

**PROJECT INFORMATION**

PROJECT ADDRESS	529 NORMANDY ROAD, SAANICH BC, V8Z 3J7
LEGAL DESCRIPTION	LOT 8, SECTION 108, LAKE DISTRICT PLAN 5710, EXCEPT PART IN PLAN 2431 RW
APPLICABLE ZONING REGULATION	DISTRICT OF SAANICH
APPLICABLE BUILDING REGULATION	RS-8
BUILDING CODE	BCBC 2018
DP AREA	SAANICH GENERAL
DCP DESIGNATION	ROYAL OAK
PROJECT DESCRIPTION	NEW 71 UNIT AUL TFAMILY RENTAL PROJECT

**ZONING ANALYSIS**

	RS-8 (EXISTING)	RS-8 (REFERENCE)	PROPOSED
SITE AREA	31,322SF (0.010 S40)		
FRONT YARD SETBACK	15' 0" (0.0A)	24' 0" (7.5A)	14' 0" (4.0A)
REAR YARD SETBACK	24' 0" (7.5A)	35' 0" (12.0A)	30' 3/4" (10.12A)
EAST SIDE YARD SETBACK	11' 5" (3.5A)	24' 0" (7.5A)	12' 0" (4.0A)
WEST (INTERIOR) SIDE YARD SETBACK	4' 9" (1.5A)	24' 0" (7.5A)	13' 0" (4.0A)
MAX PRINCIPLE BUILDING HEIGHT	24' 0" (7.5A)	37' 0" (11.5A)	42' 3/4" (13.8A)
FLOOR AREA RATIO	0.50 FSR OR GROSS FLOOR AREA RATIO OF 3.00 (3.37 FSR) WHICHEVER IS GREATER	1.2	1.40
SITE COVERAGE	40%	25%	61% (INCLUDING PARKING)
TOTAL IMPERVIOUS SURFACE AREA			70%
OPEN SPACE REQUIREMENT		10%	29%
BUILDING SEPARATION		30' (12.5A)	10' (5.0A)

**RESIDENTIAL USE ANALYSIS**

	UNIT COUNT
STUDIO UNITS	24 (33.2%)
1 BEDROOM UNITS	20 (28.2%)
2 BEDROOM UNITS	6 (8.5%)
2 BEDROOM TOWNHOUSE UNITS	13 (18.2%)
TOTAL	71

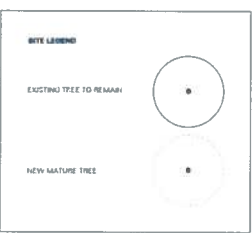
**PARKING**

	REQUIRED	PROPOSED
CAR	1 SCHEDULED UNIT 1005 STALLS TOTAL	0 ACCESSIBLE UNIT 33 STALLS TOTAL
DISABLED PARKING	1 EVERY 100 SPACES	1 EVERY 100 SPACES
VISITOR PARKING		2
CAR SHARE PARKING		1
TOTAL		30*
BICYCLE		
CLASS I	1/ UNIT (71)	1/ UNIT (71)
CLASS II	6 SPACE RACK	6 SPACE RACK

