

PROJECT STATISTICS

816 CLOVERDALE AVE

Project No.: 24037

REVISION NO. 11	DATE:	09-Mar-26
SITE INFORMATION		
LEGAL DESCRIPTION	Parcel A (DD 1751281) of Lots 18, 19 and 20, Section 7, Victoria District, Plan 778, Except Part in Plan 3705 RW And Lot 1, Section 7, Victoria District, Plan 16796, Except Part in Plan 3705 RW	
CIVIC ADDRESS	816 CLOVERDALE AND 3316 OAK STREET MIXED USE, SAANICH, BC.	
ZONE	EXISTING C-6UD	PROPOSED CD
FLOOR AREA RATIO (AS PRE-DEDICATION)		
SITE AREA PRE-DEDICATION (M ²)		5,824 m ²
FLOOR AREA RATIO (AS PRE-DEDICATION)		6.14
FLOOR AREA RATIO (AS POST-DEDICATION)		
SITE AREA POST-DEDICATION (M ²)		5,647 m ²
FLOOR AREA RATIO (AS POST-DEDICATION)		6.33
GROSS FLOOR AREA (M ²)		
AVERAGE GRADE BLDG A		10.47m
MAX. BUILDING HEIGHT BLDG A		254.66' (77.62 m)
AVERAGE GRADE BLDG B		10.91 m
MAX. BUILDING HEIGHT BLDG B		240.22' (73.22 m)
LOT COVERAGE		50.46%

	PROPOSED SETBACKS	BUILDING SETBACKS
OAK STREET (PODIUM LEVEL)	9.83' (3.00M)	12.07' (3.68M)
OAK STREET (TOWERLEVEL, LEVEL 7 UP)	19.69' (6.00M)	21.62' (6.59M)
BLANSHARD ST (PODIUM LEVEL)	9.83' (3.00M)	14.04' (4.28M)
BLANSHARD ST (TOWERLEVEL, LEVEL 7 UP)	16.42' (5.00M)	22.83' (6.95M)
CLOVERDALE (PODIUM LEVEL)	9.83' (3.00M)	25.18' (7.67M)
CLOVERDALE (TOWERLEVEL, LEVEL 7 UP)	10.66' (3.25M)	31.38' (9.56M)

PROPOSED RESIDENTIAL AREA	SF	(M ²)
BUILDING A	197,397.0	18,338.78
BUILDING B	161,636.3	15,016.50
TOTAL PROPOSED RESIDENTIAL A & B	359,033.3	33,355.29

PROPOSED AMENITY AREA	SF	(M ²)
BUILDING A	8,088.0	751.40
BUILDING B	1,421.5	132.06
TOTAL PROPOSED AMENITY A & B	9,509.5	883.46

PROPOSED COMMERCIAL AREA	SF	(M ²)
BUILDING A	6,866.7	621.21
BUILDING B	4,516.0	419.55
TOTAL PROPOSED GROSS COMMERCIAL A & B	11,202.7	1,040.76

PROPOSED LEASABLE AREA	SF	(M ²)
BUILDING A	6,486.1	602.58
BUILDING B	4,128.0	383.50
TOTAL PROPOSED LEASABLE COMMERCIAL A & B	10,614.1	986.08

PROPOSED SERVICE AREA	SF	(M ²)
PARKADE 1 & 2	2,023.0	187.94
BUILDING A	2,716.7	252.39
BUILDING B	2,509.0	233.09
TOTAL PROPOSED SERVICE A & B	7,248.7	673.43

BIKE PARKING AREA	SF	(M ²)
BUILDING A	6,210.8	577.00
BUILDING B	1,380.0	128.21
TOTAL	7,590.8	705.21

TOTAL FLOOR AREA	SF	(M ²)
TOTAL PROJECT GROSS AREA (excluding concealed parking and bike parking and service areas located more than 1.5 m below finished grade)	384,971.2	35,764.99

VARIANCES		
Requesting a variance to not to comply with required commercial parking as per Bylaw 8200-Section 7-Table 7.1		
Retail = 1 space per 14m2		
Restaurant = 1 space per 10 m2		Sheets A200-A202
Community centre = 1 space per 20 m2		
Requesting a variance to not to comply with parking stalls dimensions as per Bylaw 8200-Section 7.5 - (c)		
Where any parking space abuts any portion of a fence or structure the minimum stall width shall be increased by 30 cm (1 ft) for that stall only.		Sheets A200-A202

