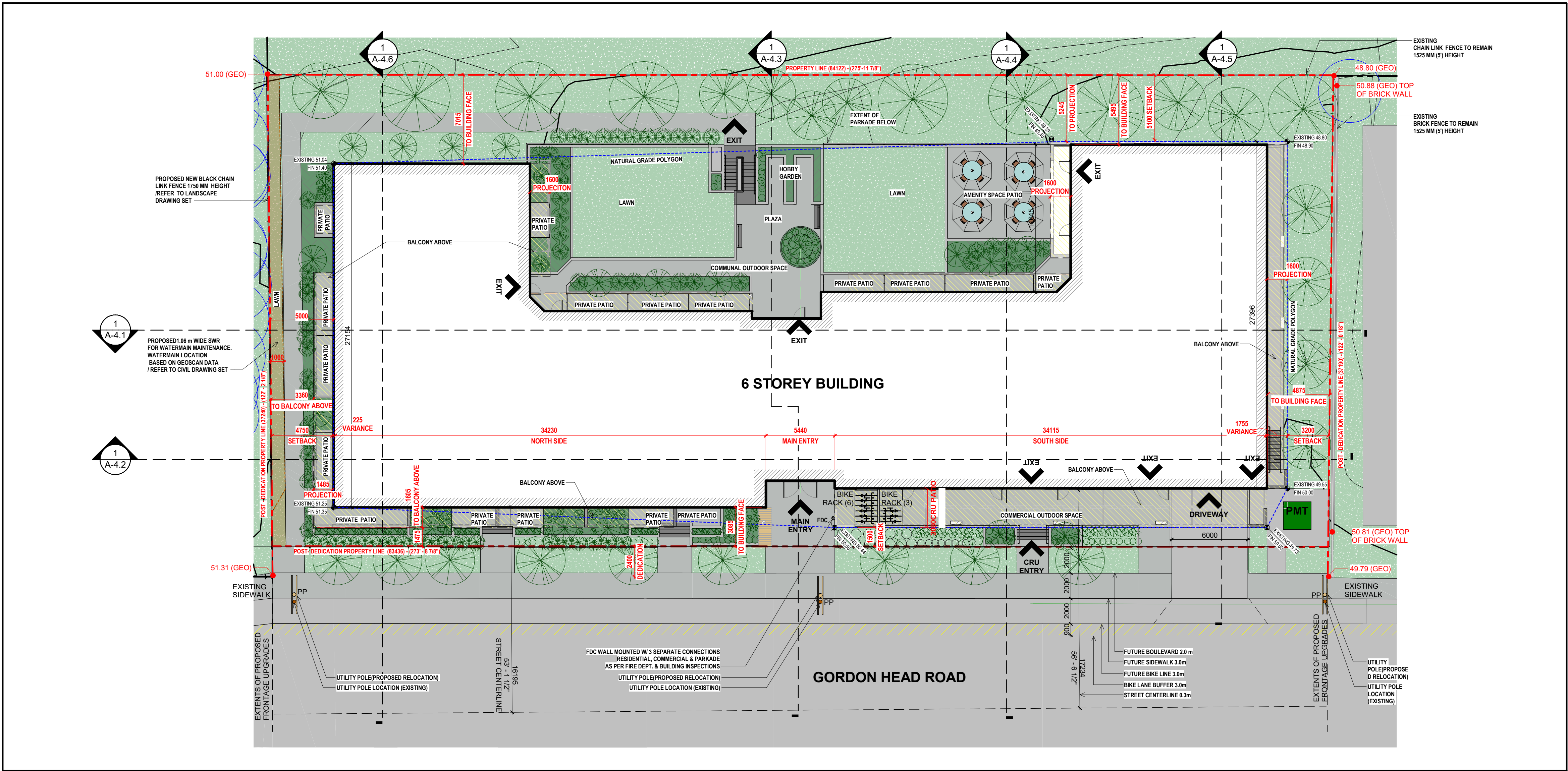




1 PROPOSED SITE PLAN
1 : 200
VISUAL SCALE 1:200 @ Arch D

OUTDOOR / INDOOR SPACE DATA

UNITS/ WITH & WITHOUT PRIVATE OUTDOOR SPACE			
LEVEL	TOTAL UNITS IN EACH LEVEL	UNITS/ NO PRIVATE OUTDOOR SPACE	UNITS/ WITH PRIVATE OUTDOOR SPACE
MAIN FLOOR	16	N/A	16
LEVEL 2	26	1 UNIT (1 BED TYPE 2)	25
LEVEL 3	26	2 UNITS (1 BED TYPE 2 + 3 BEDROOM TYPE 1)	24
LEVEL 4	26	2 UNITS (1 BED TYPE 2 + 3 BEDROOM TYPE 1)	24
LEVEL 5	26	2 UNITS (1 BED TYPE 2 + 3 BEDROOM TYPE 1)	24
LEVEL 6	26	8 UNITS (2 STUDIO TYPE 1 + 1/1 BED TYPE 1 + 4/1 BED TYPE 2 + 1/1 BED TYPE 1)	18
TOTAL	146	15 = 10.2 %	131 = 89.7 %
PRIVATE OUTDOOR AREA			
LEVEL	PATIO / L1	BALCONY / L2 TO L6	TOTAL OUTDOOR PRIVATE SPACE
MAIN FLOOR	122,237 m ²		
LEVEL 2		270.16 m ²	
LEVEL 3		199.55 m ²	
LEVEL 4		199.55 m ²	
LEVEL 5		199.55 m ²	
LEVEL 6		128.96 m ²	
TOTAL	122,237 m ²	997.77 m ²	1,120.00 m ²
COMMONAL SPACE AREA - INDOOR AND OUTDOOR			
COMMON AREA	INDOOR	COMMON AREA	OUTDOOR
MAIN ENTRY SEATING AREA	17.64 m ²	AMENITY SPACE PATIO	72 m ²
AMENITY SPACE	124.31 m ²	CENTRAL PLAZA	30 m ²
LAUNDRY ROOM	15.2 m ²	CRU OUTDOOR SPACE AREA	75.2 m ²
WASHROOM	4 m ²		
BIKE ROOM	315.11 m ²		
SITE SURFACES			
SURFACES	AREA	PERCENTAGE	NOTE: NOT INCLUDING FRONT, SIDE, REAR YARD SETBACK & BUILDING, DRIVE WAY TO THE UNDERGROUND.
