

UNIT TYPES		NUMBER OF UNITS
	3 BEDROOM TOWNHOMES	9
	2 BEDROOM APARTMENTS	19
	1 BEDROOM APARTMENTS	27
	STUDIO APARTMENTS	6
TOTAL		61

ADAPTABLE UNITS		UNIT NUMBERS
STUDIO APARTMENT	16, 18, 26, 44, 59	
1 BEDROOM APARTMENT	7, 17, 21, 35, 51	
10 UNITS OUT OF 61 UNITS ARE ADAPTABLE		

PROJECT DATA

CIVIC ADDRESS: 7701 EAST SAANICH ROAD, SAANICHTON, BC, V8M 1L9
 LEGAL ADDRESS: PID: 000-290-915, LOT: 1, SECTION 6, RANGE 2 EAST, SOUTH SAANICH DISTRICT, PLAN 38626
 LOT SIZE: 3,717.9 M² / 40,019.14 FT²

ZONING: CURRENT: RM-1 PROPOSED: RM-5

BUILDING OCCUPANCY: RESIDENTIAL
 NO. OF STOREYS: 4 STOREYS
 BUILDING HEIGHT: MAX ALLOWED: 15.00 M PROVIDED: 14.7 M

BUILDING AVREAGE GRADE: 45.66 M
 BUILDING AREA: 1789.5 M² / 19046.7 FT²
 FLOOR AREA:

FLOOR	AREA
LEVEL 1	1,506.7 M ² / 16,217.9 FT ²
LEVEL 2	1,467.6 M ² / 15,797.1 FT ²
LEVEL 3	1,553.7 M ² / 16,711.1 FT ²
LEVEL 4	1,209.3 M ² / 13,016.7 FT ²
TOTAL	5,537.3 M² / 59,603.8 FT²

GROSS FLOOR AREA: 5,537.3 M² / 59,603.8 FT²

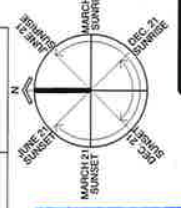
FLOOR AREA RATIO:	ALLOWED	PROVIDED	VARIANCE
	1.6	1.48	
LOT COVERAGE:	45%	47.6%	REQUIRED
SETBACKS:	REQUIRED	PROVIDED	REQUIRED
FRONT:	6.0M	6.92 M	REQUIRED
REAR:	11.0M (8M + 5M)	5.0 M	REQUIRED
LEFT SIDE:	10.5M	6.95 M	REQUIRED
RIGHT SIDE:	6.0M	2.23 M	REQUIRED
REAR SIDE:	6.0M	13.93 M	REQUIRED

OUTDOOR AMENITY AREAS:

REQUIRED:
 2 BEDROOM UNITS @ 10M²/UNIT = 22 UNITS x 10M² = 220 M²
 3 BEDROOM UNITS @ 20M²/UNIT = 9 UNITS x 20M² = 180 M²
TOTAL = 400 M²

PROVIDED:
 CHILDRENS PLAY AREA: 88.3 M²
 TWO ROOFTOP TERRACES: 185.5 M²
 GROUND FLOOR GARDEN AREA: 146.2 M²
TOTAL: 400.0 M²

VEHICLE PARKING	REQUIRED	PROVIDED	VARIANCE
9 TOWNHOUSES	15.75 STALLS @ .75 / UNIT	16 STALLS	
52 APARTMENTS	91 STALLS @ 1.75 / UNIT	73 STALLS	
TOTAL	107 STALLS	88 STALLS	19 STALLS
ACCESSIBLE PARKING	1 TYPE A 2 TYPE B	1 TYPE A 2 TYPE B	
LOADING SPACES			
BICYCLE PARKING			
SURFACE PARKING	110 @ 107 VEHICLE STALLS	92 SPACES	
EV OUTLET (120 V)	91.5 @ 1.5 / UNIT (61 UNITS)	46 OUTLETS	
ADDITIONAL PARKING	10% OF REQUIRED SECURE PARKING	10 SPACES	



1.00 - SITEPLAN
 SCALE: 1:200
 PROJECT 21458

7701 EAST SAANICH ROAD, SAANICHTON, BC V8M 1L9
 MAY 15, 2022
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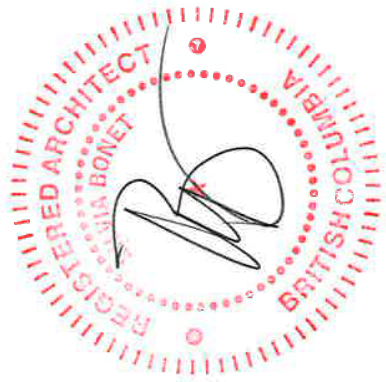