LOCATION	TYPE AND QUANTITY		TOTAL
	CLASS 1	CLASS 2	
BUILDING A - RES ENTRANCE		6	6
BUILDING B - RES ENTRANCE		6	6
TOTAL RESIDENTIAL CLASS 2		12	12
COMMERCIAL (BLANCHARD ST)	8		8
COMMERCIAL (CLOVERDALE AVE)	4		4
TOTAL COMMERCIAL CLASS 2		12	12
RESIDENTIAL LEVEL 1			
BUILDING B - BIKE ROOM 5 (CARGO BIKES)	26		26
SUBTOTAL	26		26
RESIDENTIAL P1 & LEVEL 2			
BIKE ROOM 1 (LEVEL 2)	48		48
BIKE ROOM 2 (LEVEL 2)	50		50
BIKE ROOM 3 (LEVEL 2)	58		58
BIKE ROOM 4 (LEVEL 2)	40		40
BIKE ROOM 6 (P1)	171		171
BIKE ROOM 7 (P1)	142		142
BIKE ROOM 8 (P1 - CARGO BIKES)	20		20
BIKE ROOM 9 (P1)	24		24
SUBTOTAL	553		553
TOTAL RESIDENTIAL CLASS 1	579		579
%	100%		100%
% OF REQUIRED BIKES			
TOTAL CARGO BIKES	46	10%	
COMMERCIAL CLASS 1			
BUILDING A - COMM. BIKE RM.	9		9
TOTAL COMMERCIAL CLASS 1	9		9
GRANDTOTAL	588	24	612
%	96%	4%	100%

AREA TABLE SUMMARY		
COMMERCIAL AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	5,562.0	516.60
LEVEL 2	1,124.7	104.46
BUILDING A - TOTAL	6,686.7	621.06
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	4,031.0	374.40
LEVEL 2	485.0	45.05
BUILDING B - TOTAL	4,516.0	419.44
TOTAL COMMERCIAL AREA	11,202.6	1,040.50
RESIDENTIAL AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	2,523.9	234.42
LEVEL 2	3,741.6	347.52
LEVEL 3	15,084.7	1,401.06
LEVEL 4	15,084.7	1,401.06
LEVEL 5	16,724.4	1,553.36
LEVEL 6	8,135.7	755.64
LEVEL 7 - 23	135,430.5	12,578.78
ROOF LEVEL	671.6	62.38
BUILDING A TOTAL	197,397.0	18,334.23
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	1,924.8	178.78
LEVEL 2	5,623.8	522.34
LEVEL 3	10,447.5	970.36
LEVEL 4	10,447.5	970.36
LEVEL 5	10,446.3	970.25
LEVEL 6	7,778.3	722.45
LEVEL 7 - 21	114,123.7	10,599.81
ROOF LEVEL	844.4	78.43
BUILDING B TOTAL	161,636.3	15,012.78
RESIDENTIAL TOTAL	359,033.3	33,347.01
AMENITY AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	5,022.5	466.49
LEVEL 3	1,635.9	151.94
ROOF LEVEL	1,429.6	132.78
BUILDING A TOTAL	8,088.0	751.21
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
ROOF LEVEL	1,421.5	132.03
BUILDING B TOTAL	1,421.5	132.03
AMENITY TOTAL	9,509.5	883.24
SERVICE AREAS		
PARKADE	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL P1	2,023.1	187.90
PARKING TOTAL	2,023.1	187.90
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	1,901.0	176.57
ROOF LEVEL	815.7	75.76
BUILDING A TOTAL	2,716.7	252.33
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	1,596.5	148.28
ROOF LEVEL	912.6	84.76
BUILDING B TOTAL	2,509.1	233.04
SERVICE TOTAL	7,248.9	673.27
BIKE PARKING AREAS		
BUILDING A L1 BIKE STORAGE	301.8	28.03
BUILDING B L1 BIKE STORAGE	1,380.4	128.21
BUILDING A L2 BIKE STORAGE	5,909.0	548.83
BIKE PARKING TOTAL	7,591.2	705.07
TOTAL COMMERCIAL AREA	11,202.6	1,040.50
RESIDENTIAL TOTAL	359,033.3	33,347.01
AMENITY TOTAL	9,509.5	883.24
SERVICE TOTAL (ABOVE GRADE)	5,225.8	485.37
PROJECT TOTAL	384,971.2	35,764.99
FLOOR AREA RATIO		
SITE AREA (POST-DEDICATION)	60,786.0	5,647.0
COMMERCIAL FAR	0.18	
RESIDENTIAL FAR	0.81	
AMENITY FAR	0.16	
SERVICE FAR	0.05	
TOTAL FSR	6.2999	
LOT COVERAGE		
BUILDING A	SO. FT.	SQM
BUILDING B	18,906.8	1,756.06
BUILDING B	11,766.1	1,092.83
TOTAL	30,672.9	2,848.9
LOT COVERAGE		50.46%

AS PER BYLAW 8200 - LOT COVERAGE - MEANS THE HORIZONTAL AREA WITHIN THE VERTICAL PROJECTION OF THE OUTERMOST WALLS OF THE BUILDINGS ON A LOT EXPRESSED AS A PERCENTAGE OF THE LOT AREA.

