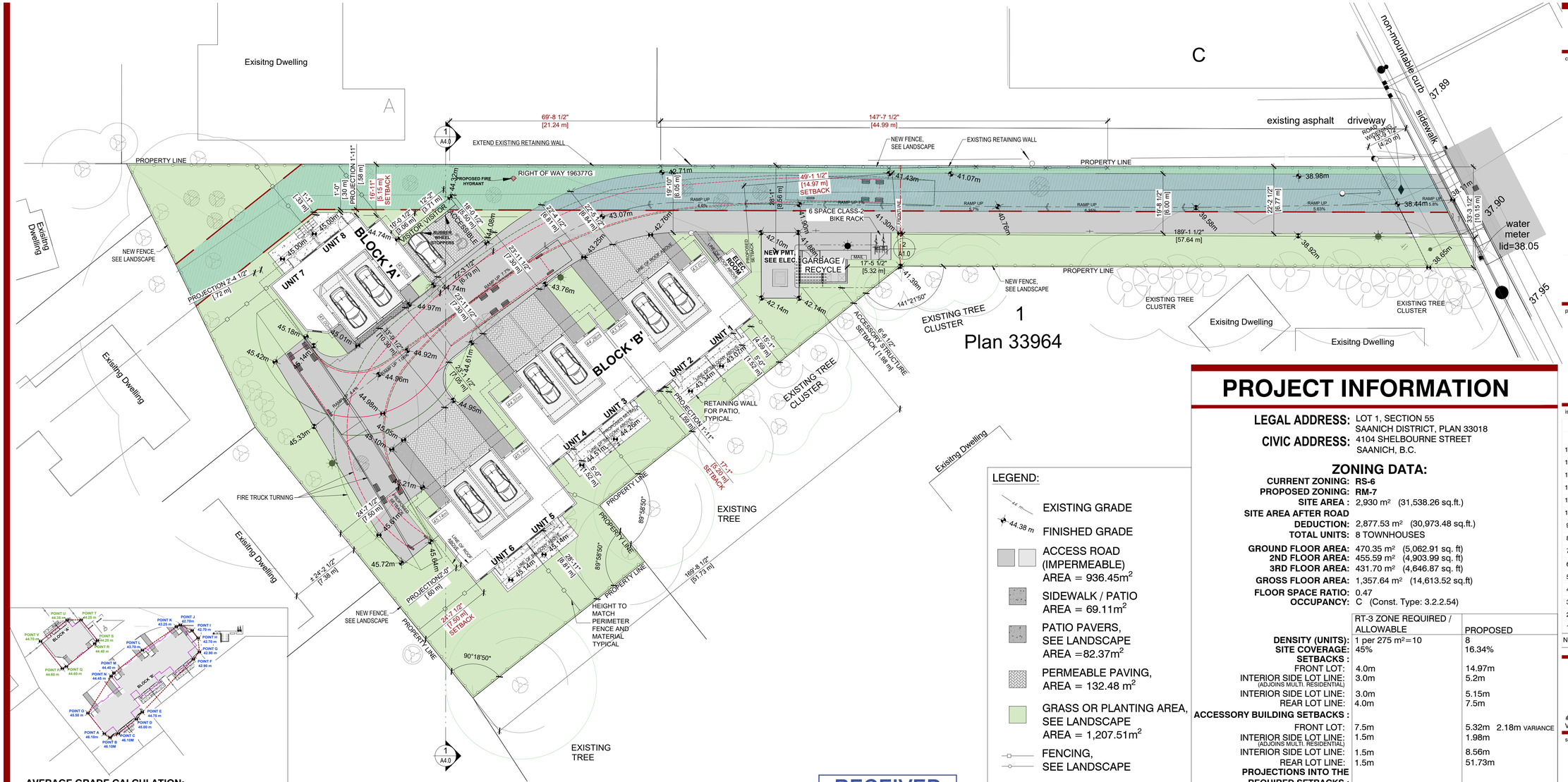






**AVERAGE GRADE CALCULATION:**

**AVERAGE GRADE CALCULATION:** (BLOCK A) **P+Q+R+S+T+U+V / 7**
**(44.60 + 44.60 + 44.40+ 44.20 + 44.25+ 44.35 + 44.70) / 7 = 44.44**

