

1543 TOWNLEY LODGE - ZONING OVERVIEW

CIVIC ADDRESS: 1780 TOWNLEY STREET
 LEGAL DESCRIPTION: LOT 133 SECTION 26 VICTORIA LAND DISTRICT PLAN 11000 PARCEL A
 PID: 005-132-193
 CURRENT ZONING: RA-1 APARTMENT ZONE
 SITE AREA: 5,483.2m² (59,023 ft²)

ZONE	LOT COVERAGE	DENSITY	OPEN SPACE	SETBACKS			PKG	HEIGHT
				STREET	INT. SIDE	REAR / NO STREET		
SCHEDULE 625 - RESIDENTIAL MIXED ZONE RM-6	35% (1,919m ²)	MAX FSR - 1.50	8,224.8m ² GFA 10%	7.5m	7.5m	10.5m	30% MAX. COVERAGE	11.5m (MAX WIDTH - 55.0m) 4 LEVELS + 1 BSMT (CEILING - BELOW AVG GRADE)
PROPOSED	30% (1,630m ²)	FSR - .92	9.7% (530m ²) - NOT INCL. EXT. PATIOS 16% (901m ²) - INC. EXT. PATIOS	6.0m	6.0m	10.5m	11% (595m ²)	13.75m (BLOCK A WIDTH - 38.2m) 4 LEVELS + 1 BSMT PARKING (CEILING - BELOW AVG GRADE)

SUMMARY

BLOCK A
 4-STOREY APARTMENT BUILDING
 1 BEDROOM UNITS (29)
 STUDIO UNITS (24)

TOTAL 53 UNITS

BLOCK B (TBC QTY 2 / 3 STOREY)
 2 BDRM 2-STOREY TOWNHOUSES (3)
 3 BDRM 3-STOREY TOWNHOUSES (2)

BLOCK C (TBC QTY 2 / 3 STOREY)
 2 BDRM 2-STOREY TOWNHOUSES (2)
 3 BDRM 3-STOREY TOWNHOUSES (3)

BLOCK D - MARKET TOWNHOUSES (TBC QTY 2 / 3 STOREY)
 2 BDRM 2-STOREY TOWNHOUSES (3)
 3 BDRM 3-STOREY TOWNHOUSES (3)

PROJECT TOTAL 69 UNITS



1 SITE PLAN
 1 : 200

HCMA

TOWNLEY LODGE
 1780 Townley Street, Saanich, BC

SITE PLAN

DATE: 2015/12/01
A1.0
 SCALE: 1 : 200