USE	PARKING REQUIREMENTS	AREA / NO. OF DWELLING UNITS	REQUIRED	PROPOSED
RESIDENTIAL (APARTMENTS)	PARKING STALLS (1.5 PER DWELLING UNIT)		0	196
	ACCESSIBLE PARKING STALLS (401-500 UNITS)		4	4
	VAN ACCESSIBLE PARKING SPACES (401-500 UNITS)	459	2	2
	VISITOR PARKING STALLS (0.3 PER DWELLING UNIT) EXCLUDING SHARED WITH COMMERCIAL		138	SHARED - GENERAL VISITOR
	RESIDENTIAL SUBTOTAL:		138	202
COMMERCIAL (RETAIL, RESTAURANT & COMMUNITY CENTRE) The commercial uses anticipated are estimated at 20% retail and 80% restaurant.	RETAIL = 1 SPACE PER 14m2	209 m ²	15	
	RESTAURANT = 1 SPACE PER 10m2	777 m ²	78	
	COMMUNITY CENTER = 1 SPACE PER 20m2	452 m ²	23	57
	ACCESSIBLE PARKING STALLS (1 PER 100 STALLS)		1	1
COMMERCIAL SUBTOTAL:		116	58	
TOTAL:		254	260	

Per Table 7.1, the number of EVSE required for the Community Centre and Retail uses will comply with the CRD Public Electric Vehicle Charging Guidelines.

Per the Traffic Report, all commercial, community and residential visitor parking is proposed for shared use, noted as 'General Visitor' in the plans

Per Table 7.1B, the number of Van-accessible parking spaces is in addition to the minimum required accessible parking spaces.

LOADING	REQUIRED	PROPOSED	PROPOSED
ON-SITE LOADING STALLS (101 TO 250 DWELLING UNITS)	REQUIRED (1 MEDIUM & 1 LARGE)	MEDIUM	LARGE
LEVEL 1	2	1	1

OFF-STREET PARKING BREAKDOWN				
GENERAL VISITOR - SHARED COMMERCIAL AND RESIDENTIAL VISITOR PARKING				
LEVEL	STANDARD	SMALL	ACCESSIBLE	
LEVEL 1	12	3	1	16
P1	42			42
%	93%	5%	2%	100%
TOTAL COMMERCIAL PARKING PROPOSED: 58				
PROPOSED COMMERCIAL PARKING PER 1,000 SF: 3.7				
PROPOSED COMMERCIAL SOFT AREA PER 1 PARKING STALL: 183.00				
RESIDENTIAL NON-VISITOR PARKING				
LEVEL	STANDARD	SMALL	ACCESSIBLE	
P1	50	10	4	64
P2	111	25	2	138
TOTAL	161	35	6	202
%	80%	17%	3%	100%
PROPOSED RESIDENTIAL NON-VISITOR PARKING PER DWELLING UNIT: 0.44				
PARKING BY LEVEL				
LEVEL	STANDARD	SMALL	ACCESSIBLE	
GROUND	12	3	1	16
P1	92	10	4	106
P2	111	25	2	138
TOTAL	215	38	7	260
%	83%	15%	3%	100%
TOTAL PARKING STALLS IN THIS PROJECT 260				

A parking study and traffic report will be submitted as part of the Rezoning/Development permit application, with rationale for the proposed parking distribution. TDM measures are being considered, including an unbundled parking package. Enhanced bike facilities are being reviewed to be included in the project, including end of trip facilities, additional commercial bike parking for employees over the bylaw requirement, and bike repair equipment and space. The commercial uses anticipated are estimated at 20% retail and 80% restaurant.

USE	BIKE SPACES REQUIRED	TYPE AND NO. OF BIKE PARKING REQUIRED	REQUIRED	PROVIDED
RESIDENTIAL	ONE PER UNIT PLUS 6 SPACE RACK AT EACH ENTRANCE OF AN APARTMENT	CLASS 1	459	579
		CLASS 2 - SIX SPACE RACK	12 (2 NOS. OF SIX SPACE RACK)	12
RESIDENTIAL SUBTOTAL:			471	591
COMMERCIAL	ONE PER 250m2 GFA FOR THE FIRST 5000m2 AND ONE PER 500m2 GFA FOR ANY ADDITIONAL AREA	CLASS 1 - 50%	2.1	9
		CLASS 2 - 50%	2.1	12
COMMERCIAL SUBTOTAL:			4	21
GRAND TOTAL:			475	612

UNIT MIX - SUMMARY								
TOWER	LIVE-WORK	STUDIO	UNIT TYPE AND QUANTITY				NUMBER OF UNITS PER TOWER	
			JR. 1-BEDROOM	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM		3-BEDROOM
A	0	1	158	18	0	52	27	256
B	0	39	10	88	0	42	24	203
TOTAL	0	40	168	106	0	94	51	459
%	0%	9%	37%	23%	0%	20%	11%	100.00%

UNIT MIX - TOWER A								
LEVEL	LIVE-WORK	STUDIO	UNIT TYPE AND QUANTITY				NUMBER OF UNITS PER FLOOR	
			JR. 1-BEDROOM	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM		3-BEDROOM
*Adaptable units								
1							0	
2							0	
3			11	0		5	3	19
4			11	0		5	3	19
5			11	0		6	3	20
6		1	6	1		2	1	11
7			7	1		2	1	11
8			7	1		2	1	11
9			7	1		2	1	11
10			7	1		2	1	11
11			7	1		2	1	11
12			7	1		2	1	11
13			7	1		2	1	11