

SKETCH PLAN OF LOTS 13 & 16, BLOCK 12, SECTIONS 64 & 65, AND LOT 17, BLOCK 12, SECTION 64, VICTORIA DISTRICT, PLAN 1358

P.I.D. 007-502-681
P.I.D. 000-315-460
P.I.D. 007-502-729

SITE DATA	C4	C4
ITEMS	PERMITTED	PROPOSED
LOT AREA	2,128.93 sqm	
BUILDING HT	15.00 m	16.55 m*
SETBACKS		
BUILDING & STRUCTURES		
- FRONT (West)	3.75 m	1.57 m*
- REAR (East)	7.50 m	5.83 m*
- SIDE (North)	6.00 m	6.23 m*
- SIDE (South)	3.75 m	3.73 m*
APARTMENT USE		
- FRONT (West)	7.50 m	3.91 m*
- REAR (East)	10.00 m	6.09 m*
- SIDE (North)	7.50 m	6.23 m*
- SIDE (South)	7.50 m	3.73 m*
FLOOR AREA		
- FOURTH FLOOR (6 RESIDENTIAL UNITS)		489.94 sqm
- THIRD FLOOR (8 RESIDENTIAL UNITS)		655.65 sqm
- SECOND FLOOR (8 RESIDENTIAL UNITS)		655.65 sqm
- FIRST FLOOR (COMMERCIAL LEVEL)		723.67 sqm
- LOWER (EXCEPT PARKING AREA)		284.59 sqm
TOTAL FLOOR AREA		2,809.50 sqm
- BASEMENT AREA		255.65 sqm
GROSS FLOOR AREA	2,554.72 sqm	2,553.85 sqm
- COVERED PARKING		
TOTAL		583.61 sqm
TOTAL		3,393.11 sqm
FLOOR SPACE RATIO	1.20	1.20

* REQUESTED VARIANCE(S)

AVRG GRADE CALCULATION:
40.30 + 41.50 + 43.85 + 44.20 + 44.40 + 43.30 + 42.05 + 40.50 = 340.10 / 8 = 42.51m

GRADE DATA DERIVED FROM WEY MAYENBURG LAND SURVEYING PLAN DATED JUNE 5TH, 2018

PROPOSED ELEVATIONS:

4th FLOOR = 55.08m
3rd FLOOR = 51.96m
2nd FLOOR = 48.84m
1st FLOOR = 44.50m
BASEMENT - PARKING LEVEL = 39.88m
AVRG GRADE = 42.51m

PARKING STALLS	REQUIRED	PROPOSED
RESIDENTIAL (22 UNITS)	33	22
VISITOR PARKING	4	0
RESTAURANT (74.38 sqm)	7.4	8
RETAIL GOODS & SERVICES (50.93 sqm)	3.6	3
GENERAL OFFICE (102.57 sqm)	4.1	4
REPAIR SMALL EQUIPMENT (114.32 sqm)	1.4	1
MUSIC SCHOOL (3 FMP/OYES)	5	5
TOTAL PARKING STALLS	58.5	43
MAX SMALL CAR STALLS		
ACCESSIBLE STALL(S)	15	15
BICYCLE STALLS		
CLASS I RESIDENTIAL	22	27
CLASS I COMMERCIAL (371.2 sqm)	1	2
CLASS I SCHOOL EMPLOYEES	1	3
TOTAL CLASS I	24	32
CLASS II RESIDENTIAL	6	14
CLASS II COMMERCIAL	1	13
CLASS II SCHOOL STUDENTS (30)	3	5
TOTAL CLASS II	10	32