1 SITE PLAN
 Scale: 1:200

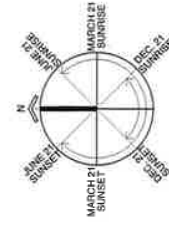


2 SITE AERIAL
 Scale: Actual Size

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Yellow	9 - TOWNHOMES
Blue	5 - 1 BEDROOM
Light Blue	2 - 2 BEDROOM
Light Green	3 - STUDIO



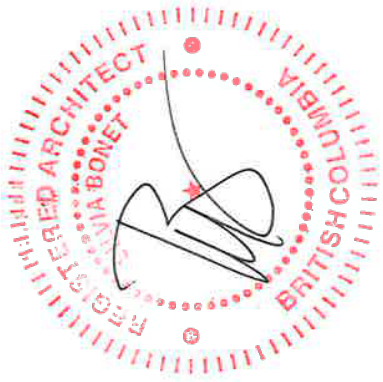
A2.01 - FLOOR PLAN - LEVEL 1
 SCALE: 1:150
 PROJECT 21458
 7701 EAST SAANICH ROAD, SAANICHTON, BC V8M 1L5
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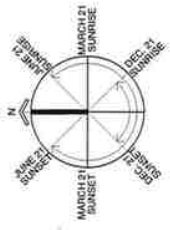
1 LEVEL 1 FLOOR PLAN
 Scale: 1:150



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TOWNHOUSES	
	7 - 1 BEDROOM
	2 - 2 BEDROOM
	1 - STUDIO



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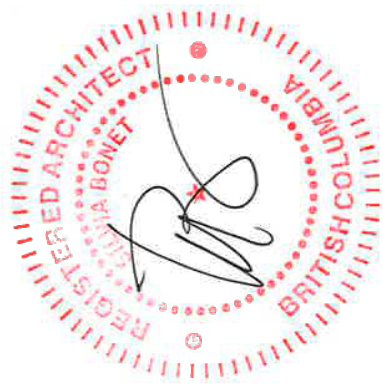
A2.02 - FLOOR PLAN - LEVEL 2
 SCALE: 1:150
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7701 EAST SAANICH ROAD, SAANICHTON, BC V8M 4L5
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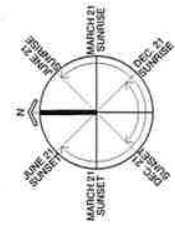
1 LEVEL 2 FLOOR PLAN
 Scale: 1:150

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- 8 - 1 BEDROOM
- 8 - 2 BEDROOM
- 1 - STUDIO



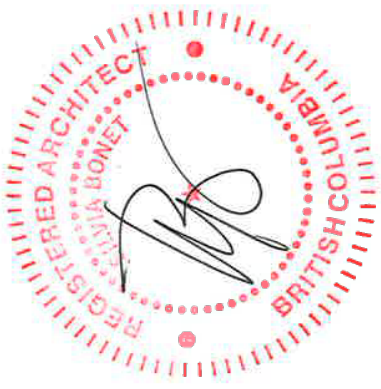
A2.03 - FLOOR PLAN - LEVEL 3
SCALE: 1:150
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7701 EAST SAANICH ROAD, SAANICHTON, BC V8M 1L5
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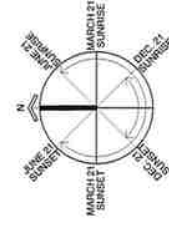
1 LEVEL 3 FLOOR PLAN
Scale: 1:150



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- 7 - 1 BEDROOM
- 7 - 2 BEDROOM
- 1 - STUDIO



