

RT2 - ZONING ANALYSIS:

LOT AREA:	PRE DEDICATION: 8700.00 m ²	ALLOWABLE	
LOT AREA:	POST DEDICATION: 8549.60 m ²	ALLOWABLE	
LOT COVERAGE: PROPOSED		ALLOWABLE	
RESIDENTIAL:	20.94% (1790.22 m ²)	10.00% (870.00 m ²)	
ACC. BUILDING:	0.26% (22.20 m ²)	35.00% (3045.00 m ²)	
TOTAL:	21.20% (1812.42 m ²)		
SITE DENSITY: PROPOSED		ALLOWABLE	
24 UNITS:	1 unit/356 m ²	1 unit/400 m ²	
OPEN SPACE: PROPOSED		ALLOWABLE	
OPEN AREA:	36.08% (3084.75m ²)	5%-(35.00%-20.57%)=0%	
SEPARATION: PROPOSED		ALLOWABLE	VARIANCE
(505.5(a))	18.50m (BLOCK5-8)	15.00m	3.20m
(505.5(c))	2.70m (BLOCK1-8)	6.00m	3.70m
SETBACKS: PROPOSED		ALLOWABLE	VARIANCE
WEST (BRAEFoot)	5.0 m (BLOCK 1-3)	7.50m	2.50m
SOUTH	3.81m (BLOCK 7)	7.50m	3.70m
EAST	12.39m (BLOCK 8)	10.50m	3.70m
NORTH	4.23m (BLOCK 4)	7.50m	3.20m
HEIGHT: PROPOSED		ALLOWABLE	VARIANCE
RESIDENTIAL:	9.97m (BLOCK 6)	7.50m	2.47m
ACCESSORY	3.50m	3.75m	
PARKING: PROPOSED		ALLOWABLE	
AREA	21.34% (1824.36 m ²)	30.00% (2610.00 m ²)	
RESIDENTIAL:	48 SPACES (2/UNIT)	36 SPACES (1.5/UNIT)	
VISITOR:	8 SPACES	8 SPACES (24x0.3)	
ACCESSIBLE (INCLD IN VISITOR):	1 SPACE	1 SPACE (1 PER 100 SPACES)	
BIKE (CLASS 1)	1/UNIT	1/UNIT	
LOADING	0 SPACE (3.5MX4.5M)	1 SPACE VARIANCE	
TOTAL F.S.R.: PROPOSED		ALLOWABLE	
	0.59 FSR	n/a	
FLOOR AREAS: PROPOSED		ALLOWABLE	
BLOCKS 1-3:	621 m ² (x3)		
BLOCK 4:	628 m ² (x1)		
BLOCKS 5/6:	626 m ² (x2)		
BLOCKS 7/8:	629 m ² (x2)		
ACCESSORY	22 m ²		
TOTAL:	5023 m ²	n/a	



GENERAL NOTES:

- All drawings, plans, models, designs, specifications and other documents prepared by Hoyt Design Co (HDC) and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are the property of Hoyt Design Co. HDC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
- The Contractor shall work with a B.C.L.S. to verify compliant placement, siting and elevation of the proposed building or structure on the property prior to commencing the work. HDC is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
- The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify HDC of any changes to the design required by the Structural Engineer, manufacturer or other engineered component supplier.

PROJECT
4015 Braefoot
2330

ISSUE DATE: 26Feb10 REV 27

Date:	Description:	No.:
25Apr10	Consultant Review	21
25Apr14	Consultant Review	22
25Apr25	Permit Rev 5	23
25Apr30	Consultant Review	24
25May22	Issue for Permit	25
25Dec04	Consultant Review	26
26Feb10	Permit Rev 6	27

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DISTRICT OF SAANICH

Site Plan

A0.4



① Site Plan - Site Plan
1:200