

DATA INFORMATION TABLE		
OWNER & DESIGNER/ARCHITECT: CIVIC ADDRESS: 1780 TOWNLEY STREET LEGAL ADDRESS: LOT 103 SECTION 26 VICTORIA LAND DISTRICT PLAN 11000 PARCEL A PID: 005-132-100 PROJECT DESCRIPTION: SENIOR AND FAMILY AFFORDABLE HOUSING CURRENT ZONING: RA-1 APARTMENT ZONE SITE AREA: 3,328m ²		
ZONE	RESIDENTIAL MIXED ZONE RM-6	PROPOSED
625.2 - LOT COVERAGE (NET AFTER DEDICATION OF ROAD & PARK)	30% (1,865m ²)	30% (1,811m ²)
625.3 - TOTAL FLOOR AREA & FLOOR SPACE RATIO (FSR)	7,892m ² MAX FSR = 1.50	4,289m ² FSR = .81
625.6 (a) - ALL SETBACKS AND PROJECTIONS FOR ALL BUILDINGS AND STRUCTURES	(#) STREET: 7.5m (#) INT. SIDE: 7.5m (#) REAR: 10.5m	(#) STREET: 4.5m (#) INT. SIDE: 7.5m (#) REAR: 10.5m
NUMBER OF UNITS BY TYPE	NOT APPLICABLE	REFER TO SUMMARY OF PROPOSED UNITS
625.6 (b) - HEIGHT OF BUILDING AND STRUCTURES	APART: 11.5m (MAX) TH A-B: 7.5m (MAX)	APART: 11.5m TH A-B: 9.3m
625.5 - BUILDING SEPARATION	NA: 15.0m (MIN) (a): 12.0m (MIN) (b): 8.0m (MIN)	(a): 9m (b): 8m (c): 4.5m
TOTAL IMPERVIOUS SURFACE AREA (BLDG FOOTPRINTS, PAVED & COVERED AREAS)	NOT APPLICABLE	2,547m ² (48%)
625.4 - RATIO OF OPEN SPACE TO TOTAL SITE AREA	548.3m ² / 10% (BSA)	721 m ² / 14%

PARKING REQUIREMENTS & CALCULATIONS		
PARKING - SECTION 7 (PAGE 7-2) TABLE 7.1		
1.7 (SENIOR CITIZEN HOUSING) A - APARTMENT BUILDING 1 SPACE / 2 DWELLING OR SLEEPING UNITS (ASSUMING 24 UNITS)	REQUIRED 27 PKG	PROPOSED 30
1.8 (LOW INCOME FAMILY HOUSING) TH A - TOWNHOUSES 1.5 / UNIT (ASSUMING 4 UNITS) DUPLEXES 2 / UNIT (ASSUMING 6 UNITS)	REQUIRED 6 PKG 12 PKG	PROPOSED 4 PKG 6 PKG
TOTAL RESIDENTIAL PARKING	REQUIRED 45 PKG	PROPOSED 40
PARKING - SECTION 7 (PAGE 7-3) 7.4		
7.4 (VISITOR PARKING) 0.3 SPACES OF REQUIRED SPACES	REQUIRED 0.3 SPACES OF (45) REQUIRED SPACES	PROPOSED 0.14 SPACES OF (40) REQUIRED SPACES*
TOTAL VISITOR PARKING OF (64) REQUIRED SPACES	REQUIRED 14 PKG	PROPOSED 6 PKG

PARKING - SECTION 7 (PAGE 7-3) 7.4 + 7.5		
7.4 (BARRIER-FREE PARKING) 1 / 100 SPACES IF MORE THAN 25 REVD (3.7m x 5.5m / 12.1 ft x 18.0 ft)	ASSUME TOTAL RESIDENTIAL PKG = 50 REQUIRED 1 PKG	ASSUME TOTAL RESIDENTIAL PKG = 36 PROPOSED 2 PKG
7.5 (SMALL CAR) 50% OF TOTAL REVD (2.4x4.5 / 7.9 ft x 14.7 ft)	PERMITTED NA	PROPOSED 2 PKG
7.5 (STANDARD) REMAINING (2.4x5.5 / 7.9 ft x 18.0 ft)	PERMITTED NA	PROPOSED 30 PKG

* REPRESENTS VARIANCES REQUESTED

TREE LEGEND		
	EXISTING TREE - TO BE RETAINED	
	EXISTING TREE - TO BE REMOVED	
	NEW TREE (SEE LANDSCAPE DRAWINGS FOR DETAILS)	
	R.G. = RAIN GARDEN, REFER TO LANDSCAPE	
	LAWN AREA, REFER TO LANDSCAPE	
	ORNAMENTAL PLANTING AREA, REFER TO LANDSCAPE	

SUMMARY OF PROPOSED UNITS:	
BLDG A (APARTMENT BUILDING):	
3-STORY APARTMENT BUILDING	
1 BEDROOM UNITS (P1)	
STUDIO UNITS (P2)	
TOTAL 54 UNITS	
1,037m ² LEVEL 1	1,203m ² LEVEL 2
971m ² LEVEL 3	1,170m ² LEVEL 3 PARKADE - EXEMPT FROM GFA
486 m ² (GROSS FLOOR AREA)	
3,071m ² (GROSS FLOOR AREA)	
TH B (TOWNHOUSE UNITS):	
3 BDRM 2-STORY TOWNHOUSES (2) & 4 BDRM 3-STORY TOWNHOUSES (2)	
53m ² PER UNIT - LEVEL 1	53m ² PER UNIT - LEVEL 2
37m ² PER UNIT - LEVEL 3 (4 BDRM UNITS)	
486 m ² (GROSS FLOOR AREA)	
212 m ² (AREA TOTAL ON LEVEL 1)	
TH C103 (DUPLEX UNITS):	
3 BDRM 2-STORY DUPLEX TOWNHOUSES (6)	
60 m ² x 6 = 360	LEVEL 1
60 m ² x 6 = 360	LEVEL 2
360m ² (AREA TOTAL ON LEVEL 1)	
720m ² (GROSS FLOOR AREA)	
GFA TOTAL FOR PROJECT 4,289m ²	
PROJECT TOTAL 64 UNITS	

1 SITE AND SERVICING PLAN
1:200

SITE PLAN AND SERVICING PLAN
TOWNLEY PLACE
1780 Townley Street, Saanich, BC
DATE: 20 MAY 2017
DATE OF REVISION: 29 MAY 2017
1 ISSUED FOR BC HOUSING REVIEW
2 ISSUED FOR REVISION RESUBMISSION

DATE: 2017/5/10
A1.1
SCALE: 1 : 200

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