



APPENDIX A – SITE PLAN

6. DEVELOPMENT DATA

Zoning
 Existing M2 (Wholesale, Warehouse and Office), RM-3TR (Residential Mixed Zone and Recreation) & P4 (Open Space)
 Proposed New Comprehensive Development (CD) Zone

Gross Site Area (with municipal triangle) 108,450 m² (26.8 acres or 1,167,346 sq.ft.)
Gross Site Area (without municipal triangle) 107,382 m² (26.5 acres or 1,155,853 sq.ft.)

Park Dedication 7,600 m² (81,805 sq.ft.) (7% of gross site / 9% of net site)
 Park A 1,060 m² (11,410 sq.ft.)
 Park B 6,540 m² (70,396 sq.ft.)

Road Dedication
 Internal Roads / Cordova Bay Frontage 16,400 m² (176,528 sq.ft.)

Net Site Area 84,450 m² (20.8 acres or 909,012 sq.ft.) (excluding roads, road dedication on Cordova Bay Rd and parks)

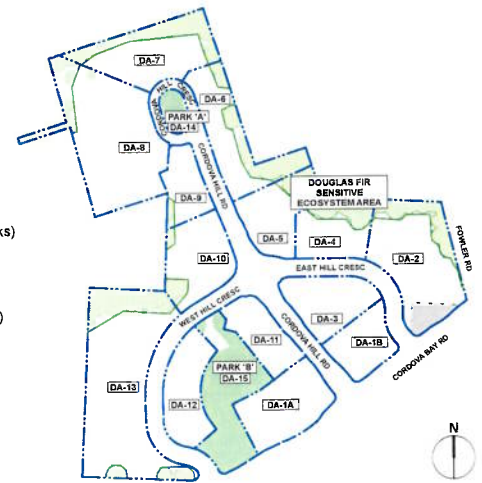
Gross Floor Area (GFA) 143,550 m² (1,545,159 sq.ft.)

Density
 Floor Space Ratio (FSR) 1.323:1 (gross site) 1.7:1 (net site)
 Units per Acre (UPA) 44 units per acre (107 units per hectare) (gross site) / 56 units per acre (136 units per hectare) (net site)

Development Areas (DAs) The site is divided into Development Areas (DAs) DA-1 through DA-15

Subdivision To align with Development Areas.

Phasing Anticipated Phase 1 will include DA-1A, DA-1B and DA-2. Refer to proposed Phasing Plan in Appendix A Technical Drawings for subsequent phasing order.



6.1 Development Areas (DAs)

Development Area (DA)	DA Size (m ²)	Residential Gross Floor Area (m ²)	Non-Residential Gross Floor Area (m ²)	Gross Floor Area (m ²) (Total of column 1 + 2)	Floor Space Ratio (FSR)	Approx. # of units	Building Typology	Residential Tenure
DA-1A	5,280	5,300	—	5,300	1.00	24	Townhouse	Strata
DA-1B	3,300	3,310	—	3,310	1.00	16	Townhouse	Strata
DA-2	8,760	9,740	1,350	11,090	1.30	116	Mid-rise	Non- / Below-Market Rental
DA-3	4,250	8,430	600	9,030	2.15	95	Mid-rise	Market Rental
DA-4	4,240	7,300	330	7,630	1.80	79	Mid-rise	Market Rental
DA-5	4,490	8,080	—	8,080	1.80	82	Mid-rise	Strata
DA-6	6,050	6,050	—	6,050	1.00	30	Townhouse	Strata
DA-7	6,790	10,870	—	10,870	1.60	82	Mid-rise	Strata
DA-8	11,730	17,590	—	17,590	1.50	118	Mid-rise	Strata
DA-9	2,850	5,130	—	5,130	1.80	50	Mid-rise	Strata
DA-10	5,090	7,830	—	7,830	1.55	70	Mid-rise	Strata
DA-11	3,400	7,820	—	7,820	2.30	80	Mid-rise	Strata
DA-12	4,390	10,320	—	10,320	2.35	100	Mid-rise	Strata
DA-13	13,830	33,500	—	33,500	2.45	218	Mid-rise	Strata
DA-14 (Park)	—	—	—	—	—	—	—	—
DA-15 (Park)	—	—	—	—	—	—	—	—
Total	84,450	141,270	2,280	143,550	1.7^a	1,160^b		

