

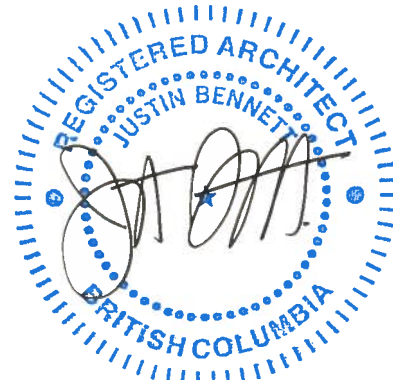
# UWA

## URBAN WEST ARCHITECTURE

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VANCOUVER BC V6B 1T6  
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**VICTORIA**  
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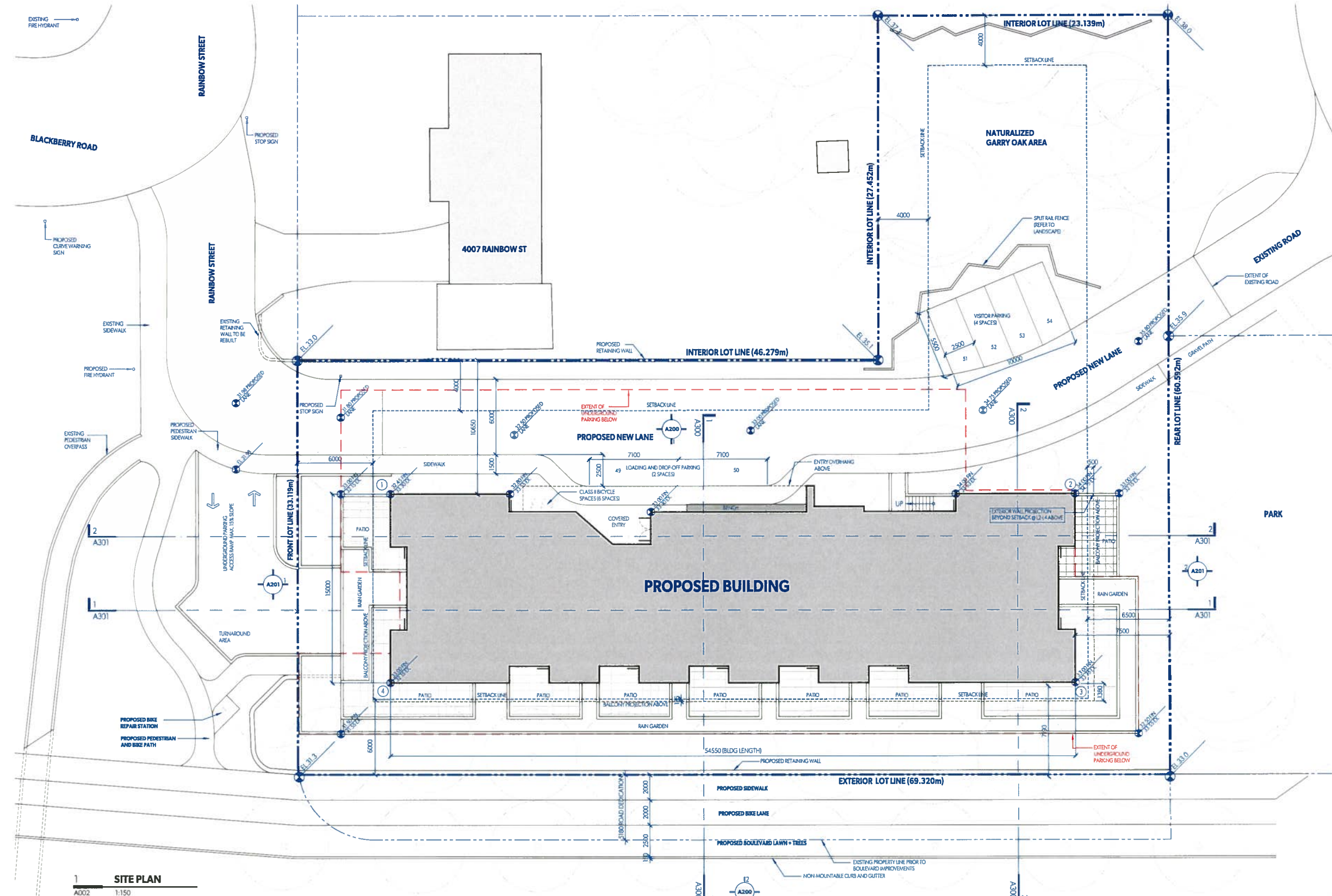
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2018 12 03 ISSUED FOR DP  
2018 04 11 ISSUED FOR DEVELOPMENT PERMIT  
NO. DATE DESCRIPTION

