

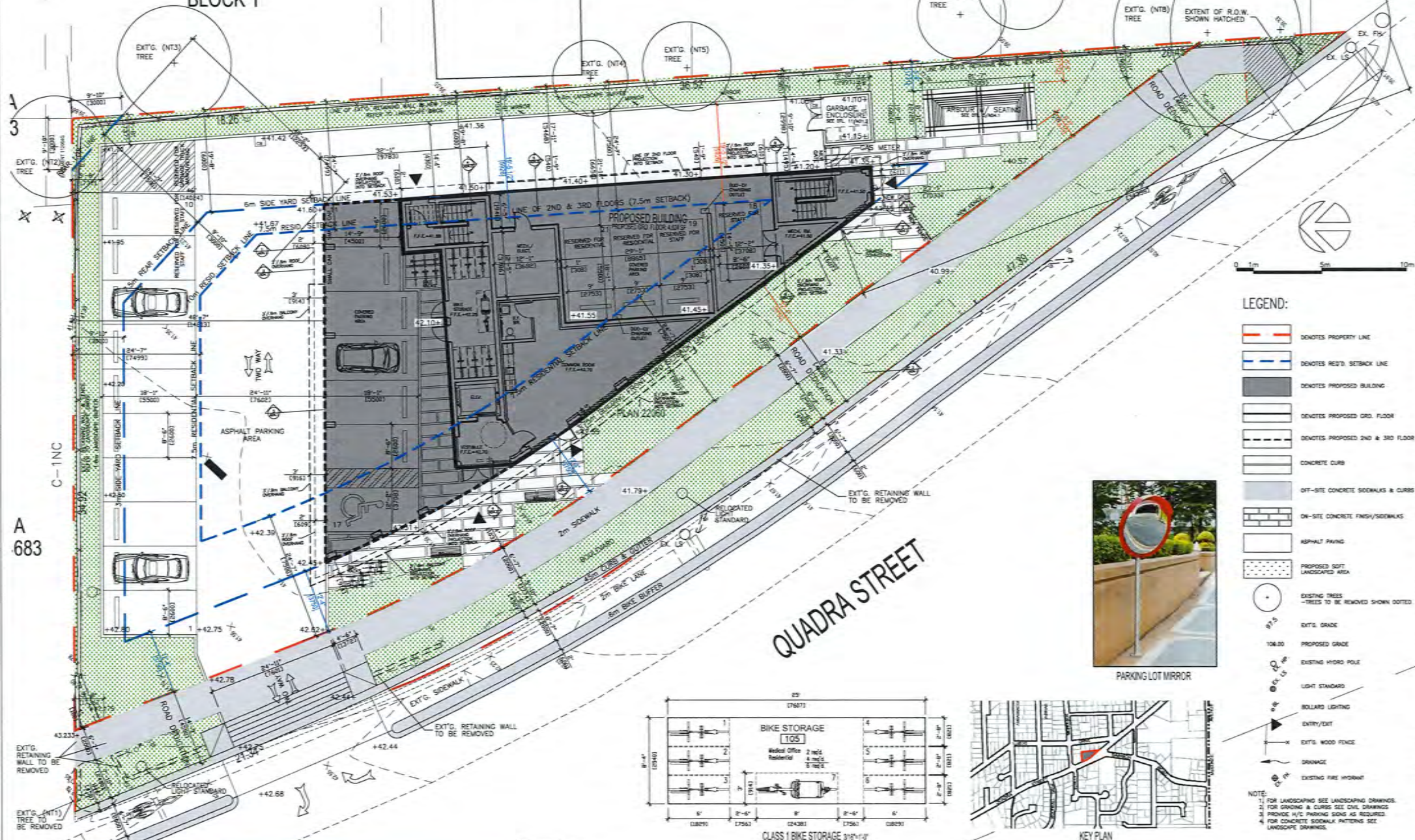
6  
PLAN 1451  
BLOCK 1

9  
PLAN 4683

8  
PLAN 4683

9  
BLOCK 1  
PLAN 1451

A  
PLAN 14536



**SITE DATA:**

Zoning: EXISTING: C-9  
PROPOSED: C-4

City Address: 4079 QUADRA STREET, SAANICH, BC

Legal Address: LOT 1, SECTION 64, VICTORIA DISTRICT PLAN 22960

Owner: TO FOLLOW

Site Area: 18,458 sq/1714.80m (EXISTING)  
14,527 sq/1358.50m (LATER INDICATION)

