

1 SITE PLAN
A1.0 SCALE 1:200

LEGENDS:

- EXISTING GRADE
- FINISHED GRADE

PROJECT INFORMATION

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

ZONING DATA

ZONING: CURRENT: RS-6
PROPOSED: RT-3

SITE AREA: 2,884.43 m² (31,047.67 sq ft)

TOTAL UNITS: 8 TOWNHOMES

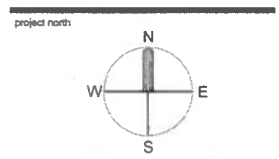
GROUND FLOOR AREA: 306.42 m² (3,298.26 sq ft)

TOTAL GROSS FLOOR AREA: 1,185.45 m² (12,760.02 sq ft)

FLOOR SPACE RATIO: 0.41

OCCUPANCY: C (Const Type 3.2.2.54)

PROPOSED	ALLOWED
DENSITY: 8 UNITS	2,884.43 m ² /275 m 10 UNITS
COVERAGE: 17.7%	35%
SETBACKS:	
FRONT LOT (SHELBOURNE STREET)	65.94 7.5 m
INTERIOR SIDE LOT LINE (ADJUNCTION MULTI RESIDENTIAL)	5.2 m 7.5 m (VARIANCE REQUESTED)
INTERIOR SIDE LOT LINE	2.4 m 7.5 m (VARIANCE REQUESTED)
REAR LOT LINE	7.5 m 10.5 m (VARIANCE REQUESTED)
HEIGHT	9.1 m 7.5 m (VARIANCE REQUESTED)
PARKING: 18	16
TOTAL IMPERVIOUS AREA: 1,727.77 m ²	
TOTAL LANDSCAPED AREA: 40.1%	
OPEN SPACE AREA: (OUTSIDE SETBACKS & PARKING) 4.4%	5% - 17.3% = 0%



Issue / Revision

No	Issued / Revisions	Date
2	Re-Zoning & Dev. Submission	29 APRIL '21
1	REVIEW	10 MAR '20

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8 TOWNHOUSES
4104 Shelbourne Street
drawing title
SITE PLAN

RECEIVED
MAY 07 2021
PLANNING DEPT.
DISTRICT OF SAANICH

project no.: 20-641
date: 20 APR, 2021 scale: AS NOTED
checked by: LOWE drawn by: CF
sheet no:

A1.0