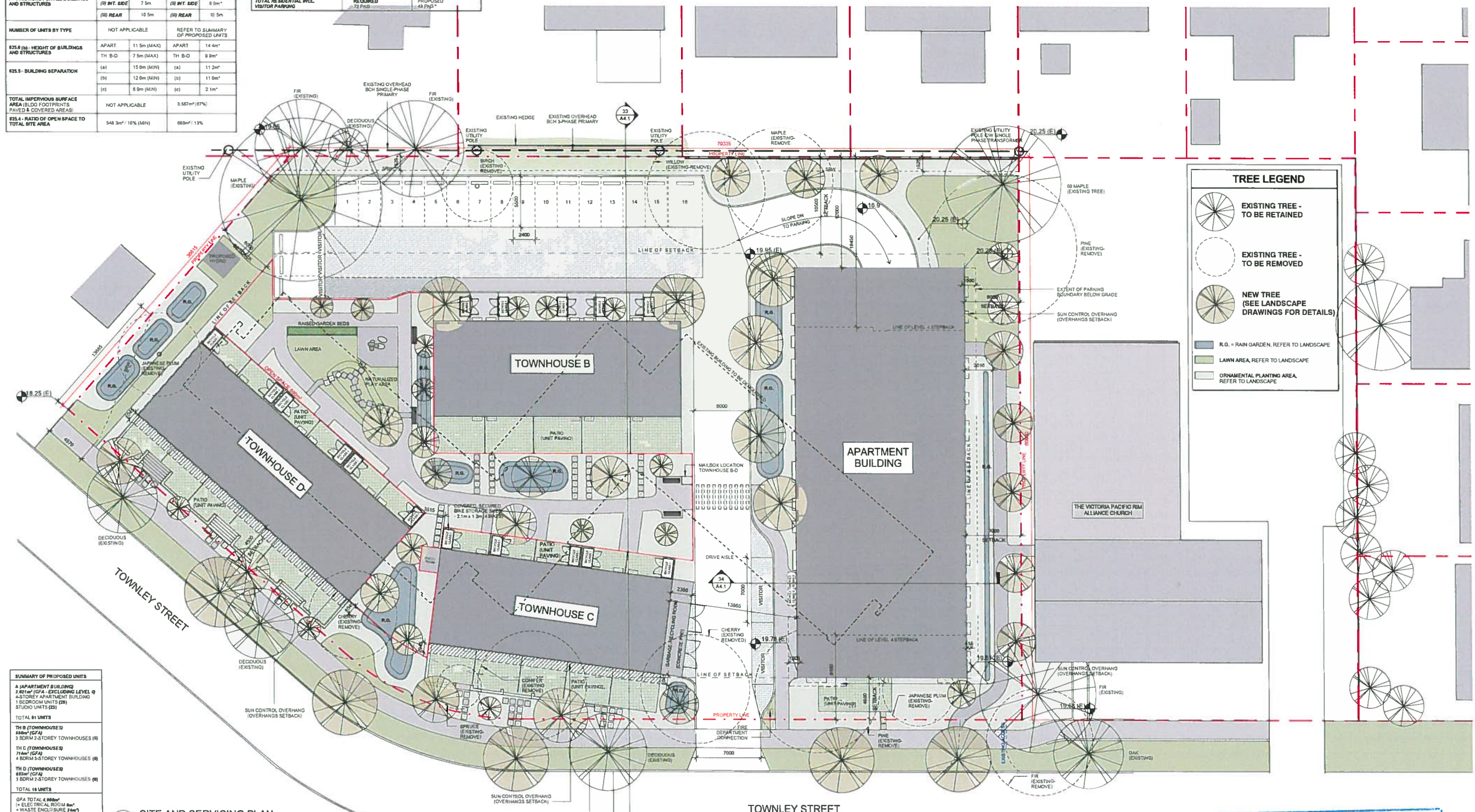


ZONE	RESIDENTIAL MIXED ZONE RM-6	PROPOSED
R2.2 - LOT COVERAGE NET AFTER DEDICATION OF ROAD & PARK	33% (1 885m ²)	33% (1 737m ²)
R2.3 - TOTAL FLOOR AREA & FLOOR SPACE RATIO (FSR)	7 802m ² MAX FSR = 1.00	4 236m ² FSR = 0.5
R2.4 (a) - ALL SETBACKS AND PROJECTIONS FOR ALL BUILDINGS AND STRUCTURES	(a) STREET 7.5m	(a) STREET 4.5m
	(b) INT. SIDE 7.5m	(b) INT. SIDE 8.0m
	(c) REAR 10.5m	(c) REAR 10.5m
NUMBER OF UNITS BY TYPE	NOT APPLICABLE	REFER TO SUMMARY OF PROPOSED UNITS
R2.5 (a) - HEIGHT OF BUILDINGS AND STRUCTURES	APART 11.5m (MAX)	APART 14.4m
	TH B-D 7.5m (MAX)	TH B-D 8.9m
R2.5 - BUILDING SEPARATION	(a) 15.0m (MIN)	(a) 11.2m
	(b) 12.0m (MIN)	(b) 11.0m
	(c) 6.0m (MIN)	(c) 2.1m
TOTAL IMPERVIOUS SURFACE AREA (BLDG FOOTPRINTS PAVED & COVERED AREAS)	NOT APPLICABLE	3.687m ² (27%)
R2.4 - RATIO OF OPEN SPACE TO TOTAL SITE AREA	548.3m ² (10% MIN)	688m ² (13%)