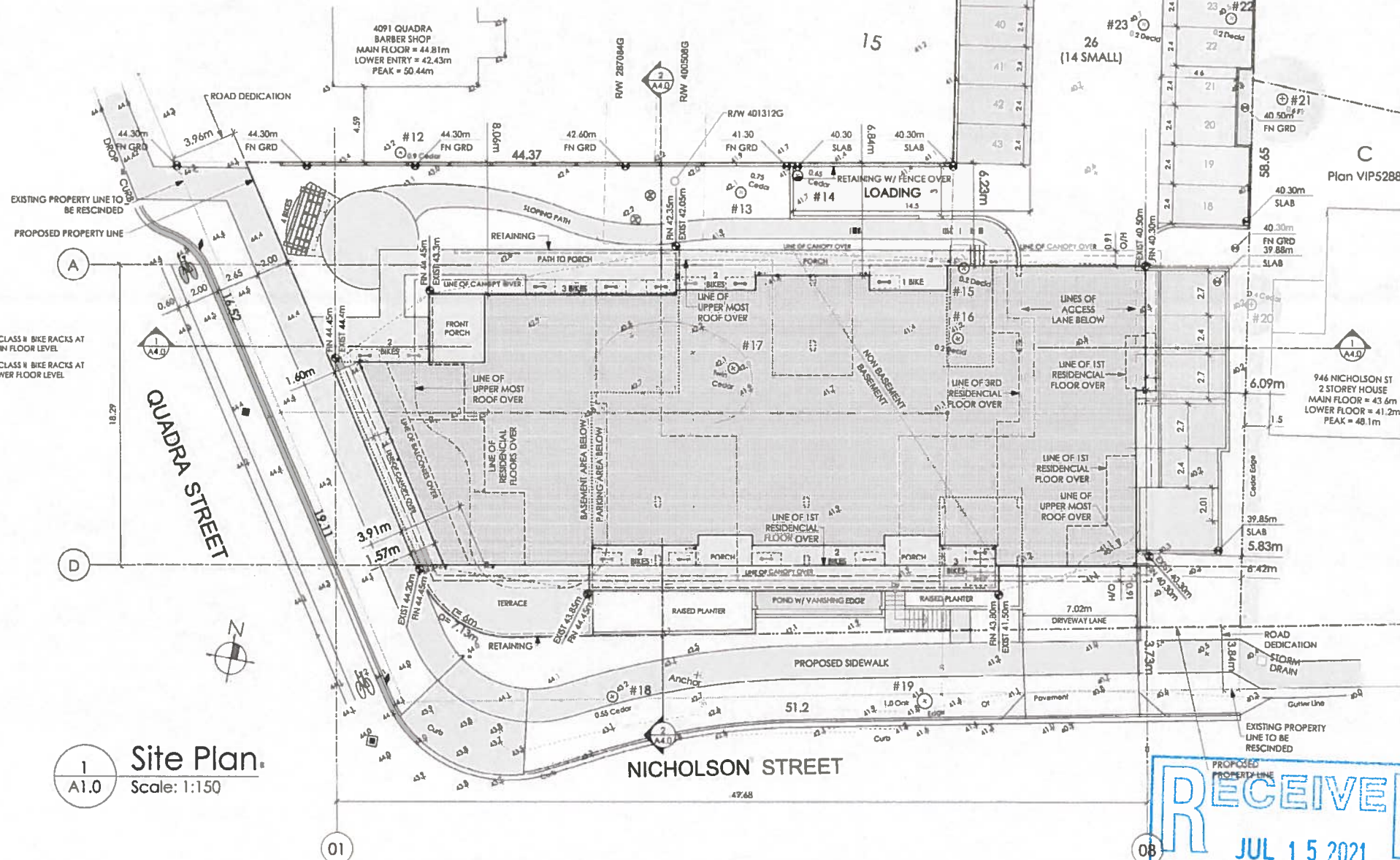
*3 of 7 Required Visitor (15% of 21.5 required commercial spaces) to be assigned as Commercial use (as per 7.4 (ii))

