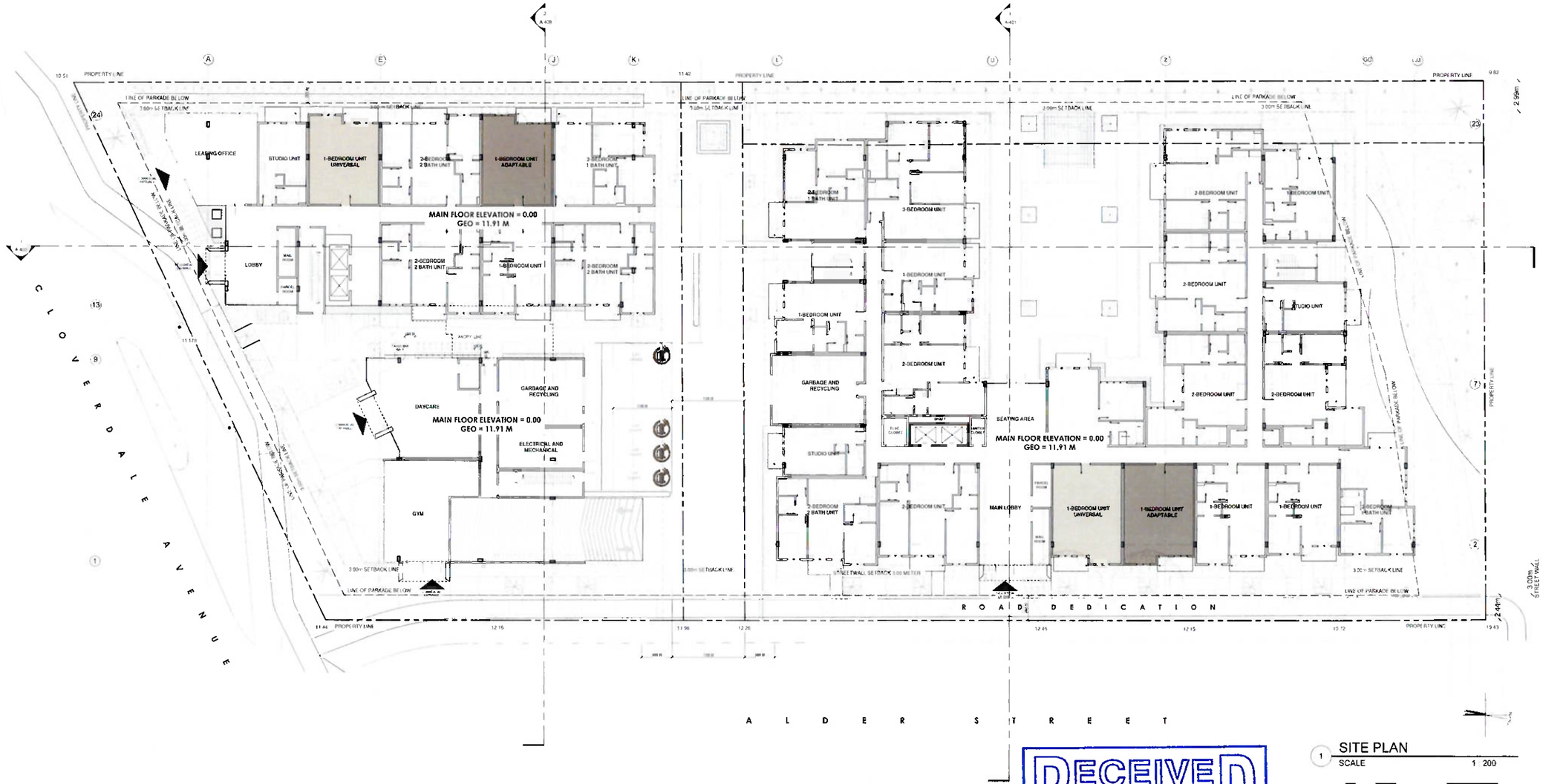

1 SITE PLAN
SCALE 1 : 200

RECEIVED
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PLANNING DEPT.
DISTRICT OF SAANICH

PROJECT INFORMATION + ZONING SUMMARY

- OWNER
WOODSMERE HOLDINGS CORP.
779 Blackberry Road, Victoria, BC, VBX 5J3
250-477-1205