A2.04 - FLOOR PLAN - LEVEL 4
 SCALE: 1:150
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 7701 EAST BARNICH ROAD, SAANICHTON, BC V8M 1L5
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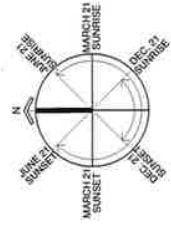
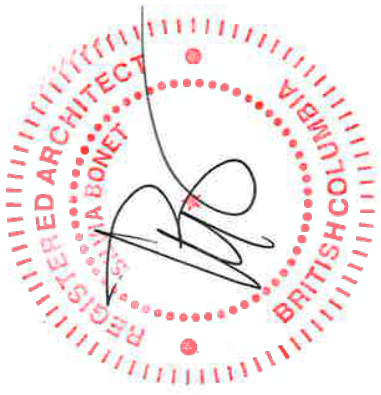
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1 LEVEL 4 FLOOR PLAN
 Scale: 1:150

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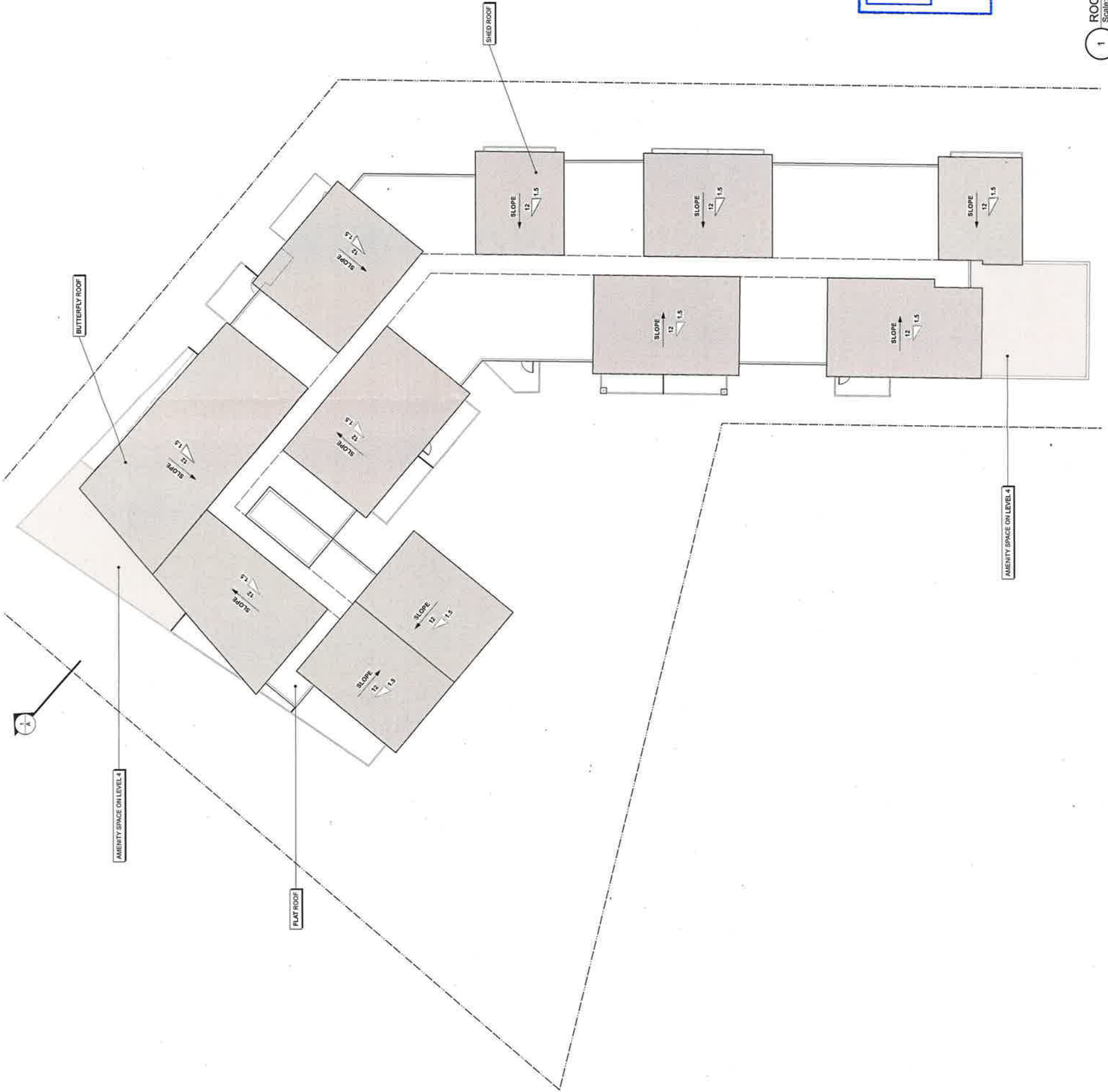
A2.05 - ROOF PLAN
SCALE: 1:150
PROJECT 21458

