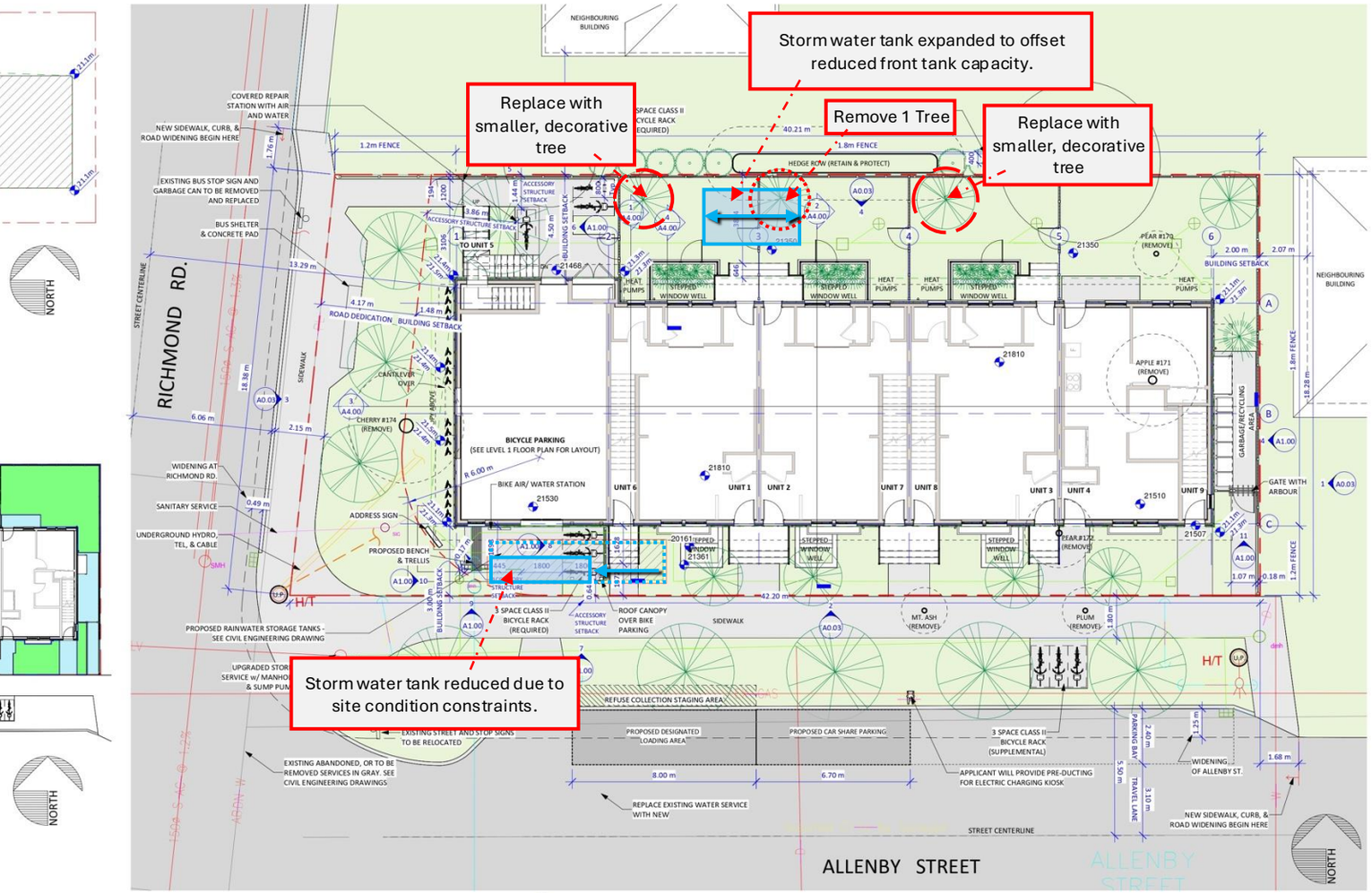
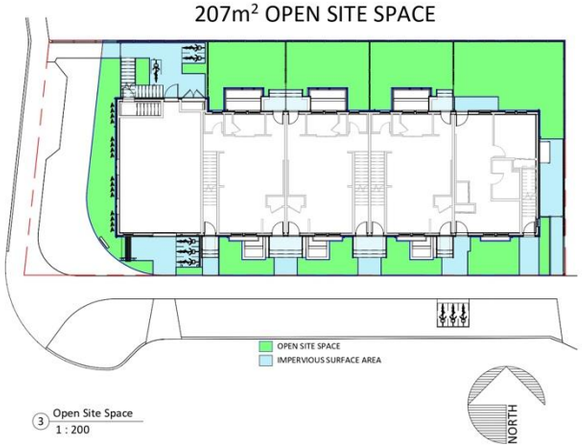