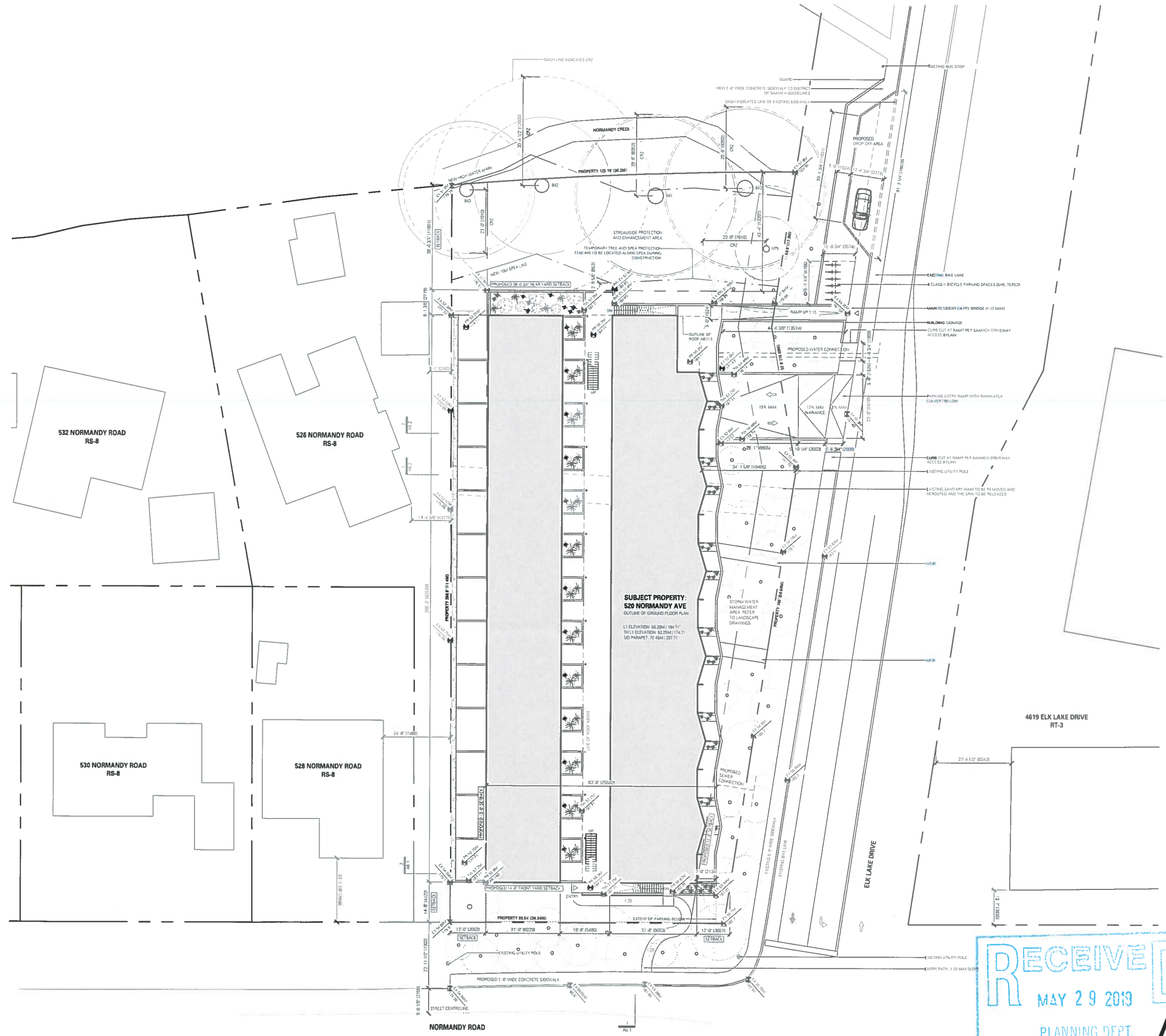
\* INDICATES ITEM REQUIRING VARIANCE

**AVG. GRADE CALCULATION**

GRADE PT 1	GRADE PT 2	LENGTH OF FACE	AVG. FACE
183	182.82	83.7	152.76 (08')
182.82	189.29	214.08	3704.23 (23)
189.29	189.85	38	6445.56
189.85	189.85	4.6	78.77
189.85	170.51	45.7	7779.81 (1)
170.51	174.71	8.8	1484.48
174.71	174.71	205.25	35859.22 (5)
<b>SUBTOTAL</b>		<b>599.93</b>	<b>105730.82 (4)</b>
<b>AVG. FINISH GRADE</b>			<b>175.49517</b>



NOTE: GRADE DATA PER SURVEY COMPLETED BY J.E. ANDERSON & ASSOCIATES, APRIL 2019.



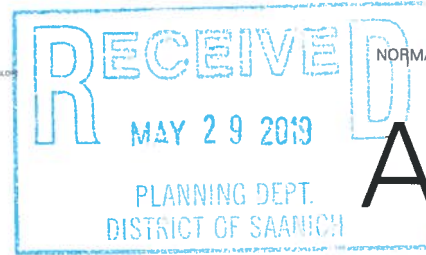
**1 SITE PLAN**  
SCALE: 1:200

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SCALE: 1:200  
DATE: 2019-05-10  
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ISSUE:  
CONSULTANT:

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520 NORMANDY ROAD  
NORMANDY RD AND ELK LAKE DR  
SAANICH BC



**A0.2**  
PROPOSED SITE PLAN