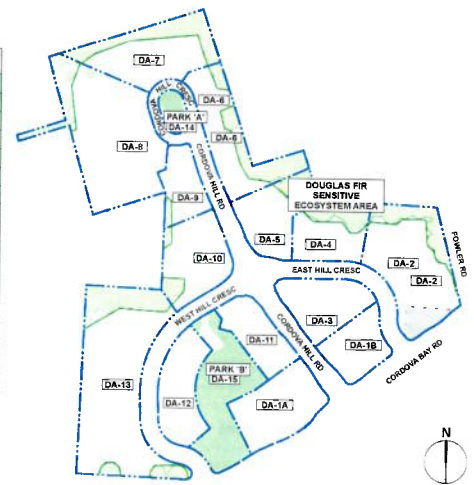
General Notes:

- Project Data is based on including the municipally owned triangle site as part of the gross site area and application submission. The site is going through ownership transfer from District of Saanich to Aragon (Cordova Bay) Properties.
- The illustrated design and project data are based on preliminary programming of use, functional area and height. The buildings and data are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and design parameters must be determined as the basis for a full design process for each building.
- Floor Space Ratio numbers used in Section 6.1 Development Areas (DAs) are based on net site area.
- For bylaw purposes, Gross Floor Area (GFA) and Floor Space Ratio (FSR) numbers have been rounded up to the nearest 10m² (GFA) and 0.05 (FSR).
- The following provision is proposed for inclusion in the zone: Up to 15% of the calculated maximum permitted Floor Space Ratio (FSR) and number of units in any Development Area may be transferred to another Development Area.
- Please note that the approximate number of units indicated in this study is based upon a conceptual design and should not carry through to regulatory documents without further discussion with the applicant.

6 DEVELOPMENT DATA

6.2 Permitted Uses

PERMITTED USE	DA-1A	DA-1B	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8	DA-9	DA-10	DA-11	DA-12	DA-13	DA-14	DA-15
PERMITTED USE															Park A	Park B
Accessory Bldg & Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Accessory Dwelling Unit	Y	Y					Y									
Apartment			Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		
Attached Housing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Commercial			Y	Y												
Community / Activity Centre			Y													
Daycare, Child			Y		Y											
Home Occupation Office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Houseplex	Y	Y					Y							Y		
Medical and Dental Services			Y	Y												
Office			Y	Y												
Personal Service			Y	Y												
Restaurant (including Café)			Y	Y												
Retail Sales			Y	Y												
Secondary Suite	Y	Y					Y									
Two-Family Dwelling	Y	Y					Y									



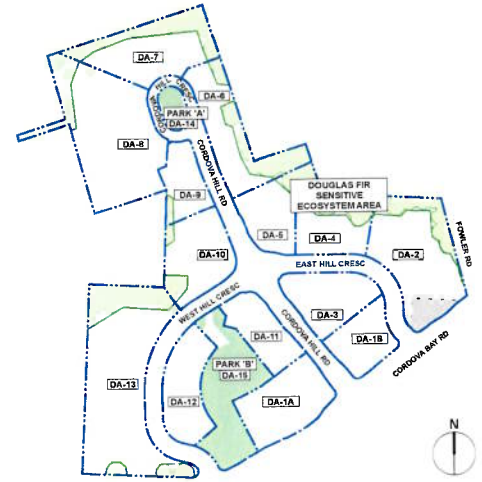
Land Use Notes:

- The land use terms are as defined in Zoning Bylaw 8200.
- Per the Local Government Act - Division 14: If, at the time the land use regulation bylaw is adopted, land, or a building or other structure, to which that bylaw applies is lawfully used, and the use does not conform to the bylaw, the use may be continued as a non-conforming use.

