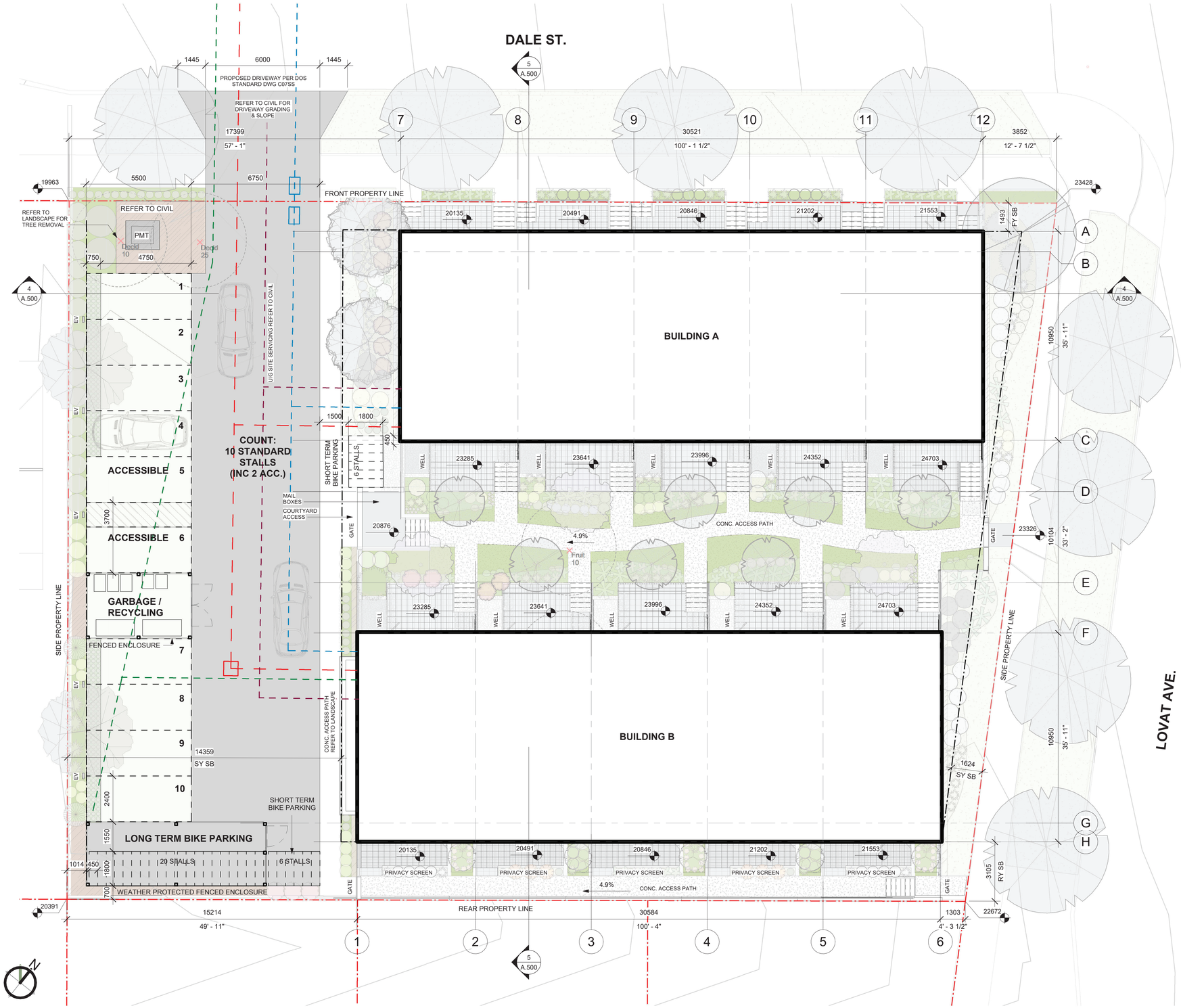

1 SITE PLAN & PARKING CONCEPT
1 : 100

PROJECT INFORMATION TABLE

Zoning By-Law	Proposed
SITE & FSR	
Site/Lot Area	1810sqm
Building A/B Lower L1	736.01
Building A/B Upper L1	650.84
Building A/B Level 2	657.97
Gross Floor Area (sqm)	2044.82
Floor Space Ratio	1.13:1
SETBACKS & HEIGHT	
Front Lot Line	1.5m
Rear Lot Line	3.1m
Rear Lot Line (Acc. Structure)	0.7m
Interior Side Lot Line (Building)	14.4m
Interior Side Lot Line (Acc. Structure)	1.0m
Exterior Side Lot Line (Building)	1.6m
Building A Height	10.93m / 3 storeys
Building B Height	11.23m / 3 storeys
Acc. Bldg C Height	2.61m / 1 storey
GENERAL ZONING	
Open Space	9%
Site/Lot Coverage	38%
Total Impervious Surface Area	1439.6sqm
UNIT DATA	
Unit Tenure	Strata
3 Bed Units	10
1 Bed + Den Units	10
Total Unit Count	20
VEHICLE PARKING	
Accessible stall	2
Standard stall	8
Loading Space	0
Total On Site Stall Count	10 stalls
BICYLE PARKING	
Short Term Units	12 stalls
Long Term Units @ 1 per DU	20 stalls

RECEIVED
JAN 02 2026
PLANNING DEPT.
DISTRICT OF SAANICH

FOLD Architects Inc
738 Fort Street, Victoria, BC, V8W 1H2
t:604.720.7955
www.foldarchitecture.ca

REGISTERED ARCHITECT
CHARLES MARCELLA SCHUM
BRITISH COLUMBIA
DIGITALLY SEALED
2025-12-12

All drawings and specifications are the copyright property of Fold Architecture Inc. Use or reproduction of documents in whole or in part is subject to the Architect's specific consent.

Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsiblity of the Contractor. Verify all dimension and report all discrepancies to the Architect.

Do not scale these drawings.

No.	Description	Date
7	ISSUED FOR RZ DP SUBMISSION	25.12.04

LARGE & CO.

DALE / LOVAT TOWNHOUSES

SITE PLAN

Project number	25007
Date	2025.12.04
Drawn by	MW/SH
Checked by	SS

A.100

Scale	1 : 100
Printed	2025-12-11 10:41:19 AM