**AVERAGE GRADE CALCULATION:** (BLOCK B) **A+B+C+D+E+F+G+H+I+J+K+L+M+N+O/15**
**(46.10+46.10+46.10+45.00+44.75+42.90 42.90+42.70+42.70+42.70+43.25+43.70 44.40+44.45+45.50) / 15 = 44.21M**

1 A1.0 SITE PLAN
SCALE: 1:200

**RECEIVED**
MARCH 9 2026
PLANNING DEPT.
DISTRICT OF SAANICH

LEGEND:

- EXISTING GRADE
- FINISHED GRADE
- ACCESS ROAD (IMPERMEABLE) AREA = 936.45m²
- SIDEWALK / PATIO AREA = 69.11m²
- PATIO PAVERS, SEE LANDSCAPE AREA =82.37m²
- PERMEABLE PAVING, AREA = 132.48 m²
- GRASS OR PLANTING AREA, SEE LANDSCAPE AREA = 1,207.51m²
- FENCING, SEE LANDSCAPE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

# PROJECT INFORMATION

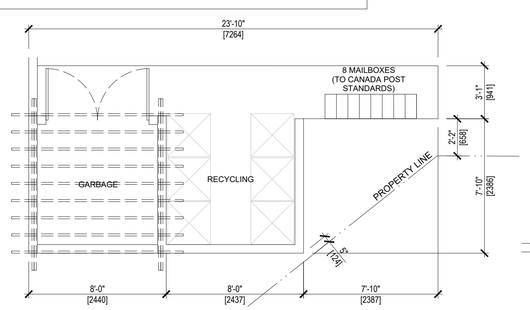
**LEGAL ADDRESS:** LOT 1, SECTION 55 SAANICH DISTRICT, PLAN 33018
**CIVIC ADDRESS:** 4104 SHELBOURNE STREET SAANICH, B.C.

## ZONING DATA:

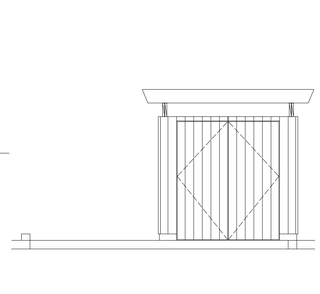
**CURRENT ZONING:** RS-6
**PROPOSED ZONING:** RM-7
**SITE AREA :** 2,930 m² (31,538.26 sq.ft.)
**SITE AREA AFTER ROAD DEDUCTION:** 2,877.53 m² (30,973.48 sq.ft.)
**TOTAL UNITS:** 8 TOWNHOUSES

**GROUND FLOOR AREA:** 470.35 m² (5,062.91 sq. ft)
**2ND FLOOR AREA:** 455.59 m² (4,903.99 sq. ft)
**3RD FLOOR AREA:** 431.70 m² (4,646.87 sq. ft)
**GROSS FLOOR AREA:** 1,357.64 m² (14,613.52 sq.ft)
**FLOOR SPACE RATIO:** 0.47
**OCCUPANCY:** C (Const. Type: 3.2.2.54)