LAWN	217 m ²	51%	
BED	122 m ²	28.7%	
PAVED AREA	86 m ²	20.3%	
TOTAL	425 m ²	100%	

BC BUILDING CODE DATA

BRITISH COLUMBIA BUILDING CODE 2024, PART 3	
NOTE: Project is considered "in-stream" and seismic and adaptable requirements to meet BCBC-2018	
Description	
Building Type:	Residential - Apartment
Group:	C
Occupancy Classification:	3.2.2.51 - 6 storey - sprinklered
Max Building Area:	1,500 m ² ALLOWED - 1495.3m ² PROPOSED
Floor/Roof/Support Structure Rating:	1 hour
Construction Type:	Combustible
Occupancy Separations:	2 HOUR: RESIDENTIAL (GROUP C) / MERCANTILE (GROUP E)
Sprinklered:	Yes
Building Height:	17.48m
Max Travel Distance:	45m
Face Street:	1 Street
Spatial Separation:	Unprotected Opining limits from Table 3.2.3.1-D / Refer to Page (A-1.6)
NOTE: REFER TO SEPARATE BUILDING CODE REVIEW FOR MORE COMPLETE CODE ANALYSIS PAGE A-1.6	

UNIT DATA

UNIT COUNT		
LEVEL	UNIT TYPE	COUNT
L1 (51.40m GEO)	1 BED	6
L1 (51.40m GEO)	2 BED	2
L1 (51.40m GEO)	STUDIO	8
L2	1 BED	11
L2	2 BED	6
L2	STUDIO	9
L3	1 BED	10
L3	2 BED	6
L3	3 BED	1
L3	STUDIO	9
L4	1 BED	10
L4	2 BED	6
L4	3 BED	1
L4	STUDIO	9
L5	1 BED	10
L5	2 BED	6
L5	3 BED	1
L5	STUDIO	9
L6	1 BED	10
L6	2 BED	6
L6	3 BED	1
L6	STUDIO	9
UNIT TOTAL		146