5 DEVELOPMENT DATA

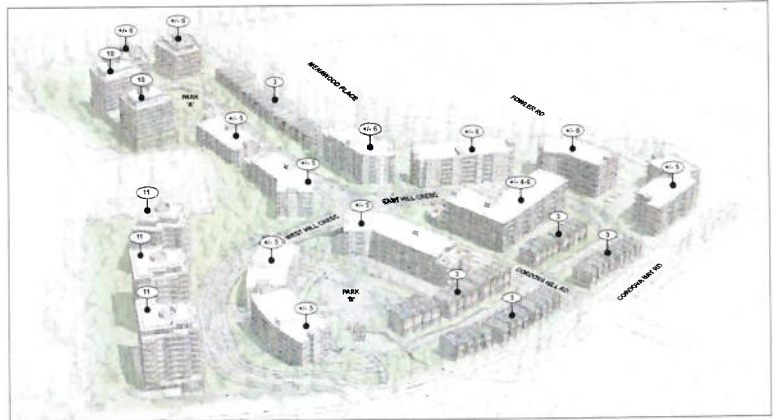
6.3 Building Height, Setbacks and Separation

Development Area (DA)	Building Height (m)	Building Height (# of storeys)	Height of Level 1 (m)
DA-1A	12.35	3	3.35
DA-1B	12.35	3	3.35
DA-2	24.5	6	5.0
DA-3	24.5	4 at townhouses 6 elsewhere	5.0
DA-4	24.0	6	4.5
DA-5	24.0	6	4.5
DA-6	12.35	3	3.35
DA-7	24.0	6	4.5
DA-8	38.0	10	4.5
DA-9	20.5	5	4.5
DA-10	20.5	5	4.5
DA-11	20.5	5	4.5
DA-12	20.5	5	4.5
DA-13	41.5	11	4.5



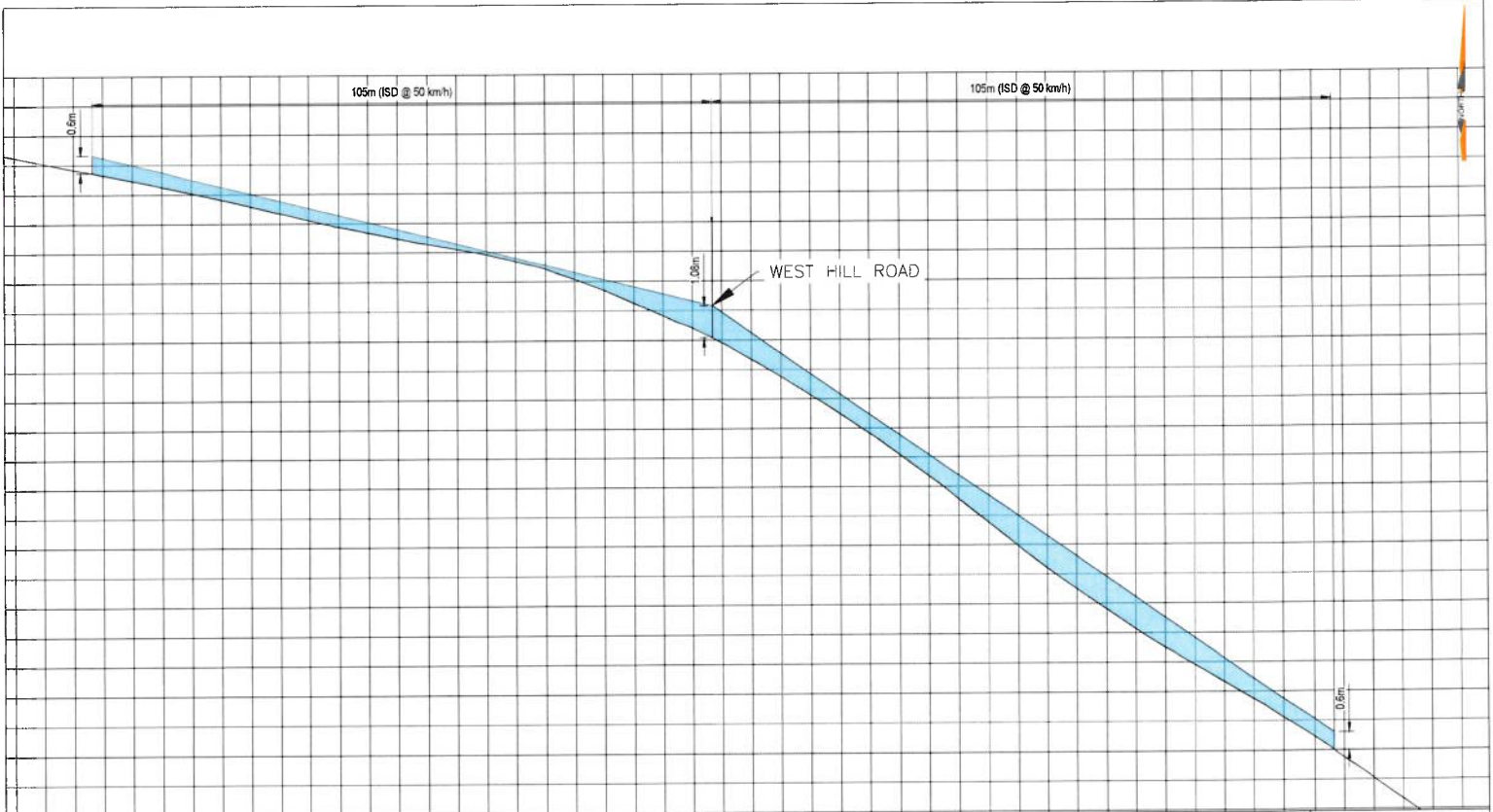
Building Height Notes:


1. The data information included is conceptual and subject to review and refinement prior to legal agreement.
2. Building heights will be measured from grade as defined in Zoning Bylaw 8200.
3. The height measurement excludes any projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, elevator penthouses / lifting devices which protrude above the roof line (extracted from Zoning Bylaw 8200). The definition of height has been expanded to also include masts, solar heating devices, rainwater cisterns, rooftop greenhouses, stormwater retention or water quality facilities together with their supporting structures which are non-habitable and may be enclosed or unenclosed.
4. Maximum heights are based on floor-to-floor heights appropriate to the use.

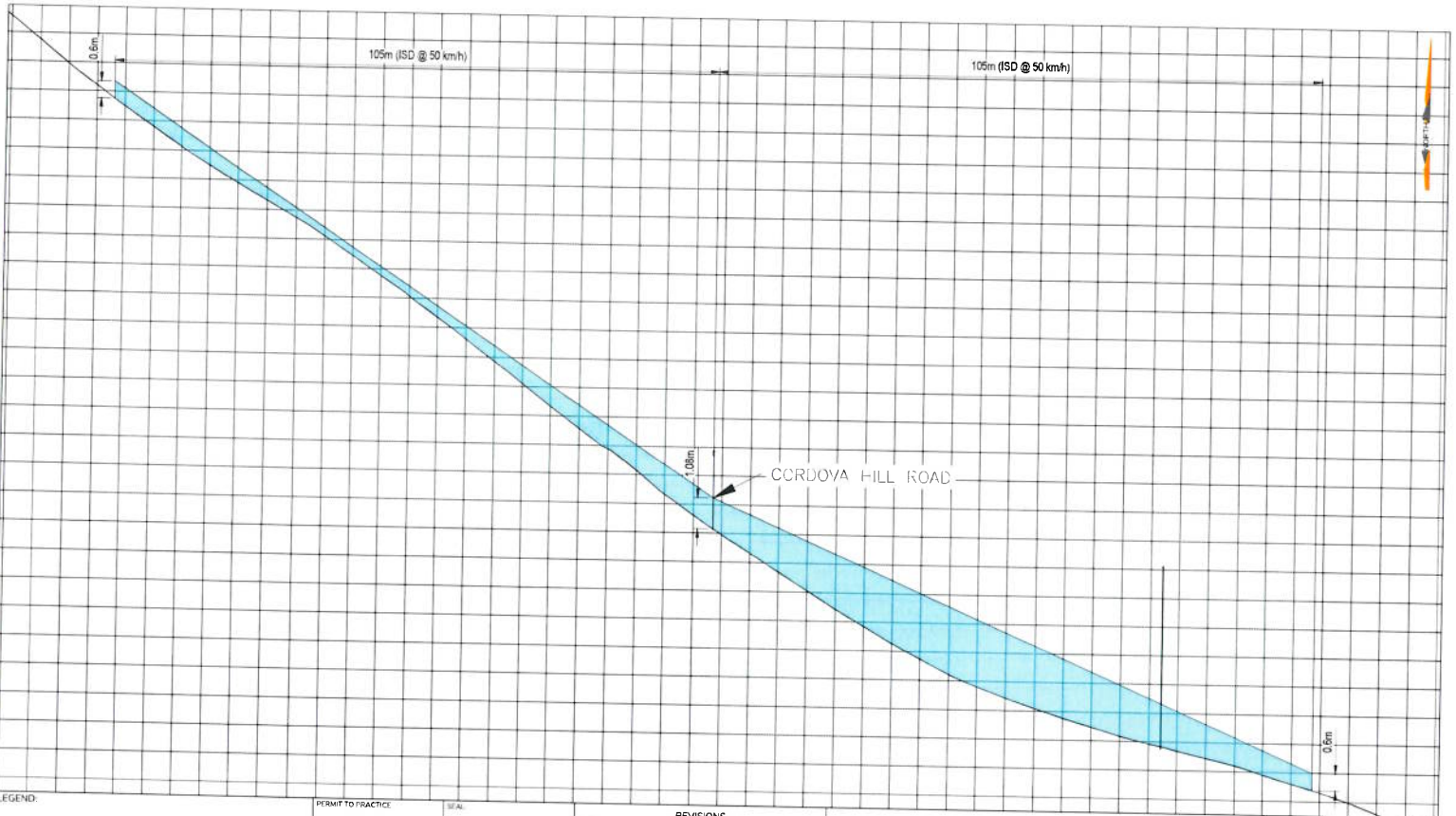




APPENDIX B – SIGHT DISTANCE

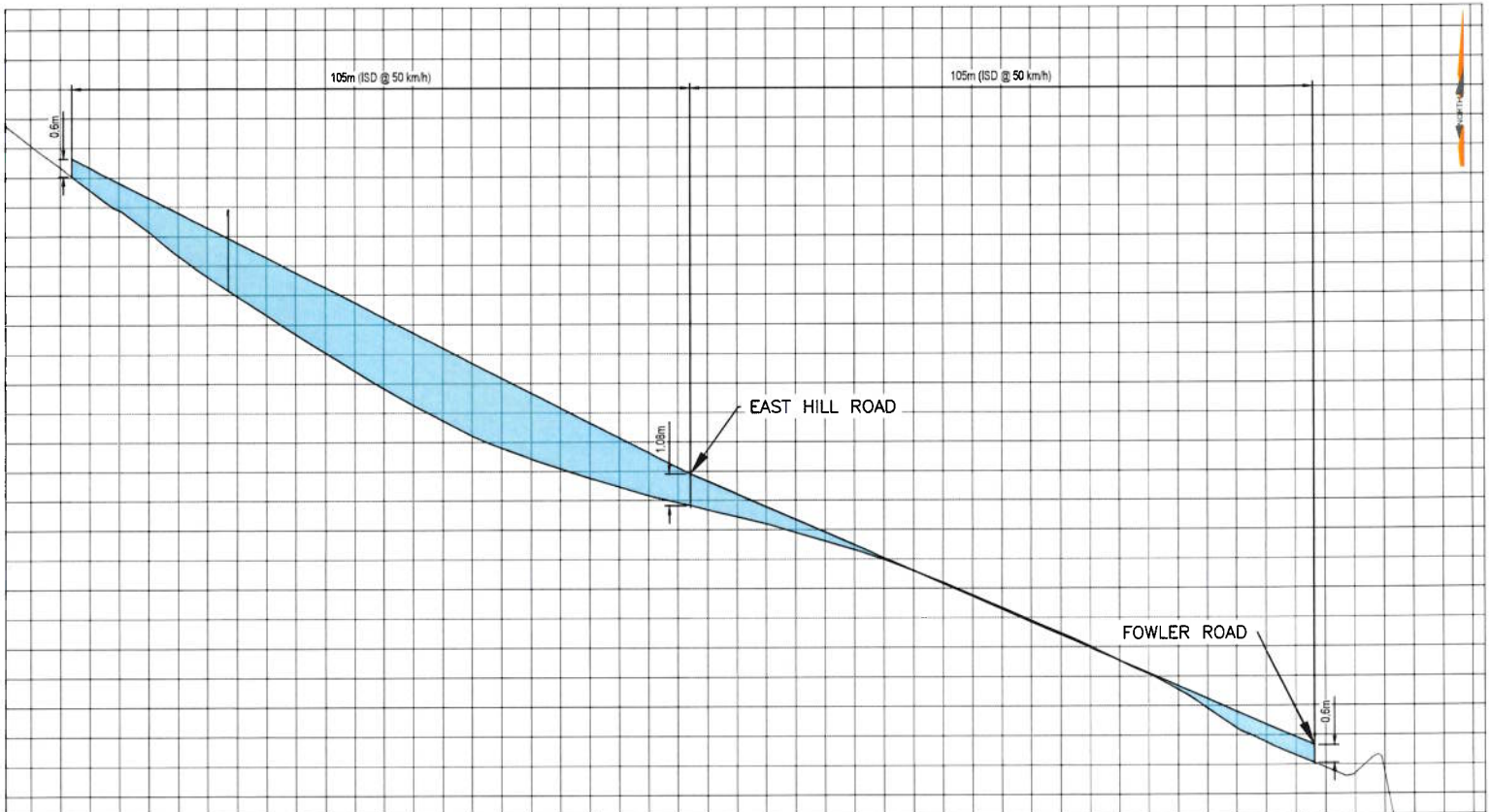


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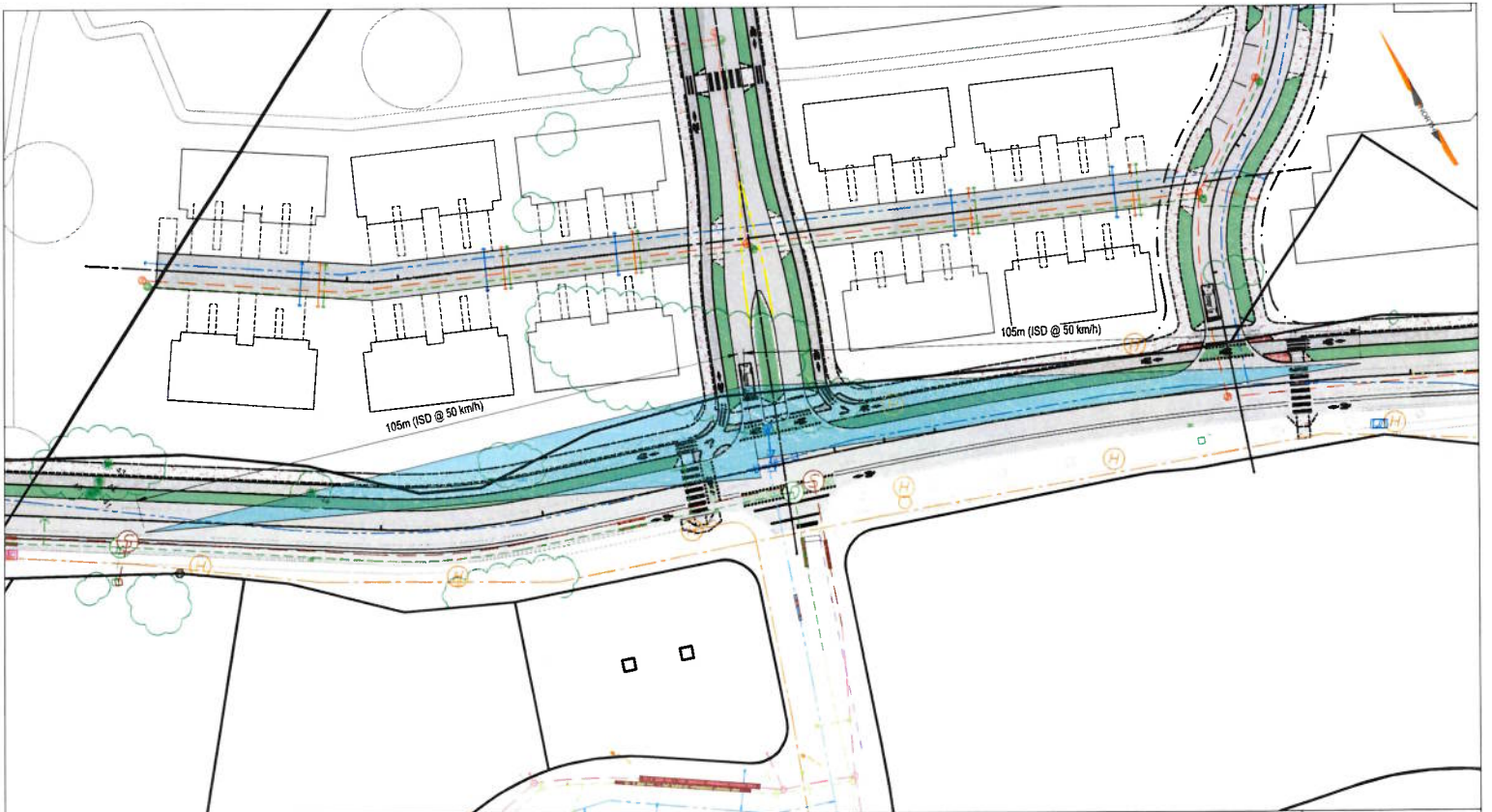



