

AREA TABLE SUMMARY		
COMMERCIAL AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	2,966.1	275.49
BUILDING A - TOTAL	2,966.1	275.49
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	3,108.0	288.67
LEVEL 2	626.3	58.17
BUILDING B - TOTAL	3,734.3	346.84
TOTAL COMMERCIAL AREA	6,700.4	622.33
BUILDING A	G.L.A. (SQ.FT.)	G.L.A. (SQM)
LEVEL 1	2,966.1	275.49
BUILDING B	G.L.A. (SQ.FT.)	G.L.A. (SQM)
LEVEL 1	2,661.7	247.22
LEVEL 2	626.3	58.17
TOTAL GROSS LEASABLE AREA	6,254.1	580.88
RESIDENTIAL AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	6,982.5	648.54
LEVEL 2	10,852.4	1,007.97
LEVEL 3	15,112.4	1,403.64
LEVEL 4	15,112.4	1,403.64
LEVEL 5	16,719.4	1,562.89
LEVEL 6	8,133.6	755.45
LEVEL 7 - 23	135,389.4	12,574.97
ROOF LEVEL	671.6	62.36
BUILDING A TOTAL	208,973.7	19,409.48
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	2,011.1	186.79
LEVEL 2	5,092.9	473.03
LEVEL 3	10,584.8	983.12
LEVEL 4	10,584.8	983.12
LEVEL 5	10,584.9	983.12
LEVEL 6	7,774.9	722.13
LEVEL 7 - 21	114,076.4	10,595.42
ROOF LEVEL	844.4	76.43
BUILDING B TOTAL	161,554.2	15,005.15
RESIDENTIAL TOTAL	370,527.8	34,414.63
AMENITY AREA		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 3	1,607.2	149.28
ROOF LEVEL	1,429.6	132.78
BUILDING A TOTAL	3,036.8	282.05
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	4,458.3	414.09
SERVICE AREAS		
BUILDING A	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	1,692.7	157.22
ROOF LEVEL	815.7	75.76
BUILDING A TOTAL	2,508.4	232.98
BUILDING B	G.F.A. (SQ.FT.)	G.F.A. (SQM)
LEVEL 1	1,595.5	148.19
ROOF LEVEL	912.6	84.76
BUILDING B TOTAL	2,508.1	232.95
SERVICE TOTAL	5,016.5	465.93
BIKE PARKING AREAS		
BUILDING A L1 BIKE STORAGE	4,326.7	401.86
BUILDING B L1 BIKE STORAGE	937.0	87.03
BIKE PARKING TOTAL	5,263.7	488.89
TOTAL COMMERCIAL AREA	6,700.4	622.33
RESIDENTIAL TOTAL	370,527.8	34,414.63
AMENITY TOTAL	4,458.3	414.09
SERVICE TOTAL	5,016.5	465.93
BIKE PARKING TOTAL	5,263.7	488.89
PROJECT TOTAL	391,966.7	36,414.90
FLOOR AREA RATIO		
SITE AREA	60,786.0	5,645.8
COMMERCIAL FAR	0.11	
RESIDENTIAL FAR	6.10	
AMENITY FAR	0.07	
SERVICE FAR	0.08	
BIKE PARKING FAR	0.09	
TOTAL FSR	6.4483	