UNIT TYPE & PERCENTAGE			
UNIT TYPE	COUNT	RECOMMENDED %	PROVIDE %
STUDIO TYPE 1	28		
STUDIO TYPE 2	1		
STUDIO TYPE 3-AD	24		
1 BED TYPE 1	11	60%	(110 / 146)x100 = 75.34% 75%
1 BED TYPE 2	40		
1 BED TYPE 3-AD	6		
2 BED TYPE 1	12		
2 BED TYPE 2	22	30%	(32 / 146)x100 = 21.91% 22%
3 BED	4	10%	(4 / 146)x100 = 2.73% 3%

UNIT GROSS AREA	
UNIT TYPE	UNIT GROSS AREA
STUDIO TYPE 1	34 m ²
STUDIO TYPE 2	38 m ²
STUDIO TYPE 3-AD	34 m ²
1 BED TYPE 1	54 m ²
1 BED TYPE 2	49 m ²
1 BED TYPE 3-AD	71 m ²
2 BED TYPE 1	67 m ²
2 BED TYPE 2	81 m ²
3 BED	81 m ²
NOTE: ADAPTABLE UNITS - 20.5 % (30 UNITS) ARE ADAPTABLE - 6 (1BEDROOM) & 24 (STUDIO)	

PROJECT DATA

OWNER / CLIENT	RAJPUR DEVELOPMENTS LTD. 604-726-0046 PO BOX 75029 SURREY, BC, V4A 0B1			
ARCHITECT	CONTINUUM ARCHITECTURE Office: 250-388-4261 Direct: 778-400-3245 519 Pandora Avenue Victoria, B.C. V8W 1N5			
SITE DATA				
MUNICIPAL ADDRESS:	3945/47/49/53 GORDON HEAD ROAD VICTORIA, BC V8N 3X2			
LEGAL DESCRIPTION:	LOT 3, PLAN VIP3791, SECTION 72, VICTORIA LAND DISTRICT LOT 1, PLAN VIP13069, SECTION 72, VICTORIA LAND DISTRICT LOT B, PLAN VIP14743, SECTION 72, VICTORIA LAND DISTRICT LOT C, PLAN VIP14743, SECTION 72, VICTORIA LAND DISTRICT			
PROJECT DESCRIPTION:	6 STOREY MIXED-USE BUILDING OVER AN UNDERGROUND PARKADE & BIKE STORAGE			
SITE AREA:	3318.05 m²	(35,715.19 ft²)		
SITE AREA POST DEDICATION:	3118.15 m²	(33,563.49 ft²)		
ZONING DATA	EXISTING	PROPOSED	DESIGNED	NOTE
CLASSIFICATION:	RS-14	C-16	C-16 W/ VARIANCES	
	ALLOWABLE	ALLOWABLE	PROPOSED	NOTE
LOT COVERAGE:	900 m²	60%	1492 m² (47.84%)	
FLOOR SPACE RATIO:	0.45:1	3.2:1	2.8:1	100% parking located below the grade
UNITS PER HECTARE, PRE-DEDICATION:	N/A	N/A	252	
UNITS PER HECTARE, POST-DEDICATION:	N/A	N/A	281	
AMENITIES:	N/A	N/A		MAIN FLOOR
COMMERCIAL:	N/A	N/A	134.5 m²	MAIN FLOOR
OPEN SPACE AREA:	N/A	N/A	1253 m²	40%
BUILDING HEIGHT:	7.50m	20 m	21.458 m	1.458m VARIANCE
BUILDING WIDTH:	N/A	55	OVERALL WIDTH 73.79 m	

