

4090 TORQUAY DRIVE DISTRICT OF SAANICH			EXISTING ZONING: RS-6 PROPOSED ZONING: RM-7		SITE AREA (SF) SITE AREA (SM)	22199.4 2062	ALLOWABLE FSR PROPOSED FSR	1.20 1.06
AREA CALCULATION	G.F.A. (SF)	SERVICE/GARAGE	NET RESIDENTIAL (SF)	BALCONIES (SF)	NO. UNITS			
LEVEL 1	7236.4	315.7	6920.7	0.0	18			
LEVEL 2	7588.6	0.0	7588.6	0.0				
LEVEL 3	7588.6	0.0	7588.6	0.0				
ROOF	1030.8		1030.8	0.0				
TOTAL	23444.4	315.7	22097.9	0.0	18			
AREA CALCULATION	G.F.A. (SM)	CIRCULATION (SM)	RESIDENTIAL (SM)	BALCONIES (SM)	NO. UNITS			
LEVEL 1	672.3	29.3	642.9	0.0	18			
LEVEL 2	705.0	0.0	705.0	0.0				
LEVEL 3	705.0	0.0	705.0	0.0				
ROOF	95.8	0.0	95.8	0.0				
TOTAL	2178.1	29.3	2053.0	0.0	18			

UNIT MIX						
UNIT TYPE	UNIT NAME	TOTAL UNIT COUNT	GROSS AREA (SF)	GROSS AREA (SM)	TOTAL (SF)	TOTAL (SM)
STUDIO	STUDIO	1	315.7	29.3	315.7	29.3
2-BEDROOM	2BED	5	631.4	58.7	3157.0	293.3
3-BEDROOM	3BED	12	1507.0	140.0	18084.0	1680.1
TOTAL		18			21557	2003

Project Data Table

		Provided as Per Plan	Required as Per Bylaw RM-7 Neighbourhood Residential Mixed	Bylaw Section	Variance Requested
Lot Size (m ²) (net)		2062.99m ²			
Density					
	Gross Floor Area (m ²)	2,178.1 m ²			
	Floor Space Ratio	1.06	1.2	630.3	
	Lot Coverage (%) Building	33%	45%	630.2	
	Garbage Room (16.83sm)	1%	10%	630.5	
	Unit Total	18			
Height					
	Height	12.06m Highest point Building 2	11 m	630.4b	1.06m Additional Height 12.06m Total
	Storeys	3	3	630.4b	
Setbacks					
	Front/Street Facing (east)	Bldg 1 – 4.0m	4.0 m	630.4a	
		Bldg 1 – 4.7m			
	Interior (north)	Bldg 2 – 3.0m	3.0 m	630.4a	
		Garbage Room – 6.9m	1.5 m	630.5	
	Interior (south)	Bldg 1 – 8.6m	3.0 m	630.4a	
		Bldg 2 – 7.5m			
		Garbage Room – 16.0m	1.5 m	630.5	
	Rear (west)	10.3m	4.0 m	630.4a	
Projections Per s.5.8 c: Steps, Eaves, Canopies, etc.					
	Front/Street Facing (east)	Exterior Stair 1: 1.5m Exterior Stair 2: 1.8m	1.2 m (max)	s. 5.8(c)	Exterior Stair 1: 1.86m Exterior Stair 2: 1.06m
	Interior (north)	Bldg 1:n/a Bldg 2:0.6 m	0.6 m (max)		
	Interior (south)	Bldg 1:n/a Bldg 2:n/a	0.6 m (max)		
	Rear (west)	Bldg 1:n/a Bldg 2:n/a	1.2 m (max)		
Landscaping and Surfacing					
	Open Space Area	Approx 514.2 sq.m.	no requirement		
	Total Permeable Area	31%	-		
	Total Impervious Area	69%	-		
	Lanscaping and Screening	See Site/Landscape Plans	Landscaped areas and screening requirements	6.1 and 6.4	
	Fence Height	n/a	1.5m-1.9m	6.2	
Off-Street Parking					
	Parking for Attached Housing	12	Maximum 1.5 per unit	Table 7.1	
	Visitor Parking	17%	30% of Total	7.4	Parking Provided: 3 Stalls Parking Required: 6 Variance Request: 3
	Accessible Parking	0.6 m (max)	1	7.4	
	Parking Stall Size	2.75 m x 5.5 m	Complies	7.2	
	Loading Stalls	0	1	7.4(g) & Table 7.5	Loading Proposed: 0 Stalls Loading Required: 1 Stall Variance Requested: 1 Stall For one stall in Building 2: Drive Aisle Proposed: 6.1m Drive Aisle Required: 6.75m Variance Requested: 0.65m
	Maneuvering Aisle Width	Minimum or greater generally provided	6.75 (single bank)	7.2	
	Parking Area – Max Size	29.80%	Maximum of 30%	630.6a	
	Parking Lighting	Will be designed not to affect adjoining properties	Not to affect adjoining neighbours	630.6b	
	Refuse Containers	Located in enclosure	Access to communal and screening	5.12	
Bicycle Parking					
	Class I Spaces	23	1 per Unit 18 Total	7.8	
	Class II Spaces	6	not required	7.8	
Electric Charing Stations					
	EV Charging Stations	100% Capable for unit stalls	100%	Table 7.1	
Transportation Demand Management (TDM)					
	Land Use Category	B (Village)	B (Required)		
	TDM Plan	TDM Plan A - Carshare Package I. Provide membership to a two-way carshare service for every dwelling unit for the lifetime of the building. TDM Plan B - Cycling Package I. Provide 30% additional Class I bicycle parking spaces above the minimum requirements set out in the Table 7.4 5 additional Class I Provided which is 30% more than the requirement	Village Neighbourhoods Must adopt TDM Plan C – Carshare Package Must choose at least one additional TDM Plan Package from the selections below	Table 7.5	TDM Plans A and B are proposed. A variance has is requested to exclude TDM Plan C from the requirement.
Dwelling Units					
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
	1		5	12	18