SITE LEGEND

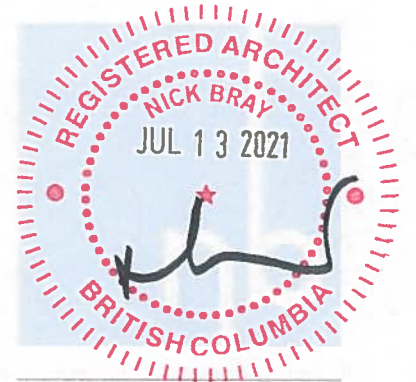
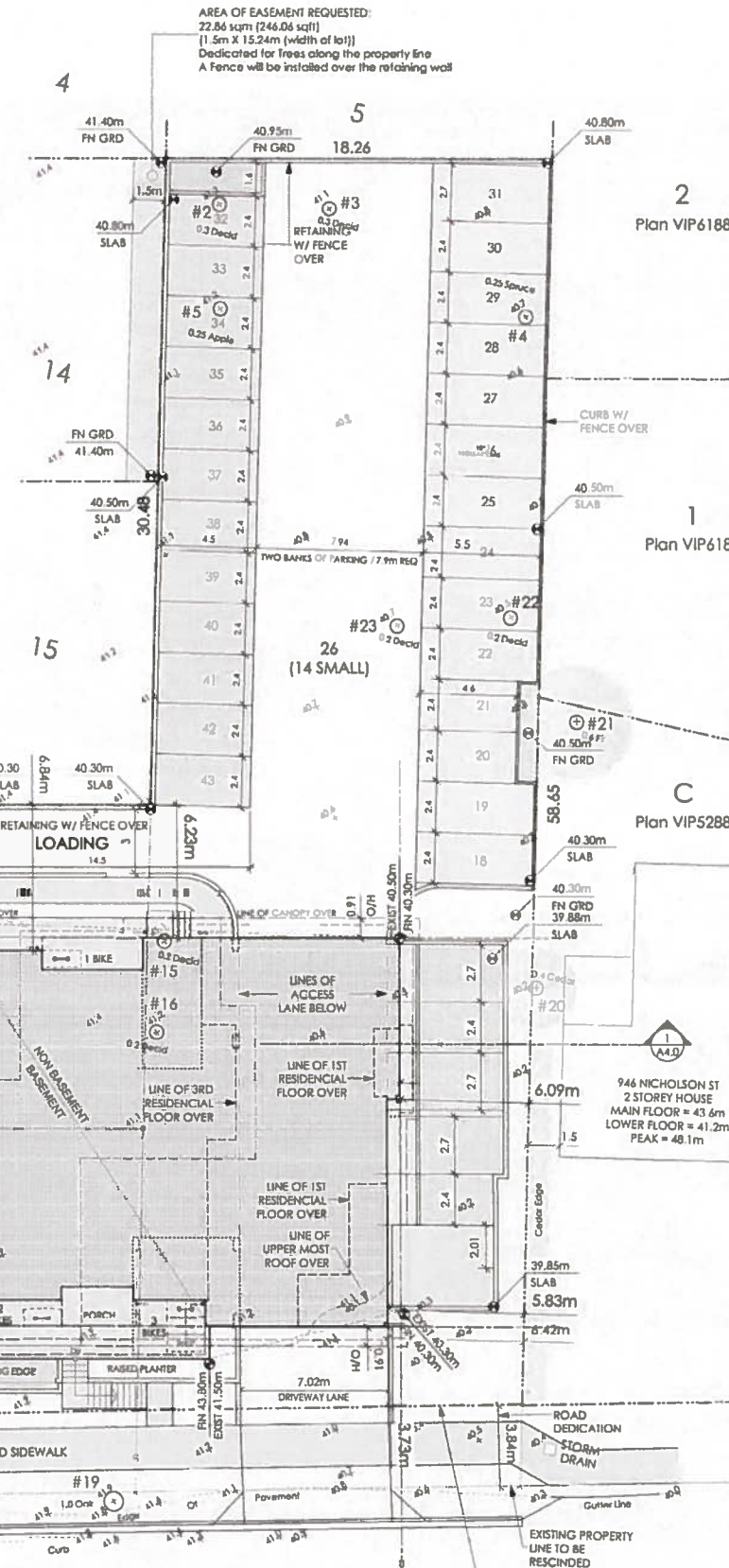
1.8m X 0.8m BIKE STALL	EXISTING TREE TO BE RETAINED REFER TO ARBORIST REPORT FOR DETAILS ON EXISTING TREES AND THE LANDSCAPE PLAN FOR REPLACEMENT TREES
PLANTERS	
PERMEABLE PAVING	
CONCRETE	
POND	MANHOLE REFER TO CIVIL ENGINEER PLAN FOR SERVICING DETAILS



2 Context Plan
A1.0 Not To Scale



1 Site Plan
A1.0 Scale: 1:150



LIST OF DRAWINGS

A0.0	Cover Sheet - Perspectives
A0.1	Streetscapes
A0.2	Shadow Study
A1.0	Site Plan, Data & Location Plan
A2.0	Lower Floor Plan (Parking & Lockers)
A2.1	Main Floor Plan (Commercial)
A2.2	Second Floor Plan (1st Residential)
A2.3	Third Floor Plan (2nd Residential)
A2.4	Fourth Floor Plan (3rd Residential)
A2.5	Roof Plan
A3.0	Quadra (West) & Nicholson (South) Elevations
A3.1	Near (East) & Left (North) Elevations
A4.0	Building Sections

ISSUED/REVISED

NO	DATE	DESCRIPTION
1	Nov 12, 2019	For Rezoning/DP Application
2	Nov 18, 2019	For Client Review
3	Feb 05, 2021	Post City Comments - For Review
4	Apr 04, 2021	For Rezoning Application

General Contractor and/or Owner to verify and thoroughly review all aspects of this and any required consultants' plans, prior to commencement and setting out of all work. Any discrepancies are to be reported to the Building Designer (VDG) immediately. VDG is not liable for plan modifications or discrepancies not reported. Refer to General notes.

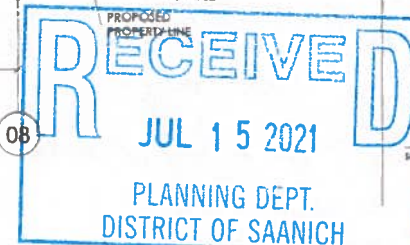
SCS and/or Contractor to verify placement and siting of all structures on the lot. VDG is not responsible for encroachments or any kind with regard to siting or placement of structures on lot(s).



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DATE	Apr 6, 2021	DETAILED	8062
DRAWN BY	N.C.T	REVIEWED BY	N.B / W.S.P

Rezoning Package For:
HARMONY HOUSE
Ad Lib Holdings Ltd
4087, 4089 Quadra &
944 Nicholson, Saanich BC



A1.0