BUILDING WIDTH NOTE: The West Elevation has been separated into three sections (Break in the facade to comply with the Development Permit Area Guideline for building massing. For further details, refer to West Elevation - Analysis - Page A-3.1.				
AVERAGE NATURAL GRADE (ANG):		50.10m		
SETBACKS	EXISTING	REQUIRED - C16	PROVIDED	
FRONT YARD (GORDON HEAD ROAD - West):	7.50m	5.0m	1.50m	3.5m VARIANCE
FRONT YARD MAX PROJECTION:		1.2m	0m	
SIDE YARD (North):	1.50m (H) 3.50m (E)	5.0m	4.75m	0.25m VARIANCE
SIDE YARD MAX PROJECTION		.6m	1.49m	0.89m VARIANCE
SIDE YARD (South):	1.50m (H) 3.50m (E)	5.0m	3.2m	1.8m VARIANCE
SIDE YARD MAX PROJECTION		.6m	0m	
REAR YARD (East):	10.50m	7.5m	5.1m	2.4m VARIANCE
REAR YARD MAX PROJECTION		1.2m	0m	

AREA SCHEDULE - FSR	
Level	Area
L1 (51.40m GEO)	1271 m ²
L2	1467 m ²
L3	1492 m ²
L4	1492 m ²
L5	1492 m ²
L6	1492 m ²
Grand total	8705 m ²

RESIDENTIAL PARKING		DIMENSIONS		REQUIRED:TABLE 7.1		PROVIDED			
STANDARD PARKING:		5500m X 2600m		N/A		13			
H/C PARKING: (TABLE 7.1B)		5500m X 3700m		2		2		NOTE: OFF STREET PARKING DIMENSION: TABLE 7.2 - RESIDENTIAL	
H/C VAN PARKING: (TABLE 7.1B)		5500m X 4800m		1		1			
SMALL CAR PARKING:		4500m X 2600m		N/A		11			
TOTAL PARKING STALLS:				N/A		27		100% L2EV OUTLET	
COMMERCIAL PARKING				REQUIRED:TABLE 7.1		PROVIDED			
RETAIL PARKING (1:14m2):		5500m X 2600m		49.3 M ² / 14M ² =4		4		4 STALL VARIANCE REQUIRED	
CAFE PARKING (1:10m2):		5500m X 2600m		75 M ² / 10 M ² = 8		4			
TOTAL PARKING STALLS:				12		8		MINIMUM 4 EV OUTLETS REQUIRED, 8 PROVIDED	
MOTORCYCLE STALLS:				N/A		4			
LOADING				REQUIRED:TABLE 7.6					
		7500m X 3000m		MEDIUM = 1		MEDIUM = 1		VARIANCE - OVERHEAD HEIGHT TO 2.845m FROM 3.5m	
		10200m X 3500m		LARGE = 1		LARGE = 0		VARIANCE - 1	
TRAFFIC DEMAND MANAGEMENT									
PLAN A - TRANSIT PACKAGE		TRANSIT WELCOME PACKAGE + EcoPASS FUND ACCESS 3-YEAR TERM							
PLAN B - CYCLING PACKAGE		53 ADDITIONAL STALLS + BIKE WASH AND REPAIR STATION. REFER TO TABLE BELOW							
BIKE PARKING									
RESIDENTIAL		DIMENSION		REQUIRED:TABLE 7.4		PROVIDED		TABLE 7.5 (TDM) PLAN REQUIREMENTS: LAND USE CATEGORY B	
STANDARD (STACKED BIKE PARKING) - CLASS I		1800m X 800m		146 + 30% = 190		96		TYPE	
WALL MOUNTED - CLASS I		1200m X 500m				94		REQUIRED	
CARGO BIKE - CLASS I		2400m X 900m				29		Cycling Package ABOVE MIN. 5.0m: 30% 30% Cargo bike 15% 15%	
TOTAL PARKING STALLS:						219		Repair Station Y Y	
BIKE RACK - CLASS II				6		6		AT MAIN ENTRY	
COMMERCIAL				REQUIRED:TABLE 7.4		PROVIDED			
BIKE RACK - CLASS I (50%)		1800m X 800m		3		6			
BIKE RACK - CLASS II (50%)		1800m X 800m		3		3			
TOTAL PARKING STALLS:				6		9			
NOTE: 1- For more Details- Refer to WATT Consulting Group Report - Parking & TDM Study - Date: April, 2026 2- Zoning Data & Tables from (DISTRICT OF SAANICH ZONING BYLAW 8200)									