## PROJECT STATISTICS

Project No.: 24037

REVISION NO.11		DATE:	30-Apr-25
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.		
	EXISTING	PROPOSED	
ZONE	C-6UD	CD	
SITE AREA (M²)	5,824	5,647	
GROSS FLOOR AREA (M²)		36,415	
FLOOR AREA RATIO		6.45	
AVERAGE GRADE		10.51m	
MAX. BUILDING HEIGHT		256' (78.03M)	
SETBACKS	OAK STREET (PODIUM LEVEL)	9.83' (3.00M)	
	OAK STREET (TOWERLEVEL, LEVEL 7 UP)	16.42' (5.00M)	
	BLANSHARD ST (PODIUM LEVEL)	9.83' (3.00M)	
	BLANSHARD ST (TOWERLEVEL, LEVEL 7 UP)	16.42' (5.00M)	
	CLOVERDALE (PODIUM LEVEL)	4.1' (1.25M)	
	CLOVERDALE (TOWERLEVEL, LEVEL 7 UP)	11.48' (3.5M)	
PROPOSED RESIDENTIAL AREA		SF	(M²)
BUILDING A		208,974	19,414.29
BUILDING B		161,554	15,008.88
PROPOSED AMENITY AREA		SF	(M²)
BUILDING A		3,036	282.05
BUILDING B		1,422	132.06
PROPOSED COMMERCIAL AREA		SF	(M²)
BUILDING A		2,966	275.56
BUILDING B		3,734	346.93
TOTAL GROSS COMMERCIAL A & B		6,700	622.49
PROPOSED LEASABLE AREA		SF	(M²)
BUILDING A		3,037	275.56
BUILDING B		1,422	305.47
TOTAL LEASABLE COMMERCIAL A & B		6,254	581.02
PROPOSED SERVICE AREA		SF	(M²)
BUILDING A		2,508	233.04
BUILDING B		2,508	233.01
BIKE PARKING AREA		SF	(M²)
BUILDING A		4,327	401.96
BUILDING B		937	87.05
TOTAL FLOOR AREA		SF	(M²)
TOTAL PROJECT GROSS AREA		391,966	36,414.83

BICYCLE PARKING SUMMARY				
USE	BICYCLE SPACES REQUIRED	TYPE AND NO. OF BICYCLE PARKING REQUIRED	REQUIRED	PROVIDED
RESIDENTIAL	ONE PER UNIT PLUS 6 SPACE RACK AT EACH ENTRANCE OF AN APARTMENT	CLASS 1	467	677
		CLASS 2 - SIX SPACE RACK	12 (2 NOS. OF SIX SPACE RACK	12
	RESIDENTIAL SUBTOTAL:		479	689
	COMMERCIAL	ONE PER 250m2 GFA FOR THE FIRST 5000m2 AND ONE PER 500m2 GFA FOR ANY ADDITIONAL AREA	CLASS 1 - 50%	1.2
CLASS 2 - 50%			1.2	12
COMMERCIAL SUBTOTAL:		2	20	
GRAND TOTAL:		481	709	

BICYCLE PARKING BREAKDOWN					
LOCATION	TYPE AND QUANTITY			CLASS 2	TOTAL
	CLASS 1				
	HORIZONTAL	VERTICAL	OVERSIZED		
CLASS 2					
BUILDING A - RES ENTRANCE				6	6
BUILDING B - RES ENTRANCE				6	6
TOTAL RESIDENTIAL CLASS 2					12
COMMERCIAL (BLANCHARD ST)				8	8
COMMERCIAL (CLOVERDALE AVE)				4	4
TOTAL COMMERCIAL CLASS 2					12
RESIDENTIAL LEVEL 1 CLASS 1					
BUILDING A - BIKE ROOM 1	90	9	7		106
BUILDING A - BIKE CENTRE	13		12		25
BUILDING B - BIKE ROOM 2	19	16	5		40
SUBTOTAL	122	25	24		171
RESIDENTIAL P1 & LEVEL 2 CLASS 1					
BIKE ROOM 3 (P1)	183	71	47		301
BIKE ROOM 4 (P1)	31	36			67
BIKE ROOM 5 (P1)	27				27
BIKE ROOM 6 (LEVEL 2)	111				111
SUBTOTAL	352	107	47		506
TOTAL RESIDENTIAL CLASS 1	474	132	71		677
%	70%	19%	10%		100%
COMMERCIAL CLASS 1					
BUILDING A - COMM. BIKE RM.	8				8
TOTAL COMMERCIAL CLASS 1	8				8
GRANDTOTAL					
%	68%	19%	10%	3%	100%

