

PROJECT DATA

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consultants:

LEGAL DESCRIPTION: LOT 19, PLAN VIP1781, PID 001917374 & LOT S3, BLOCK G, PLAN VIP255A, PID 008890552, District-Saanich Core
CIVIC ADDRESS: 3347 & 3351 GLASGOW AVENUE VICTORIA BC V8X 1M5

ZONING DATA

ZONING: RA-11

ALLOWED / REQUIRED PROPOSED

LOT AREA : N/A 1712.27 m²
DENSITY: 2.90 2.25 (FSR)
BUILDING HEIGHT: 21.50 m 18.71 m (61'-4 1/2")
STOREYS: N/A 6 storeys
UNITS: N/A 50
SITE COVERAGE (%): 50 % 36.26 %

AVERAGE GRADE: 27.42 m = (26.50 m + 28.37 m + 28.77 m + 28.77 m + 27.15 m + 27.04 m + 26.32 m + 26.40 m) / 8

SETBACKS:

FRONT : 5.0 m 6.1 m
SIDE : 4.0 m 4.57 m
OTHER SIDE : 4.0 m 5.18 m
REAR SETBACK: 6.5 m 3.05 m

GROUND COVERAGE: 620.80 m² (6,682.44 SQFT.)

BCBC BUILDING AREA : 661.70 m²
GROUND FLOOR AREA : 618.10 m² (6,654 s.f.)
2nd FLOOR AREA : 656.90 m² (7,071 s.f.)
3rd FLOOR AREA : 656.90 m² (7,071 s.f.)
4th FLOOR AREA : 656.90 m² (7,071 s.f.)
5th FLOOR AREA : 631.70 m² (6,800 s.f.)
6th FLOOR AREA : 631.70 m² (6,800 s.f.)
GROSS FLOOR AREA : 3,852.20 m² (41,467 s.f.)

BASEMENT PARKING FLOOR AREA: 1,148.00 m² (12,357.15 SQFT.).

OF RESIDENTIAL UNITS : 50
OF ADAPTABLE UNITS REQUIRED : 20% OF TOTAL UNITS = 10
OF ADAPTABLE UNITS PROVIDED : 20% OF TOTAL UNITS = 10

PARKING CALCULATION :
RESIDENTIAL PARKING : 2 BED OR 1 BD-1.5 PER UNIT
ALL STALLS TO BE WIRED FOR L2M CHARGING

	REQUIRED/ALLOWED	PROVIDED
PARKING :	0	24
SMALL CARS:	35%	5 STALLS (21%)
HC PARKING:	1 / 50 STALLS	1 STALL
VAN ACCESSIBLE PARKING:	1 / 50 STALLS	1 STALL
BICYCLE PARKING :		
CLASS 1	50	58
CLASS 2	6	6

project north:



issue / revisions:

No.	Issue / Revisions	Date
9	FOR DP AMENDMENT	18 MAR. '26
8	REVISIONS TO UNDERGROUND PARKING FLOOR	28 JAN. '26
7	REVISIONS TO UNDERGROUND PARKING FLOOR	08 JAN. '26
6	BUILDING PERMIT	29 NOV. '24
5	BUILDING PERMIT	27 SEPT. '24
4	RE-ISSUED FOR DP/REZONING	27 OCT. '23
3	RE-ISSUED FOR DP	25 AUG. '23
2	REISSUED FOR REZONING	6 JAN. '23
1	REZONING APPLICATION	25 APR. '22

alan lowe architect inc.

118 - 21 Erie St.
Victoria, British Columbia

Seal:



project title:
6 STOREY
MULTI FAMILY
DEVELOPMENT
3347 & 3351 GLASGOW AVENUE

drawing title:
SITE PLAN
PROJECT DATA

project no.: 21.706

date: 18 MAR. 2026 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A1.0

1 PROPOSED SITE PLAN
A1.0 SCALE: 1:200

PROPOSED BUILDING CODE DATA

BC BUILDING CODE EDITION : 2024, PART 3 (In-Stream)
B.C.B.C BUILDING AREA : 661.7 m²
GROSS FLOOR AREA : 3,852.2 m²
NO. OF STREETS FACING : 1
NO. OF STOREYS : 6

OCCUPANCY CLASSIFICATIONS : C (MAJOR OCCUPANCY)
F3 (SUBSIDIARY OCCUPANCY)

BUILDING CLASSIFICATIONS : B.C.B.C. 3.2.2.51
GROUP C - RESIDENTIAL, up to 6 storeys,
Sprinklered
Floor and roof assemblies shall be fire-separations with a fire resistance rating-not less than 1 H.R.
B.C.B.C. 3.2.2.88
GROUP F - Division 3, up to 2 storeys,
Sprinklered
Floor assemblies shall be fire-separations with a fire resistance rating-not less than 1 H.R.

SPRINKLERED : YES
NON-COMBUSTIBLE CONSTRUCTION REQUIRED : N/A
SUPPORTING STRUCTURES
FLOORS 1 HR
ROOFS 1 HR
NO. OF SUITES : 50
FIRE RESISTANCE RATINGS BETWEEN SUITES : 1 HR (B.C.B.C. 3.3.4.2.1)
FIRE RESISTANCE RATING OF CORRIDOR : 45 min. (B.C.B.C. 3.3.1.4.2.)
EMERGENCY POWER : YES
FIRE ALARM SYSTEM : YES (B.C.B.C. 3.2.4.1.1.)
STANDPIPE SYSTEM : YES (B.C.B.C. 3.2.5.8.)
UNIT ENTRY DOOR F.R.R. : 20 min. (B.C.B.C. 3.1.8.12.1.a.i.)

SPATIAL SEPARATION (B.C.B.C. 3.2.3)

SPATIAL SEPARATION (B.C.B.C. 3.2.3)						CONSTRUCTION OF EXPOSING BLDG. FACE		
	AREA OF EXPOSED BLDG. FACE	RATIO (L/H OR H/L)	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	F.R.R.	NON-COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CLADDING
WEST (FRONT LOT)	26.38 m ²	3.4:1	16.44 m	100 %	30.32 %	45 min.	N/A	N/A
SOUTH (SIDE LOT)	16.72 m ²	2:1	5.18 m	100 %	47.84 %	45 min.	N/A	N/A
EAST (BACK LOT)	21.36 m ²	2.7:1	22.76 m	100 %	37.4 %	45 min.	N/A	N/A
NORTH (SIDE LOT)	21.64 m ²	3.3:1	4.57 m	100 %	32 %	45 min.	N/A	N/A