G.F.A.: 1st Floor - Residential (C) 1,748 sq/1620m  
2nd Floor - Medical Office (C) 4,573 sq/4206m  
3rd Floor - Residential (C) 3,270 sq/3056m  
8,591 sq/7973m

	Provided as per Plan	Required as per Bylaw	Bylaw Section	Deficiency
Lot Size (sqm)	1388.1	n/a	n/a	-
Net of Dedication				
Density				
Ground Floor Area (sqm)	872m	1.2 FSR	828.4	-
Floor Space Ratio	.54	1.2 FSR	828.4	-
Building Footprint (2nd floor)	405m	-	-	-
Lot Coverage (%)	31%	n/a	-	-
Office (Medical) GFA (sqm)	405m	Use Permitted	-	-
Residential GFA (sqm)	487m	Use Permitted	-	-
Parking (covered) GFA (sqm)	339m	Use Permitted	-	-
Unit Total	4	n/a	-	-
Building Standard	Step Code 3	Step Code 3	-	-

**Setbacks - Office**

Abutting a street (Quadra) and no parking	3.75m	3.75m	828.3(a)(i)	-
Rear (abutting R corner)	12.3m	7.5m	828.3(a)(ii)	-
Interior Side/North	14.8m	3m	828.3(a)(ii)	-
Interior Side/East	6m	6m	828.3(a)(ii)	-

**Setbacks - Apartments**

Front	3.75m	7.5m	828.3(a)(v)	3.75m
Rear	Exceeds min	10m	828.3(a)(v)	-
Interior Side/North	14.8m	7.5m	828.3(a)(v)	-
Interior Side/East	7.5m	7.5m	828.3(a)(v)	-

**Profile**

Balconies	.9m	1.2m	s. 5.8(c)	-
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**Height**

Average Grade	41.68	Per Regs.	s. 5.18	-
Building Height	12.8m	15m	828.3(a)	-
Number of Levels	3	-	-	-

**Landscaping**

Open Space Area	518m/28%	n/a	n/a	-
Total Impervious Surface Area	851m/45%	n/a	n/a	-
Estimated Value	\$ 105,902	Est. x 1.2	s. 6.1(c)	-
Landscaping & Screening	1.8m provided	1.75m min. width	s. 6.5(c)	-
Fence Height	2m	3m max height	s. 6.5(b)	-

**Legend:**

- DENOTES PROPERTY LINE
- DENOTES RES'D SETBACK LINE
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED GRD. FLOOR
- DENOTES PROPOSED 2ND & 3RD FLOOR
- CONCRETE CURB
- OFF-SITE CONCRETE SIDEWALKS & CURBS
- ON-SITE CONCRETE FINISH/SIDEWALKS
- ASPHALT PAVING
- PROPOSED SOFT LANDSCAPED AREA
- EXISTING TREES - TREES TO BE REMOVED SHOWN DOTTED
- EXIST'G GRADE
- 106.80 PROPOSED GRADE
- EXISTING HYDRO POLE
- LIGHT STANDARD
- BOLLARD LIGHTING
- ENTRY/EXIT
- EXIST'G WOOD FENCE
- DRAINAGE
- EXISTING FIRE HYDRANT

**Notes:**

- FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
- FOR GRADING & CURBS SEE CIVIL DRAWINGS.
- PROVIDE H/C PARKING SIGNS AS REQUIRED.
- FOR CONCRETE SIDEWALK PATTERNS SEE LANDSCAPE DRAWINGS.