## 816 CLOVERDALE AVE

OFF-STREET PARKING SUMMARY				
USE	PARKING REQUIREMENTS	AREA / NO. OF DWELLING UNITS	REQUIRED	PROPOSED
RESIDENTIAL (APARTMENTS)	PARKING STALLS (1.5 PER DWELLING UNIT)	467	701	209
	ACCESSIBLE PARKING STALLS (401-500 UNITS)		6	6
	VAN ACCESSIBLE PARKING SPACES (401-500 UNITS)		2	2
	VISITOR PARKING STALLS (0.3 PER DWELLING UNIT) EXCLUDING SHARED WITH COMMERCIAL		141	44
	RESIDENTIAL SUBTOTAL:		842	253
COMMERCIAL (RETAIL SALES OF GOODS AND SERVICES / FOOD STORES GREATER THAN 275m² OF GFA)	1 SPACE PER 14m2 (150 ft2) OF GROSS FLOOR AREA	6,700.40 ft.² / 622.49 m²	45	25
	ACCESSIBLE PARKING STALLS (1 PER 100 STALLS)		1	1
COMMERCIAL SUBTOTAL:			45	25
TOTAL:			887	278
Per Section 7.4 (a)(i) of Saanich's Zoning Bylaw, in a mixed residential/commercial development, required visitor parking spaces can be assigned to commercial use parking spaces but shall not account for more than 15% of the space required for the commercial use component.				
Per Table 7.1B, the number of Van-accessible parking spaces is included in the minimum required accessible parking spaces.				
LOADING			PROPOSED	PROPOSED
	REQUIRED	CLASS A	CLASS B	
LEVEL 1	10	1	1	

OFF-STREET PARKING BREAKDOWN				
COMMERCIAL PARKING				
	STANDARD	SMALL	ACCESSIBLE	
	20	4	1	25
%	80%	16%	4%	100%
TOTAL COMMERCIAL PARKING PROPOSED:				25
PROPOSED COMMERCIAL PARKING PER 1,000 SF:				0.25
PROPOSED COMMERCIAL SQFT AREA PER 1 PARKING STALL:				250.16
RESIDENTIAL VISITOR PARKING				
	PROPOSED RATIO:			
	0.1	PER DWELLING: 467=		47
	PROPOSED PROVISION:			
	15%	OF COMMERCIAL: 25=		3
TOTAL VISITOR PARKING PROPOSED (NOT SHARED WITH COMMERCIAL):				44
	OF WHICH ARE ON GROUND LEVEL:			5
	OF WHICH ARE ON P1 LEVEL:			39
	TOTAL VISITOR PARKING PROPOSED (INCL. SHARED WITH COMMERCIAL):			
RESIDENTIAL NON-VISITOR PARKING				
	STANDARD	SMALL	ACCESSIBLE	
P1	52	13	4	69
P2	113	25	2	140
TOTAL	165	38	6	209
%	79%	18%	3%	100%
PROPOSED RESIDENTIAL NON-VISITOR PARKING PER DWELLING UNIT:				0.45
PARKING BY LEVEL				
LEVEL	STANDARD	SMALL	ACCESSIBLE	
GROUND	25	4	1	30
P1	91	13	4	108
P2	113	25	2	140
TOTAL	229	42	7	278
%	82%	15%	3%	100%
TOTAL PARKING STALLS IN THIS PROJECT				278

CAR SHARE: One car share stall is proposed at grade at the northwest corner of the site. This stall has been excluded from the parking count.

A parking study and traffic report will be submitted as part of the Rezoning/Development permit application, with rationale for the proposing parking distribution. TDM measures are being considered, including a car share package and 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.

UNIT MIX - SUMMARY								
TOWER	UNIT TYPE AND QUANTITY							NUMBER OF UNITS PER TOWER
	LIVE-WORK	STUDIO	JR. 1-BEDROOM	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM	3-BEDROOM	
A	8	1	158	18	0	52	27	264
B	0	1	60	76	0	42	24	203
TOTAL	8	2	218	94	0	94	51	467
%	2%	0%	47%	20%	0%	20%	11%	100.00%

UNIT MIX - TOWER A								
LEVEL	UNIT TYPE AND QUANTITY							NUMBER OF UNITS PER FLOOR
	LIVE-WORK	STUDIO	JR. 1-BEDROOM	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM	3-BEDROOM	
1	8							8
2								0
3			11			5	3	19
4			11			5	3	19
5			11			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
14			7	1		2	1	11
15			7	1		2	1	11
16			7	1		2	1	11
17			7	1		2	1	11
18			7	1		2	1	11
19			7	1		2	1	11
20			7	1		2	1	11
21			7	1		2	1	11
22			7	1		2	1	11
23			7	1		2	1	11
TOTAL	8	1	158	18	0	52	27	264
%	3%	0%	60%	7%	0%	20%	10%	100.00%

UNIT MIX - TOWER B								
LEVEL	UNIT TYPE AND QUANTITY							NUMBER OF UNITS PER FLOOR
	LIVE-WORK	STUDIO	JR. 1-BEDROOM	1-BEDROOM	1-BEDROOM + DEN	2-BEDROOM	3-BEDROOM	
1								0