



SITE LEGEND

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|--|---|--|--|
| | PRINCIPLE ENTRY - WITHIN 15m OF FIRE ACCESS ROUTE (4-5m RADIUS FROM FIRE HYDRANT) | | AREA DRAIN (REFER TO CIVIL) |
| | OTHER ENTRANCES | | SEWER CONNECTION |
| | BARRIER FREE RAMP | | PROPOSED SITE LIGHTING - REFER TO ELECTRICAL DRAWINGS |
| | PROPOSED BARRIER-FREE PARKING - SYMBOL PAINTED ON ASPHALT | | PROPOSED LIGHT BOLLARD - REFER TO ELECTRICAL DRAWINGS |
| | BIKE RACK - REFER TO LANDSCAPE DRAWINGS | | PROPOSED TREE - REFER TO LANDSCAPE DRAWINGS |
| | 1.5m WIDE PAINTED CROSSWALK | | UTILITY RIGHT OF WAY |
| | DIRECTION OF TRAFFIC | | LANDSCAPING |
| | "LOADING ZONE, NO PARKING" SIGN | | CONCRETE SIDEWALK / CURB / WALKWAY |
| | PROPOSED LOCATION FOR ELECTRIC VEHICLE CHARGING STATION (REF. TO ELECTRICAL) | | ASPHALT |
| | PRIVATE PROPERTY | | LOADING ZONE - CONCRETE SLAB WITH CAPACITY TO CARRY THE WEIGHT OF A LOADING TRUCK OF 30,000 lbs / 25,000 kg (SYMBOL PAINTED ON CONCRETE) |
| | PROPOSED TRANSFORMER - REFER TO ELECTRICAL | | PROPOSED PROPERTY LINE - DELINEATES SCOPE OF WORK |
| | FIRE HYDRANT - EXISTING / PROPOSED (REFER TO CIVIL) | | EXISTING PROPERTY LINE |
| | CATCH BASIN (REFER TO CIVIL) | | SETBACK LINE |
| | GRADED TOP MANHOLE (REFER TO CIVIL) | | OUTLINE OF EXTENTS OF PARKING GARAGE WALLS BELOW GRADE |
| | | | LINE OF ROOF OVERHANG |

SITE PLAN NOTES

GENERAL NOTES:

- WHEEL STOPS TO BE 100mm HIGH AND PLACED 600mm FROM FRONT OF PARKING STALL (TYP.)
- NO PARKING STALLS SHOULD EXCEED 4% SLOPE IN ANY DIRECTION
- NO PARKING ANYTIME/FIRE LANE SIGNAGE TO BE POSTED ON INTERNAL ROAD OF SITE
- LANDSCAPE SHOWN FOR REFERENCE ONLY; REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS
- SITE LIGHTING SHOWN FOR REFERENCE ONLY; REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS
- SITE SERVICES, UTILITY RIGHT OF WAY AND GRADES FOR REFERENCE ONLY; REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS
- ALL BUILDING AREAS AND COVERAGE CALCULATIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY A LAND SURVEYOR REGISTERED IN THE JURISDICTION OF THE PROJECT
- REFER TO BICYCLE STORAGE SITE DETAIL FOR ADDITIONAL INFORMATION
- PROPOSED LOCATION FOR F.D.C. IS B/W 3m AND 15m FROM PRINCIPAL ENTRANCE OF BUILDINGS. INSTALL ON STAND-ALONE PEDESTAL
- ARROWS SHOWN ON ASPHALT INDICATE DIRECTION OF TRAVEL
- IRRIGATION SYSTEM TO BE SUPPLIED AND INSTALLED BY OWNER'S CONTRACTOR. SEPARATE METERS WILL BE LOCATED AS PER DESIGN, IF REQUIRED
- CAST IN PLACE RISERS IN WALKWAY TO BE COMPLETED BY CONTRACTOR. RISERS SHOWN ARE ESTIMATED BASED ON GRADES. ALL RISER COUNTS TO BE CONFIRMED
- REFER TO DP10-00-03 FOR WASTE & RECYCLING DRAWINGS AND DETAILS.
- SURFACE STALLS TO BE REGULAR CONCRETE
- REFER TO LANDSCAPE FOR FINISHES OF SIDEWALKS

NOTE: IF DEVELOPMENT OF THIS SITE OCCURS THAT INTERFERES W/ ANY EXISTING OR PROPOSED ADJACENT BOULEVARD TREES, RELOCATION MAY BE REQUIRED. DEVELOPER MUST CONTACT URBAN FORESTRY AND APPLY FOR TREE PROTECTION OR ARRANGE TREE COMPENSATION FOR ANY IMPACTED AREAS- REGULAR ASPHALT...

Site Information

| | |
|---------------------------|---|
| LAND USE DISTRICT | Proposed Direct Control |
| LEGAL DESCRIPTION | LOT 10, SECTION 62, VICTORIA DISTRICT, PLAN 4259; LOT X, SECTION 62, VICTORIA DISTRICT, PLAN 4808; AMENDED LOT A (SD 119590) OF SECTION 62, VICTORIA DISTRICT, PLAN 4808; LOT 1, SECTION 62, VICTORIA DISTRICT, PLAN 14229 |
| COMMUNITY | Saanich, BC |
| TOTAL DP SITE AREA | 2,603 SM 28,019 SF |
| All Lots | 0.26 HA 0.64 AC |