**RAINBOW HILL APARTMENTS**  
804 812 & 820 MCKENZIE AVENUE, SAANICH, BC  
2016-003



**1 SITE PLAN**  
A002 1:150

**PROJECT INFORMATION**

<b>PROJECT NAME</b>	RAINBOW HILL APARTMENTS	
<b>CIVIC ADDRESSES</b>	804, 812 & 820 MCKENZIE AVENUE, SAANICH BC	
<b>LEGAL DESCRIPTION</b>	LOT 1, SECTION 49, VICTORIA DISTRICT, PLAN 20292 (PID: 003-541-118) LOT 4, SECTION 49, VICTORIA DISTRICT, PLAN 9074 (PID: 005-530-334) PARCEL A OF LOT 1, SECTION 49, VICTORIA DISTRICT, PLAN 9074 (PID: 005-520-229)	
<b>PROJECT DESCRIPTION</b>	43 UNIT, 5 STOREY MULTI FAMILY RESIDENTIAL BUILDING	
<b>SITE AREA</b>	2,922 SM (EXCL. 5.18 METER ROAD DEDICATION ON MCKENZIE AVE)	
<b>ZONING</b>	PROPOSED RA-9	CURRENT RS-10

**FLOOR AREA CALCULATIONS**

FLOOR LEVELS	AREA (SM)	AREA (SF)	QTY (UNITS)
LEVEL 1	0719.8	652	20
LEVEL 2	0682.5	720	08
LEVEL 3	0682.5	637	08
LEVEL 4	0682.5	523	05
LEVEL 5	0523.4	878	02
TOTAL ABOVE GRADE AREA	3290.7		
LEVEL P (NON PARKING AREAS)	0342.4		
TOTAL GROSS FLOOR AREA	3633.1		
LEVEL P (PARKING AREAS)	1240.7		
TOTAL BUILDING AREA	4873.8		

**SITE COVERAGE**

PROPOSED	PERMITTED
24.6% (719.8 SM / 2922 SM)	50%

**FLOOR SPACE RATIO (FSR)**

PROPOSED	PERMITTED
1.13 FSR (3290.7 SM / 2922 SM) (EXCLUDES ALL BELOW GRADE AREAS)	1.7 FSR

**HEIGHT OF BUILDING**

PROPOSED	PERMITTED
15.91 M (6 LEVELS W/ 5 HABITABLE)	13.0 M (5 LEVELS W/ 4 HABITABLE)

**HORIZONTAL BLDG WIDTH**

PROPOSED (M)	PERMITTED
54.55 M	55.0M

**SETBACKS + PROJECTIONS**

SETBACK	FRONT LOT LINE (RAINBOW ST)	EXT LOT LINE (MCKENZIE AVE)	REAR LOT LINE (PARK)	INT LOT LINE (4007 RAINBOW ST)	INT LOT LINE (TYPICAL)
PROPOSED (M)	6.0	6.0	6.5	4.0	4.0
PERMITTED	6.0	6.0	6.5	4.0	4.0

**PARKING CALCULATIONS**

TYPE	PROPOSED	REQUIRED
UNDERGROUND PARKING SPACES	47	
REGULAR	29	
SMALL CAR	17	
ACCESSIBLE	01	
VISITOR SPACES	04	
LOADING/DROP-OFF PARKING	02	
TOTAL	53 SPACES	65 SPACES

**BICYCLE STORAGE SUMMARY**

TYPE	PROPOSED	REQUIRED
CLASS I BICYCLE SPACES	43	
CLASS II BICYCLE SPACES	06	06

**OPEN SPACE AREA**

478 SM PARK / 2922 SM SITE = 16% OPEN SPACE (10% REQUIRED)
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**IMPERVIOUS SURFACE AREA**

1305.8 SM / 2922 SM SITE = 44% IMPERVIOUS SURFACE AREA
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**VARIANCES REQUESTED**

VARIANCE #1	VARIANCE OF 2.91M FOR BUILDING HEIGHT
VARIANCE #2	VARIANCE OF 1 FLOOR OF HABITABLE SPACE (MAX 5 LEVELS OF WHICH 4 HABITABLE ALLOWED, 5 HABITABLE LEVELS PROPOSED)
VARIANCE #3	VARIANCE OF 14 PARKING SPACES (NOT INCLUDING 2 LOADING/DROP-OFF)
VARIANCE #4	VARIANCE OF 9 VISITOR PARKING SPACES (13 SPACES REQUIRED, 4 SPACES PROPOSED, NOT INCLUDING 2 LOADING/DROP-OFF SPACES)
VARIANCE #5	EXTERIOR WALL PROJECTION 0.5M BEYOND REAR LOT LINE SET BACK 4.12/4

**AVERAGE GRADE CALCULATION**

GRADE POINTS	EXISTING (m)
POINT 1	33.30
POINT 2	34.75
POINT 3	33.75
POINT 4	32.15
TOTAL	133.95

**NOTE:** A RATIONALE FOR ALL REQUESTED VARIANCES ARE INCLUDED IN THE JUSTIFICATION LETTER AS PART OF THIS DEVELOPMENT PERMIT APPLICATION