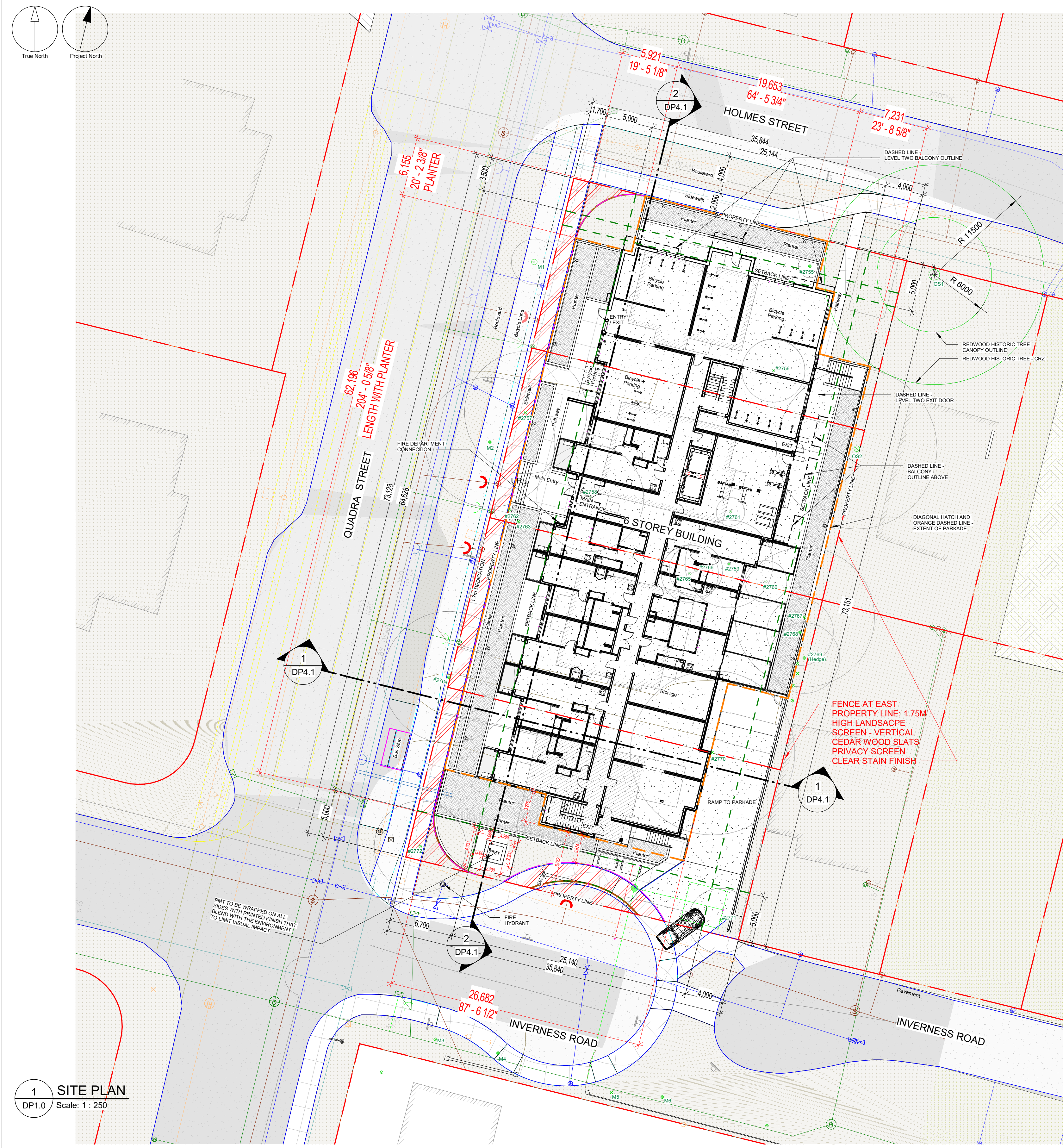


SITE PLAN



LEGEND:		ZONING ANALYSIS TABLE:	
	BUILDING OUTLINE		PARKADE LINE
	LANDSCAPE - REFER TO LANDSCAPE DRAWINGS		PROPERTY LINE
	PLANTERS		SETBACK LINE
	SIDEWALK		ROAD / SIDEWALK OUTLINE
	DEDICATION AREA		DEDICATION LINE
	ROAD / BICYCLE ASPHALT		BALCONY OVERHEAD LINE
	EXISTING TREE OUTLINES		EXISTING TREE TO BE REMOVED - PER TREE MANAGEMENT PLAN BY TALMACK
NOTE: EXTERIOR LIGHTING WILL COMPLY WITH MUNICIPAL OUTDOOR LIGHTING STANDARDS IN SCHEDULE B			
CURRENT ZONING: RS-6 SINGLE FAMILY DWELLING - (4 LOTS TO BE CONSOLIDATED TO 1 LOT) PROPOSED ZONING TO: PROPOSED RA-13 MID-RISE APARTMENT ZONE PERMITTED USE: APARTMENT		CIVIC ADDRESS: 3329, 3319, 3309, 3301 QUADRA STREET, SAANICH, BC LEGAL ADDRESS: LOTS 9, 10, 17 AND 18 SECTION 63, VICTORIA DISTRICT, PLAN 1330	
ZONING REGULATIONS: LOT AREA (SITE AREA) LOT COVERAGE BUILDING INFORMATION: LEVELS TOTAL NUMBER OF UNITS GROSS FLOOR AREA RESIDENTIAL FLOOR AREA PARKADE FLOOR AREA		ZONING REQUIREMENT FOR PROPOSED RA-13: 2,622 sq.m. (28,223 sq.ft.) - NEW AREA, W/O DEDICATION: 2,422 sq.m. (26,078 sq.ft.) MAX. 60% OF LOT AREA 6 STOREYS APARTMENT & 2 LEVEL PARKADE 104 SUITES 7,475 sq.m. (80,440 sq.ft.) 1,255 sq.m. (1st floor), 1,244 sq.m. (2nd to 6th floor) x 5 = 6,220 sq.m. 1,594 sq.m. (per level)	
DEVELOPMENT REGULATIONS: DENSITY - FLOOR SPACE RATIO LOT COVERAGE BUILDING HEIGHT HORIZONTAL WIDTH		ZONING REQUIREMENT FOR PROPOSED RA-13: MAXIMUM - 3.5 MAXIMUM - 60% OF LOT AREA MAXIMUM - 22 M (72 FT.) MAXIMUM HORIZONTAL WIDTH - 55 M	