Development Statistics

| | |
|--------------------------|----------------------|
| PROPOSED USE | 1 Apartment Building |
| Floor Space Ratio | |
| Minimum | N/A |
| Maximum | 4 |
| Proposed | 3.40 |
| DENSITY | |
| Units | 105 |
| BUILDING AREA | |
| Area (sq per) | 1,485 SM 15,988 SF |
| COVERAGE AREA | |
| Maximum coverage | N/A |
| Coverage | 52% 1,355.2 SM |
| Open space | 515 SM 5,543 SF |
| Open space ratio to site | 20% |
| HEIGHT | |
| Maximum | N/A |
| Storeys / Meters | 6 21.7m |
| MINIMUM SETBACKS | |
| Required | Provided |
| FRONT | 4.0 M 4.9 M |
| WEST SIDE | 1.5 M 1.5 M |
| EAST SIDE | 1.5 M 3.4 M |
| REAR | 4.0 M 4.1 M |

Vehicle Parking - 6 Storey

| TYPE | REQUIREMENT | UNITS/SIZE | REQUIRED STALLS | PROVIDED STALLS |
|---------------------------|-------------|--|-----------------|-----------------|
| Building 1 | | | | |
| Apartments | Residential | 1.50 stalls/unit | 106 | 159 |
| Parkade | Residential | 1/215 SF | 2,084 SF | 10 |
| Medical | Commercial | 1/107 SF | 1,101 SF | 11 |
| Restaurant | Commercial | 1/107 SF | 1,101 SF | 11 |
| Visitors | All | 0.3 of building area (2 sq per Module) | 32 | 5 |
| Modo Shared | All | 0.3 of building area (2 sq per Module) | 2 | 2 |
| Van-Accesible | All | 0.3 of building area (2 sq per Module) | 1 | 1 |
| Surface - Vis tor parking | | | 7 | |
| Surface - Loading stall | | | 1 | |
| Total Stalls | | | 215 | 120 |
| Deficiency | | | 42 | 33 |

*35% allowed to be small car parking :

| | | | |
|--------------|--|-----|------------------|
| Barrier Free | 4 As per Saanich bylaw (+1 Van-accessible stall) | 4+1 | incl. in parking |
|--------------|--|-----|------------------|

Bicycle Parking

| TYPE | REQUIREMENT | UNITS | REQUIRED STALLS | PROVIDED STALLS |
|---------------------|---------------------|------------------|-----------------|-----------------|
| Building 1 | | | | |
| Class 1 | residents | 1.00 stalls/unit | 106 | 106 |
| Class 2 | commercial entrance | 1.00 stalls/unit | 1 | 1 |
| Class 2 | commercial | Area/250SM | 334 SM | 6 |
| Total Stalls | | | 114 | 115 |

Building Areas - 6 Storey

| LEVEL | GROSS FLOOR AREA (Balconies not included) | COMMERCIAL AREA (incl. in GFA) | COMMON/CIRCULATION AREA (Indoors only) | RESIDENTIAL UNIT COUNT | TOTAL |
|-------------------|---|--------------------------------|--|---|-------|
| | SM SF | SM SF | SM SF | B2, B3, D1&D2, D1-B&D2-B (2BD/1BATH) F1&F2, F2-B, F3 (2BD/2BATH) K1 (3BD/2BATH) | |
| Building 1 | 8,531.9 SM 91,837 SF | 306.8 SM 3,303 SF | 1,131.0 SM 12,174 SF | 79 | 22 |
| Level 1 | 1,355.16 14,587 | 366.81 3,961 | 1,131.0 12,174 | 9 | 2 |
| Level 2 | 1,431.82 15,412 | 366.81 3,961 | 1,131.0 12,174 | 14 | 4 |
| Level 3 | 1,441.11 15,512 | 366.81 3,961 | 1,131.0 12,174 | 14 | 4 |
| Level 4 | 1,441.11 15,512 | 366.81 3,961 | 1,131.0 12,174 | 14 | 4 |
| Level 5 | 1,441.11 15,512 | 366.81 3,961 | 1,131.0 12,174 | 14 | 4 |
| Level 6 | 1,421.60 15,302 | 366.81 3,961 | 1,131.0 12,174 | 14 | 4 |
| TOTAL GFA | 8,531.9 SM 95,139 SF | | | | |

Parkade Area Provided

| LEVEL | GROSS FLOOR AREA | UNDERGROUND... |
|--------------|--------------------|-------------------|
| | SM SF | SM SF |
| P1 | 2,346.53 25,258 | 289.82 3,119.56 |
| P2 | 2,346.53 25,258 | 311.80 3,356.2 |
| TOTAL | 4,693 SM 50,516 SF | 6,017 SM 6,475.76 |

| DATE | ISSUED FOR | REV |
|------------|---------------|-----|
| 01/29/2025 | ISSUED FOR DP | 1 |



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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component

Key Plan

| | |
|--------------------|------------------------------|
| Consultants | J.E. ANDERSON AND ASSOCIATES |
| Survey: | NORR |
| Civil: | NORR |
| Architecture: | NORR |
| Structural: | NORR |
| Mechanical: | NORR |
| Electrical: | NORR |
| Interiors: | NORR |
| Landscape: | AS |



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| | | | |
|------------------------|------------|----------------|--------|
| Project Manager | A. Guccio | Drawn | AD, LA |
| Project Leader | C. O'Shine | Checked | LA, AG |

Client

LUXURIA

LUXURIA SAANICH APARTMENT

3447-3461 Cook Street Saanich, BC, Canada

Drawing Title

SITE PLAN

Scale

As indicated

Project No.

NCCA23-0265

Drawing No.

DP-A10-02

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