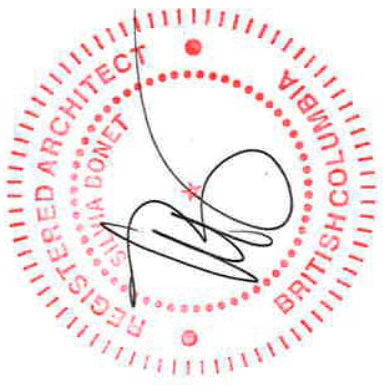
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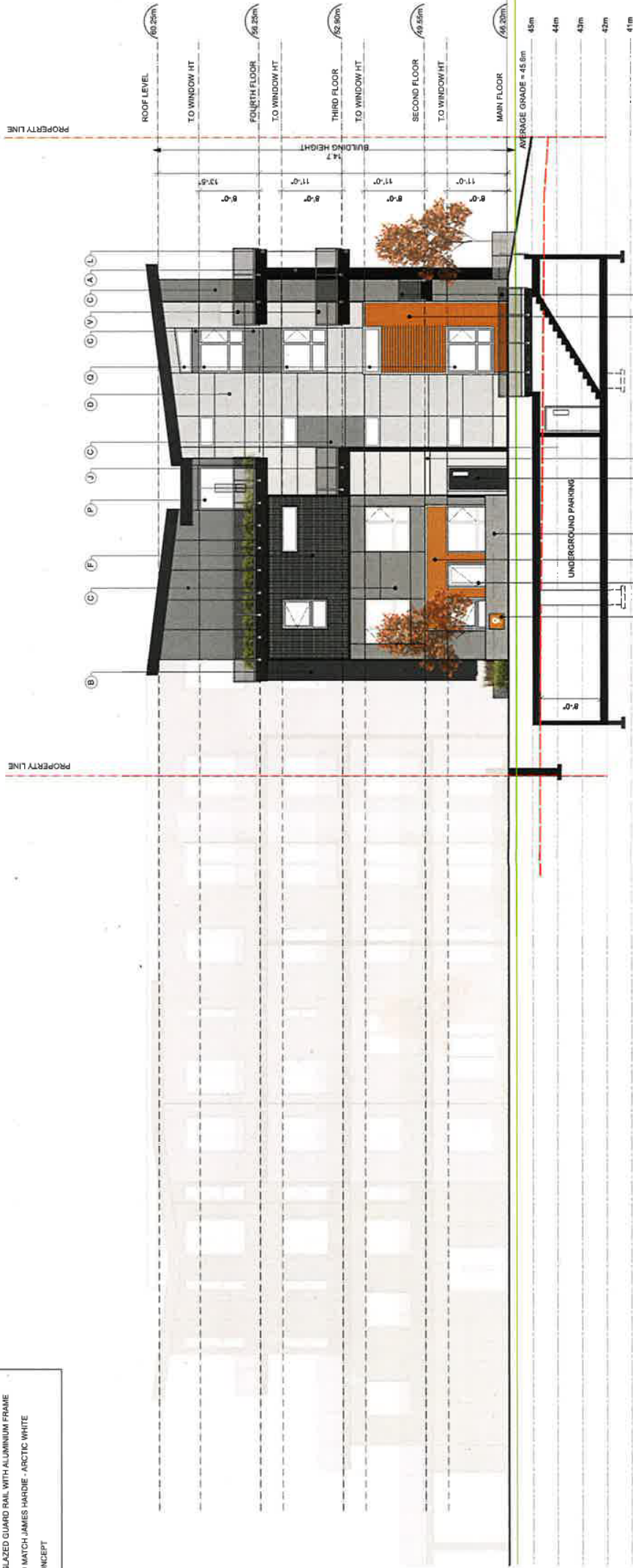
1 **ROOF PLAN**
Scale: 1:150

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1 ELEVATION FACING EAST SAANICH RD (NORTH)
Scale: 1:100



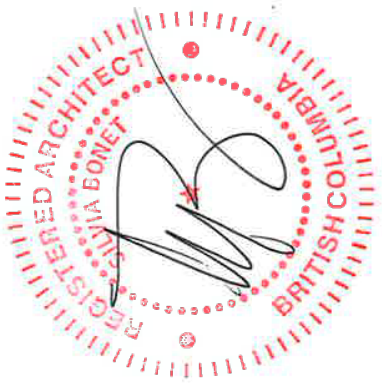
2 SECTIONAL ELEVATION - REAR (SOUTH) SIDE
Scale: 1:100