PARKING - SECTION 7 (PAGE 7-3) TABLE 7.1		
1.7 (REHABILITATION HOUSING) A - APARTMENT BUILDING 1 SPACE / 2 DWELLING OR SLEEPING UNITS (ASSUMING 31 UNITS)	REQUIRED 28 PKG	PROPOSED 20 PKG (NOT INCL. VISITOR PKG)
1.8 (LOW INCOME FAMILY HOUSING) TH B, TH C + TH D - TOWNHOUSES 1.5 SPACES / DWELLING UNIT (ASSUMING 18 UNITS)	REQUIRED 24 PKG	PROPOSED 18 PKG (NOT INCL. VISITOR PKG)
TOTAL RESIDENTIAL PARKING	REQUIRED 50 PKG	PROPOSED 38 PKG
PARKING - SECTION 7 (PAGE 7-3) 7.4		
7.4 (VISITOR PARKING) 0.3 SPACES / DWELLING UNIT	REQUIRED 87 UNITS (0.3 SPACES / UNITS x 21 PKG)	PROPOSED 81 SPACES / UNITS x 1 PKG
TOTAL RESIDENTIAL INCL. VISITOR PARKING	REQUIRED 137 PKG	PROPOSED 119 PKG

PARKING - SECTION 7 (PAGE 7-3) 7.4 + 7.5		
7.4 (BARRIER-FREE PARKING) 7.100 SPACES IF MORE THAN 25 REQ'D (3.7m x 5.5m / 12.1' x 18.0')	ASSUME TOTAL RESIDENTIAL PKG = 50 REQUIRED 1 PKG	ASSUME TOTAL RESIDENTIAL PKG = 38 PROPOSED 2 PKG
7.5 (SMALL CAR) 25% OF TOTAL REQ'D (2.4m x 5.17' x 9.14' x 14.7')	PERMITTED 18 PKG	PROPOSED 2 PKG
7.5 (STANDARD) REMAINING (2.4m x 5.17' x 9.14' x 18.0')	PERMITTED 32 PKG	PROPOSED 32 PKG

* REPRESENTS VARIANCES REQUESTED



SUMMARY OF PROPOSED UNITS	
A (APARTMENT BUILDING) 3 851m ² (27A) 4-STORY APARTMENT BUILDING 1 BEDROOM UNITS (28) STUDIO UNITS (22)	TOTAL 50 UNITS
TH B (TOWNHOUSE) 636m ² (27A) 3 BDRM 2-STORY TOWNHOUSES (8)	TOTAL 8 UNITS
TH C (TOWNHOUSE) 714m ² (27A) 4 BDRM 3-STORY TOWNHOUSES (8)	TOTAL 8 UNITS
TH D (TOWNHOUSE) 632m ² (27A) 3 BDRM 3-STORY TOWNHOUSES (8)	TOTAL 8 UNITS
SPA TOTAL 4 868m² (+ ELECTRICAL ROOM 8m ² + WASTE ENCL/SURE 24m ²)	
PROJECT TOTAL 87 UNITS	

1 SITE AND SERVICING PLAN

HCMA

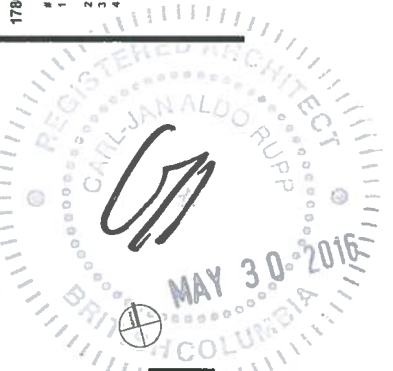
TOWNLEY PLACE
1780 Townley Street, Saanich, BC

SITE PLAN AND SERVICING PLAN

DATE	DESCRIPTION
17 DEC 2015	ISSUE FOR REZONING AND DEVELOPMENT
11 MAR 2016	ISSUED FOR ZONING REVIEW
27 APR 2016	ISSUED FOR BC HOUSING REVIEW
27 MAY 2016	ISSUED FOR REZONING RESUBMISSION

COPY

NOT TO SCALE



DATE: 2016/05/27
A1.1
SCALE: 1:200

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JUN 01 2016

PLANNING DEPT.
DISTRICT OF SAANICH