SUMMARY	3LEVELS
UNITS	18
G.F.A. (SF)	23444.4
F.A.R.	1.06

SUMMARY	3 LEVELS
UNITS	18
G.F.A. (SM)	2178.1
F.A.R.	1.06



SHEET LIST

ARCHITECTURAL - DEVELOPMENT PERMIT PACKAGE

A0.00	COVER	N.T.S
A0.01	PROJECT INFORMATION	N.T.S
A0.02	RENDERED VIEWS	N.T.S

ARCHITECTURAL - DRAWING PACKAGE

A1.01	SITE PLAN	1:200
A1.02	SURFACING PLAN	1:200
A1.03	SITE PLAN GARBAGE ,MANOEUVRING PLAN	1:200
A1.04	SITE PLAN AVERAGE GRADE	1:200

A2.01	FLOOR PLAN LEVEL 01	1:100
A2.02	FLOOR PLAN LEVEL 02	1:100
A2.03	FLOOR PLAN LEVEL 03	1:100
A2.04	ROOF PLAN	1:100

ARCHITECTURAL - DRAWING PACKAGE

A3.01	ELEVATION NORTH AND EAST	1:100
A3.02	ELEVATION SOUTH AND WEST	1:100
A3.03	STREETSCAPE	1:150

A4.01	SECTIONS	1:100
A4.02	SECTIONS	1:100

LANDSCAPE - DRAWING PACKAGE

L0	COVER PAGE & GENERAL NOTES
L1	SITE PLAN
L2	MATERIAL PLAN
L3	LAYOUT & GRADING PLAN
L4	PLANTING PLAN
L5	ROOF -PLANTING PLAN
L6	LIGHTING PLAN
L7	TYPICAL DETAILS - PAVING
L8	TYPICAL DETAILS - SITE FURNISHING
L9	TYPICAL PLANTING DETAILS
L10	TYPICAL PLANTING DETAILS

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PLANNING DEPT.
DISTRICT OF SAANICH

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CLIENT

NO. | DATE | ISSUE

- 1 | 2025-07-31 | SUBMISSION FOR RZ / DP
- 2 | 2026-02-27 | ISSUE FOR PLANNING REVIEW
- 3 | 2026-08-07 | SUBMISSION FOR RZ / DP #2

NO. | DATE | REVISION

PROJECT

TORQUAY DRIVE

4090/4094 Torquay Drive
District of Saanich, BC

PROJECT INFORMATION

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PROJECT A224611
DRAWN GD CHECKED NM

SCALE NTS
DATE Jul. 31, 25



A0.01