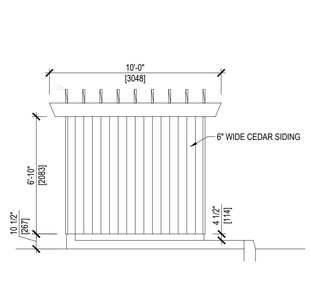
| | RT-3 ZONE REQUIRED / ALLOWABLE | PROPOSED |
|---|---|---|
| **DENSITY (UNITS):** | 1 per 275 m²=10 | 8 |
| **SITE COVERAGE:** | 45% | 16.34% |
| **SETBACKS :** | | |
| FRONT LOT: | 4.0m | 14.97m |
| INTERIOR SIDE LOT LINE: (ADJOINS MULTI. RESIDENTIAL) | 3.0m | 5.2m |
| INTERIOR SIDE LOT LINE: | 3.0m | 5.15m |
| REAR LOT LINE: | 4.0m | 7.5m |
| **ACCESSORY BUILDING SETBACKS :** | | |
| FRONT LOT: | 7.5m | 5.32m 2.18m VARIANCE |
| INTERIOR SIDE LOT LINE: (ADJOINS MULTI. RESIDENTIAL) | 1.5m | 1.98m |
| INTERIOR SIDE LOT LINE: | 1.5m | 8.56m |
| REAR LOT LINE: | 1.5m | 51.73m |
| **PROJECTIONS INTO THE REQUIRED SETBACKS :** | | |
| FRONT LOT: | 1.2m | 0m |
| INTERIOR SIDE LOT LINE: (ADJOINS MULTI. RESIDENTIAL) | 0.60m | 0m |
| INTERIOR SIDE LOT LINE: | 0.60m | 0m |
| REAR LOT LINE: | 1.2m | 0m |
| **HEIGHT ABOVE AVG. GRADE:** (BLOCK A) | 11m | 10.38m |
| **HEIGHT ABOVE AVG. GRADE:** (BLOCK B) | 11m | 10.75m |
| **CAR PARKING:** | 8 (1 PER DWELLING FOR UNDER 12 UNITS ) | 10 (VISITOR PARKING ARE INCLUDED) 1 EV CHARGING LEVEL 2 FOR EACH UNIT |
| **VISITOR PARKING:** | 30% OF 8 = 2.4 | 2 (ONE ACCESIBLE PARKING ) 1 VARIANCE |
| **TOTAL PARKING:** | 11 | 10 |
| **BICYCLE PARKING:** | 1 PER UNIT = 8 | 8 |
| **TOTAL IMPERVIOUS AREA:** BUILDINGS+PAVING + SIDEWALKS+PATIOS | N/A | 1,563.74sqm = 54.34% |
| **SOFT-SCAPE AREA:** | N/A | 1,207.51sqm = 41.96% |
| **HARDSCAPED AREA:** (PERMEABLE INCLUDED) | N/A | 329.15sqm =11.43% |
| **PERMEABLE PAVEMENT AREA:** | N/A | 132.48sqm = 4.60% |
| **ACCESSORY OFF-STREET PARKING:** | **30% OF THE LOT AREA (2,877.53SQM 863.25SQM (30%))** | **23.23% (668.73SQM)** |



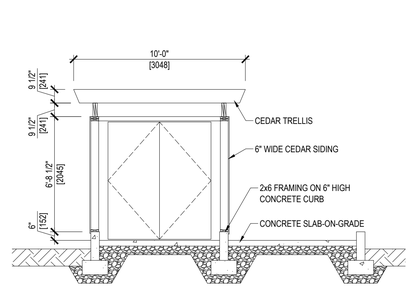

2 A1.0 ENLARGED PLAN GARBAGE / RECYCLING
SCALE: 1:50




3 A1.0 FRONT ELEVATION GARBAGE / RECYCLING
SCALE: 1:50




4 A1.0 SIDE ELEVATION GARBAGE / RECYCLING
SCALE: 1:50




5 A1.0 SECTION GARBAGE / RECYCLING
SCALE: 1/4" = 1'-0"

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:

project north:

issue / revisions:

| | | |
|---|---|---|
| 15 | Revisions To Rezoning | 06 MAR '26 |
| 14 | Revisions to Rezoning Coord. | 17 FEB '26 |
| 13 | ADP Meeting | 03 NOV '25 |
| 12 | Revisions to Rezoning | 24 JUN '25 |
| 11 | For Coordination | 09 MAY '25 |
| 10 | Revisions to Rezoning | 04 JUNE '24 |
| 9 | Revisions to Rezoning Coord. | 12 MAY '24 |
| 8 | Revisions to Rezoning Coord. | 08 APR '24 |
| 7 | Revisions to Rezoning Coord. | 11 MAR '24 |
| 6 | Revisions to Rezoning Coord. | 28 FEB '24 |
| 5 | Revisions to Rezoning | 28 NOV '22 |
| 4 | To BC Hydro | 30 SEP '22 |
| 3 | Revisions to Rezoning | 25 NOV '21 |
| 2 | Rezoning & Dev. Submission | 29 APR '21 |
| 1 | Review | 10 MAR '20 |
| No. | Issued / Revisions | Date |

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

seal:

2028-03-09

project title:
**8 TOWNHOUSES**
4104 Shelbourne Street
VICTORIA,BC

drawing title:
SITE PLAN

project no.: 20.641

date: 06 MAR 2026 | scale: AS NOTED
checked by: LOWE | drawn by: CF

sheet no.:
**A1.0**