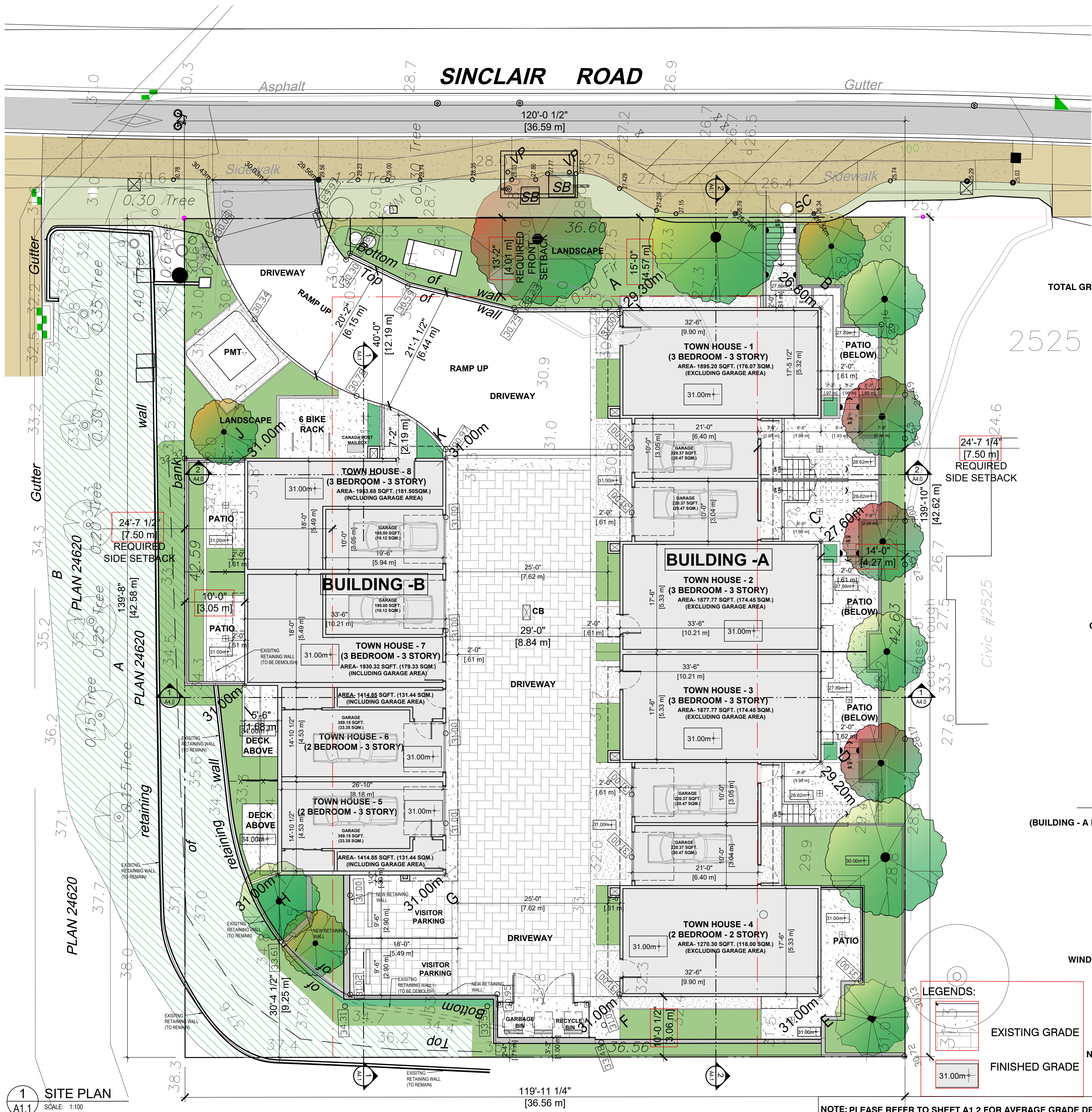




PROJECT DATA

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consultants:

LEGAL ADDRESS: LOT 2 SECTION 44, PID- 005-952-182
VICTORIA DISTRICT PLAN 5262

CIVIC ADDRESS: 2521 SINCLAIR ROAD
VICTORIA, BC, V8N 1B4

ZONING DATA

CURRENT ZONING: RS-10
PROPOSED ZONE: RT-7

SITE AREA : 1,556.40 m² (16,753.00 sq.ft.)

