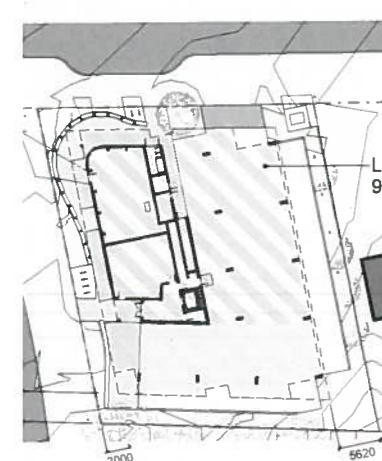
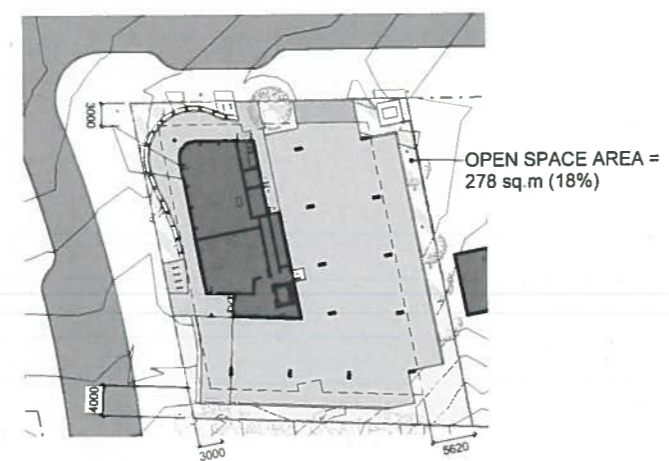


1 EXISTING SITE SURVEY
SCALE = 1 : 250



LOT COVERAGE
SCALE = 1 : 500

2 PROPOSED SITE PLAN
SCALE = 1 : 250



4 OPEN SPACE AREA
SCALE = 1 : 500

DATA TABLE

APPLICANT
CURATE DEVELOPMENTS INC

OWNER
GRG PROPERTIES

ARCHITECT
CASCADIA ARCHITECTS INC

CIVIC ADDRESS
5229 CORDOVA BAY ROAD, VICTORIA BC V8Y 2L1

LEGAL ADDRESS
LOT A, SECTION 32 LAKELAND DISTRICT PLAN 14500
PARCEL IDENTIFIER (PID) 004-416-015

PROJECT DESCRIPTION
4 STOREY BUILDING
3 STOREY RESIDENTIAL OVER 1 STOREY COMMERCIAL
31 STALLS SURFACE PARKING

SITE AREA & LOT COVERAGE
SITE AREA = 1 561 sq m
OPEN SPACE AREA = 278 sq m (18%)
LOT COVERAGE = 918 sq m (59%)

AVERAGE GRADE CALCULATION

- A 21.43 m
- B 21.56 m
- C 21.22 m
- D 20.83 m
- E 21.13 m
- F 21.36 m
- G 21.84 m
- H 21.78 m
- 21.39 m = AVERAGE GRADE

BUILDING HEIGHT

HIGHEST POINT OF BUILDING 36.02 m
AVERAGE GRADE = 21.39 m
HEIGHT = 14.63 m

TOTAL FLOOR AREA & FSR

GROSS FLOOR AREAS
LEVEL 1 = 259 sq m
LEVEL 2 = 803 sq m
LEVEL 3 = 803 sq m
LEVEL 4 = 510 sq m
TOTAL = 2,375 sq m LOT AREA = 1,561 sq m

FLOOR SPACE RATIO = 1.52 : 1

SETBACKS

NORTH (FENN AVENUE) SETBACK = 0.8 m
EAST SETBACK = 5.6 m
SOUTH SETBACK = 4.0 m
WEST (CORDOVA BAY ROAD) SETBACK = 0.6 m

PARKING REQUIREMENTS

COMMERCIAL 1 SPACE PER 10 sq m (92.8 sq m)
REQUIRED = 9
PROVIDED = 9
APARTMENT 1.5 SPACES PER DWELLING UNIT (20)
REQUIRED = 30
PROVIDED = 22
VISITOR 0.3 SPACES PER DWELLING UNIT (20)
REQUIRED = 6 (INCLUDED IN ABOVE)
PROVIDED = 6 (INCLUDED IN ABOVE)
ACCESSIBLE 1 PER 100 SPACES
REQUIRED = 1
PROVIDED = 1 (INCLUDED IN ABOVE)
BICYCLE CLASS I 1 PER UNIT, + 1 PER 250 sq m (20)
REQUIRED = 21
PROVIDED = 21
BICYCLE CLASS II SEVEN SPACE RACK
REQUIRED = 7
PROVIDED = 12

TOTAL IMPERVIOUS SURFACE AREA

BUILDING FOOTPRINT = 259 sq m +
PARKING AREA = 846 sq m +
HARDSCAPED AREA = 186 sq m +
PERMEABLE PAVEMENT = 47 sq m -
TOTAL IMPERVIOUS SURFACE AREA = 1,224 sq m

VARIANCES REQUESTED

OFF STREET APARTMENT PARKING REDUCTION
NO LOADING SPACE PROVIDED

UNIT NUMBER & COUNT

LEVEL	UNIT TYPE	COUNT	AREA (sq m)	
LEVEL 1	COMMERCIAL	1	92.82	
	1	1	92.82	
LEVEL 2	1BR	1	57.78	
	1BR	1	58.31	
	1BR	1	65.32	
	2BR	1	97.95	
	2BR	1	112.75	
	2BR	1	90.81	
	2BR	1	98.51	
	2BR	1	93.58	
LEVEL 3	2BR	1	93.58	
	2BR	1	112.78	
	2BR	1	90.81	
	2BR	1	67.47	
	LEVEL 4	2BR	1	91.74
		2BR	1	92.96
		2BR	1	121.82
		2BR	1	104.74
4	1	411.25		
Grand total	21	1853.84		

No	DESCRIPTION	DATE
4	REZONING & DP RE SUBMISSION 1.2	NOV 10, 2020
2	REZONING & DP RE SUBMISSION 1	JAN 23, 2020
1	REZONING & DP	MAY 1, 2019



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Project
5229 CORDOVA BAY ROAD

Client
CURATE DEVELOPMENTS INC
5229 CORDOVA BAY ROAD
VICTORIA BC

Sheet Name
SITE SURVEY PLANS

Date
NOV 10, 2020

Scale
As indicated

Project No
1828

Revision
NOV 10, 2020

Sheet #
4

Registered Architect
GREGORY L.F. DUNN
NOV 10 2020
BRITISH COLUMBIA

A101