2 Grade Calculation Diagram
1 : 200

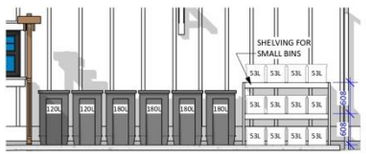


1 Site Plan
1 : 100

207m² OPEN SITE SPACE



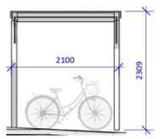
3 Open Site Space
1 : 200



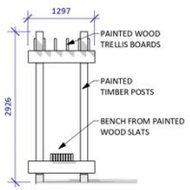
4 Garbage/Recycling - Front Elevation View
1 : 50



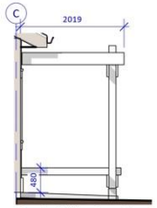
5 Covered Repair Station - Side View
1 : 50



6 Covered Repair Station - Front View
1 : 50



9 Bench/Trellis - Side View
1 : 50



10 Bench/Trellis - Front View
1 : 50

ANNOTATION LEGEND - TAGS

SPOT ELEVATION	Existing / New

Gross Floor Area	
Basement *	259.22 m²
Level 1	258.68 m²
Level 1 Bicycle Parking *	70.32 m²
Level 2	289.74 m²
Level 3	195.93 m²
	1,073.90 m²

*NOT COUNTED IN ZONING FLOOR AREA CALCULATIONS.

MEASUREMENTS ARE TAKEN TO THE OUTSIDE FACE OF THE EXTERIOR WALLS AND CENTERLINE OF THE PARTITION WALLS.

Rentable/Salable Floor Area	
Basement Storage	65.31 m²
Bike Room	67.13 m²
Electrical Closet	1.81 m²
Unit 1 - 3 Bedroom	118.73 m²
Unit 2 - 3 Bedroom	118.73 m²
Unit 3 - 3 Bedroom	118.33 m²
Unit 4 - 1 Bedroom	59.38 m²
Unit 5 - 2 Bedroom	105.47 m²
Unit 6 - 2 Bedroom	103.99 m²
Unit 7 - 2 Bedroom	103.99 m²
Unit 8 - 2 Bedroom	104.21 m²
Unit 9 - 1 Bedroom	49.24 m²
	1,016.32 m²

MEASUREMENTS ARE TAKEN TO THE CENTERLINE OF THE EXTERIOR WALLS AND CENTERLINE OF THE PARTITION WALLS PER THE BC STRATA ACT.