	REQUIRED	PROPOSED
LOT AREA :	-	1,556.40 m ²
GROUND COVERAGE (BUILDING -A):	-	313.00 m ² (3,369.05 sq.ft.)
GROUND COVERAGE (BUILDING -B):	-	200.60 m ² (2,159.15 sq.ft.)
TOTAL GROUND COVERAGE AREA (BUILDING A+B):	-	513.60 m ² (5,528.20 sq.ft.)
SITE COVERAGE(%):	45%	33.00%
OPEN SPACE (%):	-	40.15%
DRIVEWAY AND PARKING SPACE :	30%	26.85 % (417.88 m ² (4,498.05 sq.ft.)
FLOOR SPACE RATIO (FSR):		0.80 : 1

NUMBER OF ATTACHED DWELLING :	12.45	8 TOWNHOUSE
NUMBER OF STOREYS:	-	3 STOREY(TH- 1, 2, 3, 5, 6, 7 & 8)
		2 STOREY(TH- 4)
HEIGHT OF BUILDING A (M.):	10.5M (max.)	8.83M.
HEIGHT OF BUILDING B (M.):	10.5M (max.)	10.09M.

(SEE SHEET A3.0, A4.0 FOR BUILDING HEIGHT DETAILS)

	REQUIRED	PROPOSED
SETBACKS :		
FRONT (SINCLAIR RD):	4.0 M	4.57 M (15'-0")
REAR :	-	3.05 M (10'-0")
SIDE INTERIOR :	7.5 M	4.27 M (14'-0") (VARIANCE)
SIDE FLANKING :	7.5 M	3.05 M (10'-0") (VARIANCE)

BUILDING AREAS:

	BUILDING - A	BUILDING - B	TOTAL (ALL BUILDINGS)
LOWER FLOOR AREA:	1,852.85 sq.ft. [172.15 m ²]	-	1,852.85 sq.ft. [172.15 m ²]
GROUND FLOOR AREA:	2,487.55 sq.ft. [231.10 m ²]	1,042.30 sq.ft. [96.85 m ²]	3,529.85 sq.ft. [327.95 m ²]
2nd FLOOR AREA:	2,594.00 sq.ft. [241.00 m ²]	2,152.75 sq.ft. [200.00 m ²]	4,746.75 sq.ft. [441.00 m ²]
3rd FLOOR AREA:	-	2,379.10 sq.ft. [221.00 m ²]	2,379.10 sq.ft. [221.00 m ²]
TOTAL GARAGE AREA:	6,934.40 sq.ft. [644.25 m ²] (BLDG A TOTAL AREA EXCL. GARAGE)	5,574.15 sq.ft. [517.85 m ²] (BLDG B TOTAL AREA EXCL. GARAGE)	915.98 sq.ft. [84.96 m ²]

If the garage's total area exceeds 50 m² (538 sqft), any area beyond this will be added to the gross floor area calculation.]

PROPOSED GROSS FLOOR AREA: (BUILDING - A EXTRA GARAGE AREA INCLUDED)	13,424.53 sq.ft. [1,247.06 m ²]
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BUILDING SEPARATION :

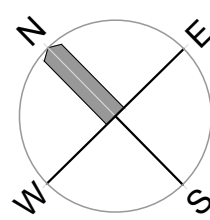
	REQUIRED	PROPOSED
FROM THE CENTRE OF ALL THE WINDOWS IN A LIVING ROOM:	15.0 M	8.84 M (VARIANCE)
FROM THE CENTRE OF ALL THE WINDOWS IN A HABITABLE ROOM: (OTHER THAN A LIVING ROOM)	12.0 M	8.23 M (VARIANCE)
FROM THE CENTRE OF ALL OTHER WINDOWS FROM WALLS & OUTSIDE CORNERS:	6.0 M	8.23 M

PARKING CALCULATION :

NUMBER OF PARKING STALLS:	1 IN EACH TOWN HOUSE	1 IN EACH TOWN HOUSE
NUMBER OF VISITORS PARKING STALLS:	0.3 SPACE/ TH = 8x0.3=2.4	2
NUMBER OF ACCESSIBLE PARKING STALLS:	1	0 (VARIANCE)
BICYCLE PARKING :		
CLASS 1	1 IN EACH TOWN HOUSE	1 IN EACH TOWN HOUSE
CLASS 2	6 SPACE RACK	6 SPACE RACK

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APRIL 23 2026
PLANNING DEPT.
DISTRICT OF SAANICH

project north:



issue / revisions:

4 FOR REZONING APPLICATION	31 MAR.' 26
3 FOR REVIEW	17 MAR.' 26
2 FOR REVIEW	10 OCT.' 25
1 FOR PRE-APPLICATION REVIEW	03 JULY '25
No. Issued / Revisions	Date

alan lowe architect inc.

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Victoria, British Columbia

t 250.360.2888

seal:



project title:

MULTI - FAMILY
TOWN HOUSES

2521 SINCLAIR ROAD

drawing title:

SITE PLAN - PROPOSED

project no.: 24.764

date: 31 MAR., 2026 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.:

A1.1