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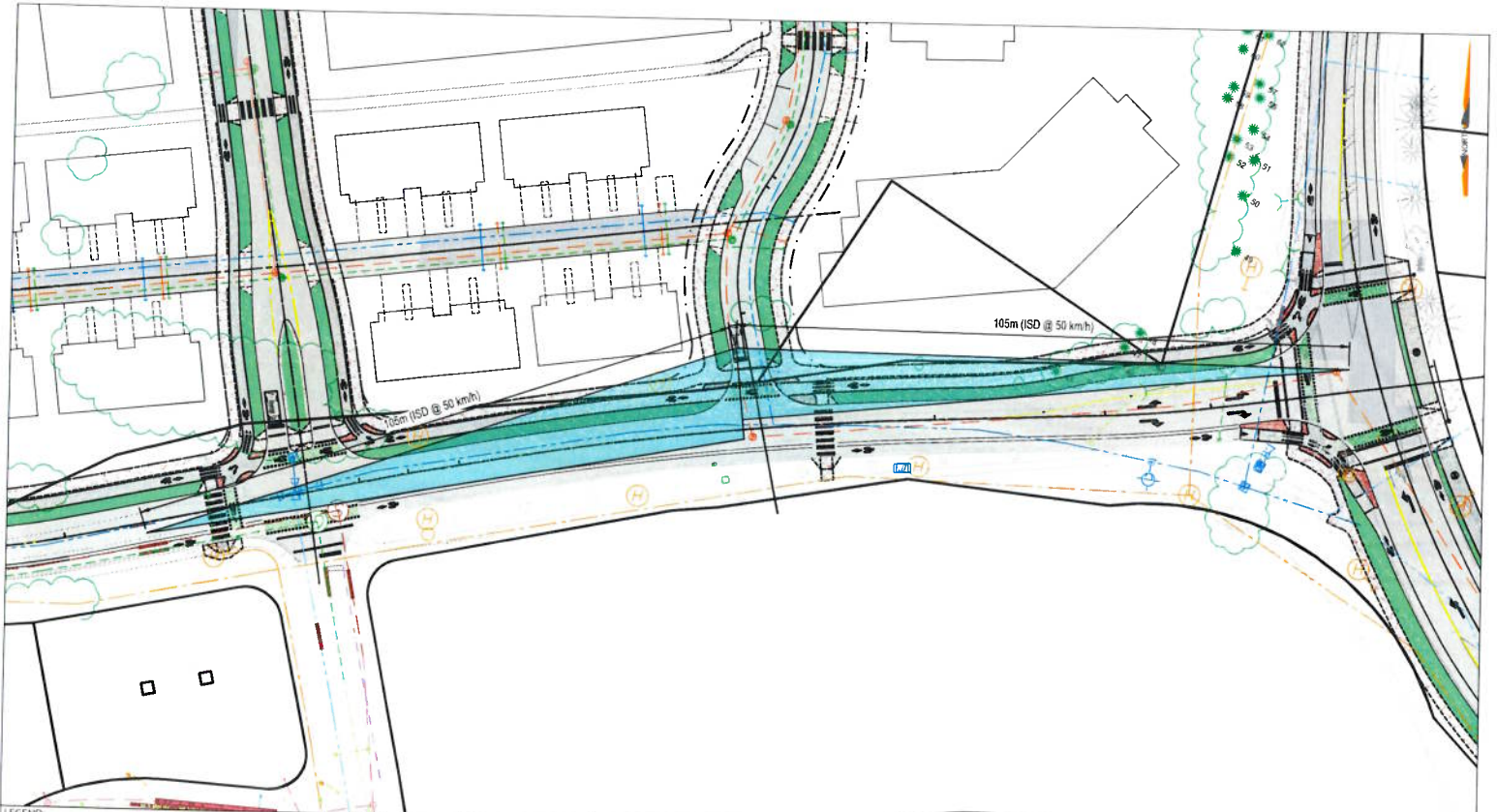
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