A3.01 - ELEVATIONS
SCALE: 1:100
PROJECT 21458

7701 EAST SAANICH ROAD, SAANICHTON, BC V8M 1L9
FINLAYSON
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MAY 10, 2022

MATERIAL LEGEND	
A	FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - PAINTED BENJAMIN MOORE PM-9
B	FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - IRON GRAY, SMOOTH FINISH
C	FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - GRAY SLATE, SMOOTH FINISH
D	FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - LIGHT MIST, SMOOTH FINISH
E	FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - ARCTIC WHITE, SMOOTH FINISH
F	GALVANIZED CORRUGATED METAL SIDING - CHARCOAL GRAY
G	FIBRE CEMENT LAF SIDING WITH ALUMINUM EASY TRIM REVEALS - JAMES HARDIE - PAINTED BENJAMIN MOORE PM-9
H	EXPOSED CONCRETE WALL
J	FASCIA BOARD - CHARCOAL
K	FASCIA BOARD - IRON GREY
L	FASCIA BOARD - TO MATCH BENJAMIN MOORE PM-9
M	FASCIA BOARD - LIGHT MIST
N	PRE-FINISHED ALUMINUM SOFFIT - CHARCOAL
P	VINYL CLADDING - EXTERIOR FRAME FINISH WHITE COLOUR
Q	VINYL WINDOW GLAZING - EXTERIOR FRAME FINISH WHITE COLOUR
R	FIRE RATED METAL DOOR WITH VIEWING PANEL, COLOUR MATCH TO IRON GRAY PANELS
S	FRONT ENTRY DOOR WITH GLASS VIEWING PANEL
T	ALUMINUM FRAME GUARD RAIL
U	WOODEN GUARD RAIL WITH ALUMINUM FRAME
V	TEMPERED GLAZED GUARD RAIL WITH ALUMINUM FRAME
W	TRELLIS - TO MATCH JAMES HARDIE - ARCTIC WHITE
X	SIGNAGE CONCEPT



MATERIAL LEGEND

- (A) FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - PAINTED BENJAMIN MOORE PM-9
- (B) FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - IRON GRAY, SMOOTH FINISH
- (C) FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - GRAY SLATE, SMOOTH FINISH
- (D) FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - LIGHT MIST, SMOOTH FINISH
- (E) FIBRE CEMENT PANEL WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - ARCTIC WHITE, SMOOTH FINISH
- (F) GALVANIZED CORRUGATED METAL
SING - CHARCOAL GRAY
- (G) FIBRE CEMENT LAP SIDING WITH ALUMINUM EASY TRIM
REVEALS - JAMES HARDIE - PAINTED BENJAMIN MOORE
AP-128
- (H) EXPOSED CONCRETE WALL

- (I) FASCIA BOARD - CHARCOAL
- (K) FASCIA BOARD - IRON GRAY
- (L) FASCIA BOARD - TO MATCH BENJAMIN MOORE PM-9
- (M) FASCIA BOARD - LIGHT MIST
- (N) PRE-FINISHED ALUMINUM SOFFIT - CHARCOAL
- (P) VINYL SLIDING DOOR GLAZING - EXTERIOR FRAME
FINISH WHITE COLOUR
- (Q) VINYL WINDOW GLAZING - EXTERIOR FRAME FINISH
WHITE COLOUR
- (R) FIRE RATED METAL DOOR WITH VIEWING PANEL,
COLOUR MATCH TO IRON GRAY PANELS
- (S) FRONT ENTRY DOOR WITH GLASS VIEWING PANEL
ALUMINUM FRAME GUARD RAIL
- (T) WOODEN GUARD RAIL WITH ALUMINUM FRAME
- (U) TEMPERED GLAZED GUARD RAIL WITH ALUMINUM FRAME
- (V) TRELLIS - TO MATCH JAMES HARDIE - ARCTIC WHITE
- (X) SIGNAGE CONCEPT



1 COURTYARD SIDE ELEVATION (WEST)
Scale: 1:130



2 EAST SIDE ELEVATION
Scale: 1:130



A3.02 - ELEVATIONS
SCALE: 1:130
PROJECT 21458

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