SITING REGULATIONS: FRONT LOT LINE: HOLMES & INVERNESS LOT LINES ABUTS THE STREET; EXTERIOR SIDE LOT LINE: QUADRA STREET (LOT LINE ABUTS STREET) INTERIOR SIDE LOT LINE: EAST PROPERTY LINE • FROM ANY LOT LINE WHICH ABUTS A STREET: • FROM AN INTERIOR SIDE OF LOT LINE		ZONING REQUIREMENT FOR PROPOSED RA-13: • MIN. 5.0 m • MIN. 4.0 m	
PARKING REQUIREMENTS: NUMBER OF PARKING STALLS		VISITOR PARKING: 0.3 STALLS/UNIT 16 UNITS * 0.3 STALLS = 5 STALLS REQUIRED	
MANOEUVRING AISLE WIDTH MINIMUM WIDTH OF DEPTH OF STALL MINIMUM WIDTH OF ACCESSIBLE STALL MINIMUM WIDTH OF ACCESSIBLE VAN STALL NUMBER OF BICYCLE PARKING SPACE		7.6 m (2 WAY AISLES AND 90 DEGREE PARKING) 6.75m (1 BANK OF PARKING AND 90 DEGREE PARKING) 2.6 m WIDE X 5.5 m DEEP 3.7m WIDE 4.8m WIDE CLASS I - 1 PER DWELLING UNIT 104 UNITS * 1 = 104 BICYCLE STALLS CLASS II - 6 SPACE RACK AT EACH ENTRANCE OF APARTMENT EV OUTLET LOCATIONS NUMBER OF LOADING SPACE PROVIDED - 0 SPACE EV OUTLET LOCATIONS INDICATED FOR ALL STALLS ON DRAWING DP2.0 2 REQUIRED MULTI-PURPOSE: GYM, PRIVATE BALCONIES	
LOADING/UNLOADING AMENITY SPACE		TOTAL VISITOR PARKING PROVIDED = 10 STALLS - REFER TO WAIT CONSULTING PARKING STUDY TOTAL PARKING PROVIDED = 82 STALLS (P1: 35 STALLS, & P2: 47 STALLS) - REFER TO WAIT CONSULTING PARKING STUDY 7.6 m MINIMUM & 7.5m PROVIDED: 2.6 m WIDE X 5.5 m DEEP PROVIDED: 3.7m WIDE PROVIDED: 4.8m WIDE LONG TERM - CLASS I - 112 BICYCLE STALLS TOTAL (INTERIOR - BICYCLE STORAGE ROOM) HORIZONTAL BIKE STALLS (INCLUDING 12 NON STANDARD STALLS): 81.85% OF TOTAL VERTICAL BIKE STALLS: 18.15% OF TOTAL STALLS SHORT TERM - CLASS II - 6 BICYCLE STALLS (EXTERIOR - CLOSE TO MAIN ENTRANCE OF THE BUILDING) EV OUTLET LOCATIONS INDICATED FOR ALL STALLS ON DRAWING DP2.0 NUMBER OF LOADING SPACE PROVIDED - 0 SPACE - REFER TO WAIT CONSULTING PARKING STUDY MULTI-PURPOSE: GYM, PRIVATE BALCONIES	