Project Information Table

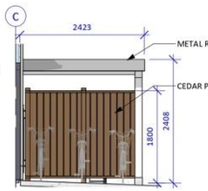
PROJECT DESCRIPTION	A MULTI-FAMILY TOWNHOUSE DEVELOPMENT DESIGNED TO SUPPORT SUSTAINABLE TRANSPORTATION LIFESTYLES
CIVIC ADDRESS	2859 RICHMOND ROAD, SAANICH BC
LEGAL DESCRIPTION	LOT 9, BLOCK 5, SECTION 26, VICTORIA DISTRICT, PLAN1107.
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	007-912-277
AUTHORITY HAVING JURISDICTION	THE CORPORATION OF THE DISTRICT OF SAANICH
ZONE (EXISTING)	RS-6
PROPOSED ZONE	**SITE SPECIFIC**
SITE AREA - NET AFTER ROAD DEDICATION	**666.58m²**
LOT COVERAGE	**49.4%**
TOTAL IMPERVIOUS SURFACE AREA	**98.4m²**
TOTAL FLOOR AREA	**744.36m²** Basement and Class 1 Bicycle Parking not included
FLOOR SPACE RATIO	1 : 1.1
BUILDING SETBACKS	SIDE YARD - WEST **1.48m** (5.65m before road dedication) FRONT YARD - SOUTH **3.00m** REAR YARD - NORTH **4.50m** SIDE YARD - EAST **2.00m**
BUILDING HEIGHT	**9.36m**
NUMBER OF UNITS (BY TYPE)	2x ONE BEDROOM UNITS, 4x TWO BEDROOM UNITS, & 3x THREE BEDROOM UNITS
BICYCLE PARKING	**18 = 9** STANDARD CLASS I BICYCLE STALLS ** + **9** CARGO SIZE CLASS I BICYCLE STALLS **5 =** STANDARD CLASS II BICYCLE STALLS **9** CLASS I BICYCLE STALLS REQUIRED **5** CLASS II BICYCLE STALLS REQUIRED
VARIANCES REQUESTED	LOT COVERAGE. BUILDING SETBACKS - SIDE YARD WEST & SIDE YARD EAST. NO MOTOR VEHICLE SPACES PROVIDED. 14 REQUIRED PER TABLE 7.1 OF THE ZONING BYLAW.

** 9 Class I stalls according to Saanich Bicycle Parking Guidelines, however, each stall has been enlarged to sufficiently fit 2 adult bikes (from 1.8m x 0.8m to 1.8m x 0.9m

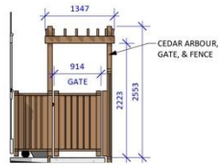
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PLANNING DEPT.
DISTRICT OF SAANICH



7 Bike Parking Canopy - Side View
1 : 50



8 Bike Parking Canopy - Front View
1 : 50



11 Arbour & Gate
1 : 50

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
REZONING AND DEVELOPMENT PERMIT	MARCH 10, 2021
REZONING & DP, REVISED	MAY 21, 2021
REZONING & DP, REVISED	JUNE 15, 2021
REZONING & DP, REVISED	JANUARY 18, 2022
REZONING & DP, REVISED	JUNE 14, 2022

Revision

No.	Description	Date
1	Basement removed from area & FSR calc.	2022-01-18
2	Dimensions to neighbouring buildings shown	2022-01-18
3	Dimensions to planter/trellis	2022-01-18
7	West refuse area removed & gate relocated	2022-01-18
8	Existing trees removed by neighbor	2022-01-18
9	Garbage/recycling area extended	2022-01-18
11	Fence at West setback reduced to 1.3m height	2022-01-18
12	Open site space diagram added	2022-01-18
13	Fence added at East property line	2022-01-18
14	View of refuse area added	2022-01-18
15	Site services & improvements listed	2022-01-18
16	Proposed zone is RT-WA	2022-01-18
17	Site boundary corner radius	2022-04-06
18	Building height increased	2022-04-06
20	Bench & trellis revised	2022-04-06
21	Roof canopy at bike parking added	2022-04-06
22	Address signage added	2022-04-06
24	Garbage/Recycling shed details added	2022-04-06
25	Privacy screens removed	2022-04-06
26	References to RT-WA zone removed	2022-04-06
27	Updated site area, lot coverage, total impervious area, floor area, & FSR calculation	2022-04-06
29	Open site space revised	2022-06-14
30	Rainwater storage tank note	2022-06-14
31	Floor area & FSR revised to not include class 1 bicycle parking	2022-06-14
32	Accessory structure removed	2022-06-14
33	Charging kiosk rough-in	2022-06-14
34	Allenby Street width dimensions	2022-06-14
35	Accessory structure setbacks added	2022-06-14
36	Total impervious surface area revisec	2022-06-14
37	Building height revised	2022-06-14
38	Guest bicycle parking reduced	2022-06-14
39	Refuse collection staging area added	2022-06-14
41	Accessory structure details added	2022-06-14
42	Arbour added at recycling gate	2022-06-14
43	Lot Coverage updated	2022-06-14

Consultant

2859 Richmond Rd.

Saanich, BC

Site Plan and Project Data

Date	2022-06-14 5:10:51 PM
Drawn by	KA, CC
Checked by	CL
	A1.00
Scale	As indicated

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