**Tree Inventory**

On Site	30	1/115m of lot area=12	s. 6.5(c)	-
In Parking Areas	12	Min. 50% within parking area=8	s. 6.5(c)	-

**Parking**

Total Parking	21	27	s. 7.3 & 4	6
4 Apartments	2	1.5-6	Table 7.1	2
Medical Office	19	406/20-21	Table 7.1	2
Small Car Parking	3/74.2%	up to 3.0m (8 stalls)	s. 7.5(b)	-
Visitor Parking	n/a to 18% of office space on lot and 3.8%	n/a to 18% of office space on lot and 3.8%	s. 7.4(c)	n/a
Disabled Parking	1	1/700 spaces=1	s. 7.4(b)	-
Disabled Parking	2.8m x 5.5m	2.8m x 5.5m	Table 7.3	-
Parking Stall Size-Standard	2.8m x 5.5m	2.8m x 4.5m	Table 7.3	-
Parking Stall Size-Small	2.8m x 4.5m	2.8m x 4.5m	Table 7.3	-
Maneuvering Aisle Size-Single	5.92m	6.75m	Table 7.3	.83m
Maneuvering Aisle Size-Double	7.8m	7.8m	Table 7.3	-
Location, Siting & Design of Off-Street Parking	complies	complies	s.7.5, 7.6, 7.7	-
Comprehensive Sign Plan	no signage proposed	Sign By-law	Sign By-law	-
Refuse Containers	Outdoor/Reared	Per Regulations	s.5.12	-

**Accessory Buildings and Structures - PERGOLA**

Front	1.7m	3.75m	828.3(a)(i)	2.05m
Rear	Exceeds Reg'd	7.5m	828.3(a)(i)	-
Interior Side/North	Exceeds Reg'd	3m	828.3(a)(i)	-
Interior Side/East	1.7m	6m	828.3(a)(i)	4.3m
Height	2.5	15m	828.3(a)	-

**Municipal Outdoor Lighting Standards**

Required	Schedule B Regulations	Schedule B	Letter from Lighting Eng.
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**Apartment Types, Numbers, Location, & Size of Private Outdoor Space**

Type	No.	Unit Sizes and Private Outdoor Space Sizes
1-bed	3	G.F.A.: 53m to 58m Balconies: 5.8m to 11m
1-bed-den	1	G.F.A.: 62m Balconies: 34.3m
Total	4	

**Requested Variances**

	Proposed	Required	Variance Requested
<b>Setbacks - At Grade</b>			
Abutting a Street - Quadra	3.75m	7.5m	3.75m
Pergola - 1.7m	1.7m	3.75m	2.05m
Interior Side - East	6m w/ 54m bay window overhang	6m	54m
Pergola - 1.7m	1.7m	6m	4.3m
<b>Setbacks - Upper Level/Apartment</b>			
Front - Quadra	3.75m w/ .8m balcony overhang	7.5m + 1.2m balcony overhang	3.75m for building setback

**Parking**

Parking Total	21	27	6
Residential Units	2	1.5/6m=6	4
Medical Office	19	415/20-21	2
Maneuvering Aisle Size	5.92m	6.75m	.83m



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**Revision:**

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2	
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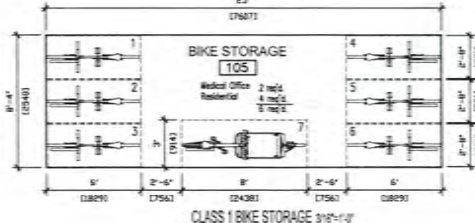
Project:  
**4079 QUADRA STREET**  
SAANICH, B.C.

Drawing Title:  
**SITE PLAN**  
**SITE DATA**  
**CODE REVIEW**



Scale: 1/32"=1'-0"  
Drawn By:  
Checked By:  
Project Number: 2021  
Date: NOV. 2021  
Drawing Number:

**A01.1**



**RECEIVED**  
MAR 15 2024  
PLANNING DEPT.  
DISTRICT OF SAANICH



4075 QUADRA STREET - COMMERCIAL 1-STY. BUILDING

QUADRA ST. STREETSCAPE  
1/16"=1'-0"