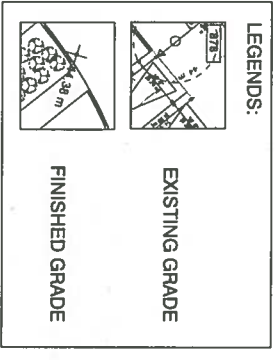
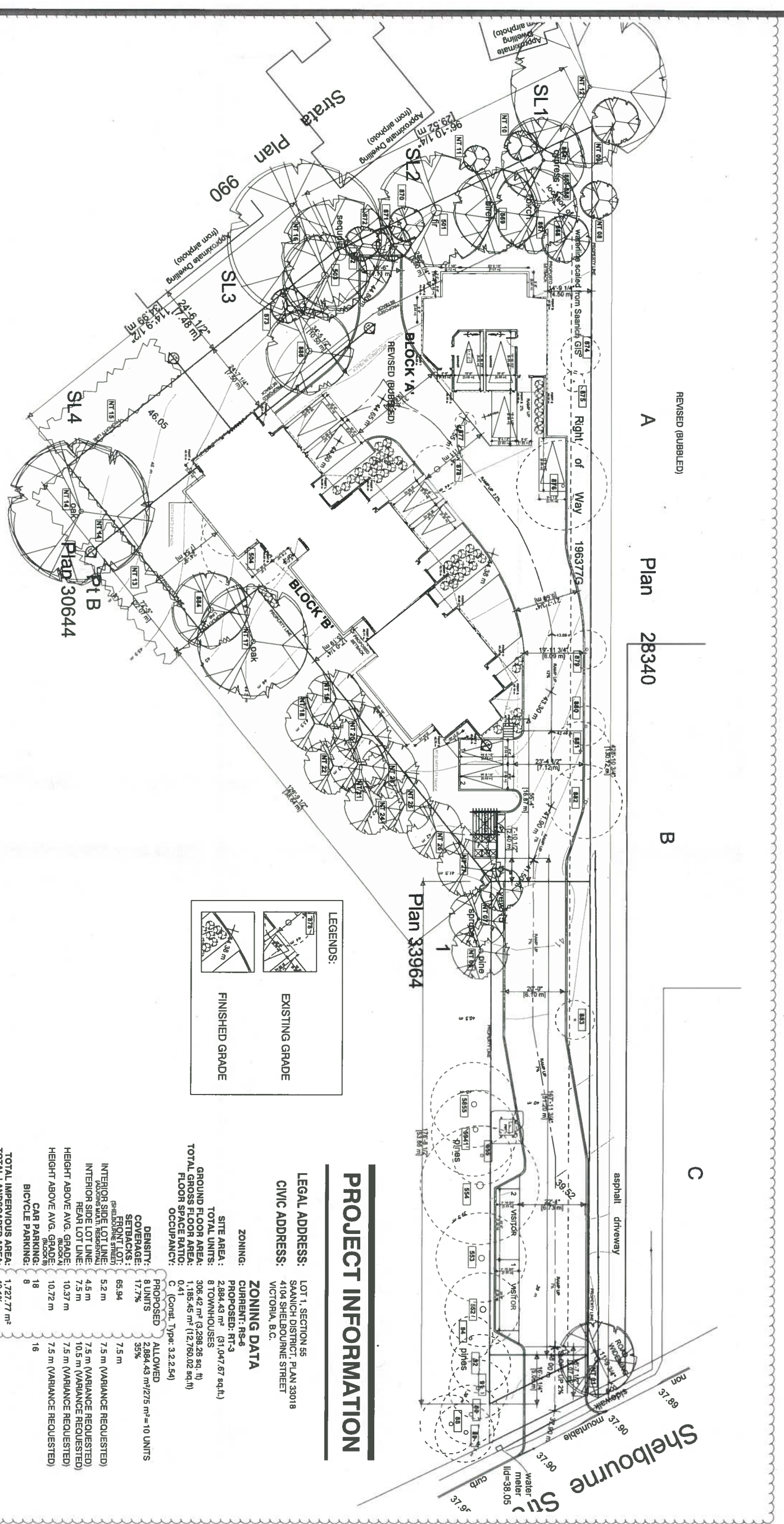


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REVISED (BUBBLED)
A Plan 28340

B

C



PROJECT INFORMATION

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

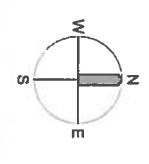
ZONING: LOT 1, SECTION 55
SAANICH DISTRICT, PLAN 33018
4104 SHELBORNE STREET
VICTORIA, B.C.

ZONING DATA
CURRENT: RS-6
PROPOSED: RT-3
SITE AREA: 2,884.43 m² (31,047.67 sq.ft.)
8 TOWNHOUSES
GROUND FLOOR AREA: 306.42 m² (3,298.28 sq. ft.)
TOTAL GROSS FLOOR AREA: 1,185.45 m² (12,750.02 sq.ft.)
TOTAL FLOOR SPACE RATIO: 0.41
C (Consl. Type: 3.2.2.54)
DENSITY: 8 UNITS
PROPOSED: 2,884.43 m²/75 m²=10 UNITS
ALLOWED: 35%

SETBACKS: 17.7%
FRONT LOT: 5.2 m
INTERIOR SIDE LOT LINE: 7.5 m (VARIANCE REQUESTED)
INTERIOR SIDE LOT LINE: 7.5 m (VARIANCE REQUESTED)
REAR LOT LINE: 10.37 m (VARIANCE REQUESTED)
HEIGHT ABOVE AVG. GRADE: 10.72 m (VARIANCE REQUESTED)
HEIGHT ABOVE AVG. GRADE: 16 m (VARIANCE REQUESTED)
CAR PARKING: 8
BICYCLE PARKING: 16

TOTAL IMPERVIOUS AREA: 1,727.77 m²
TOTAL LANDSCAPED AREA: 40.1%
OPEN SPACE AREA: 4.4%
AVERAGE GRADE CALCULATION: 5% - 17.3% = 0%
AVERAGE GRADE CALCULATION: 44.18 + 44.18 + 44.10 + 44.35 + 44.40 + 44.59 / 6 = 44.28
POINTS A TO F: 44.18 + 44.18 + 44.10 + 44.35 + 44.40 + 44.59 + 43.77 + 42.75 + 42.51 + 42.10 + 43.10 + 43.25 + 43.55 + 43.70 + 44.20 + 44.50 + 45.00 / 13 = 43.75
POINTS A TO M: 44.18 + 44.18 + 44.10 + 44.35 + 44.40 + 44.59 + 43.77 + 42.75 + 42.51 + 42.10 + 43.10 + 43.25 + 43.55 + 43.70 + 44.20 + 44.50 + 45.00 / 13 = 43.75

RECEIVED
DEC 06 2022
PLANNING DEPT.
DISTRICT OF SAANICH



No.	Issued / Revisions	Date
1	Review	10 MAR 20
2	Revising & Dev. Submission	29 APR 21
3	Revisions to Rezoning	25 NOV 21
4	To BC Hydro	30 SEP 22
5	Revisions to Rezoning	28 NOV 22

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#118 - 21 Elm St.
Victoria, British Columbia
1 250.360.2888



8 TOWNHOUSES
4104 Shelbourne Street
VIC, B.C. V8L 4L6
Drawing Set
SITE PLAN

project no.: 20-641
date: 29 NOV 2022
checked by: LOWE
drawn by: CF

1 SITE PLAN
SCALE 1:200
A1.0

A1.0