- ARCHITECT
AV ARCHITECTURE LTD.
27 Cougarstone Common SW, Calgary, AB T3H 5P5
403-560-6037

• EXISTING ZONING	RD-1, RS-6
• SITE AREA	6,705.70

SETBACKS:

• EAST	3.00 meters
• SOUTH	7.98 meters
• WEST	3.00 meters
• NORTH	4.00 meters

• BUILDING HEIGHT	26.62 meters
• STOREYS	8
• PARKING SPACES REQUIRED (BY LAW)	
-CAR PARKING SPACES	417
-BICYCLE PARKING off-street(class 1)	278
-BICYCLE PARKING (class 2)	12
-ELECTRIC BIKES WITH PLUG-IN	28
-CARGO BIKES	2-3
• PARKING SPACE PROVIDED	
-CAR PARKING SPACES	140
-RESIDENTS	136
-EV CAR SHARE	4
-BICYCLE PARKING off-street(class 1)	278
-BICYCLE PARKING (class 2)	23
-ELECTRIC BIKES WITH PLUG-IN	28
-CARGO BIKES	3

• NUMBER OF UNITS

	UNIT AREA	BUILDING A (T-BUILDING)	BUILDING B (U-BUILDING)	TOTAL	
-STUDIO TYPE	40.0 sqm	16 units	16 units	32 units	11.51%
-1 BEDROOM TYPE	60.0 sqm-68.0 sqm	28 units	53 units	81 units	29.14%
-1 BEDROOM TYPE-ACCESSIBLE	60.0 sqm-68.0 sqm	6 units	9 units	15 units	5.40%
-1 BEDROOM TYPE-UNIVERSAL	60.0 sqm-68.0 sqm	1 unit	1 unit	2 units	0.72%
-1 BEDROOM TYPE-ADAPTABLE	60.0 sqm-68.0 sqm	1 unit	1 unit	2 units	0.72%
-2 BEDROOM 2 BATH TYPE	84.8 sqm-95.0 sqm	36 units	62 units	98 units	35.25%
-2 BEDROOM 2 BATH TYPE-ACCESSIBLE	84.8 sqm-95.0 sqm	6 units	-	6 units	2.16%
-2 BEDROOM 1 BATH TYPE	78.0 sqm-80.0 sqm	8 units	15 units	23 units	8.27%
-2 BEDROOM 1 BATH TYPE-ACCESSIBLE	78.0 sqm-80.0 sqm	-	8 units	8 units	2.88%
-3 BEDROOM TYPE	104.0 sqm	3 units	8 units	11 units	3.96%
TOTAL NUMBER OF UNITS		105 UNITS	173 UNITS	**278 UNITS**	

• LEGAL DESCRIPTION: LAND ASSEMBLY COMPRISED OF 901-903,907, 911 CLOVERDALE AVE., 3271, 3275, 3279,283, 3287, 3293 ALDER ST., DISTRICT OF SAANICH, B.C.

- SITE COVERAGE: 45 % (RATIO 1:1.44)
- TOTAL GROSS FLOOR AREA: 20,883.99 m2
- FLOOR SPACE RATIO: (5,462.59 + 6,011.20 + 9,410.20) m2/6,705.70 = 3.11

woodsmere HOLDINGS CORP

AV Architecture Ltd.
27 Cougarstone Common SW
Calgary AB T3H 5P5
Tel No 403 560 6037

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All dimensions are in metric unless otherwise noted. Verify dimensions. Do not scale drawings.

DO NOT USE FOR CONSTRUCTION

CONSULTANT

REGISTERED ARCHITECT ALVIN VILLAR BRITISH COLUMBIA
2023-10-29

KEY PLAN

REVISIONS:

NO	DATE	REMARKS
1	2023-10-23	ISSUED FOR DEVELOPMENT PERMIT

PROJECT TITLE
RUTLEDGE PARK APARTMENTS

DRAWN BY | SCALE
CHECKED BY | DATE
PROJECT NUMBER | DRAWN BY

DRAWING TITLE
SITE PLAN - PROJECT INFORMATION

DRAWING NUMBER
A-100