

LEGAL DESCRIPTION				
LOT BLOCK PLAN	LOT 'A'	SECTION 5	RANGE 4 EAST	
	31812			
MUNICIPAL ADDRESS				
7840 LOCHSIDE DRIVE				
DISTRICT OF CENTRAL SAANICH, BC				
COMMUNITY				
SAANICHTON				
LAND USE				
TBD				
SITE AREA	SM	sq.ft.	acre	Ha
18,962.94		204,115.33	4.69	1.90
EXISTING FAR	0.611	11,592.89	SM	
NEW FAR PROPOSED	0.527	9,991.82	SM	
OVERALL FAR PROPOSED + EXISTING	1.138	21,584.72	SM	
BYLAW ALLOWABLE FAR	1.600			



SITE LOCATION
SCALE: NTS

SITE COVERAGE		
New Buildings + Existing Buildings	6,596.349	34.79%

AREA CALCULATIONS - BUILDING 01												
USE		GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT				TOTAL	
		m²	sq.ft.	m²	sq.ft.		%	STUDIO (E)	1 BEDROOM (A1 + A1-ACC)	1 BDRM + DEN (A2 + G)		2 BEDROOM (C, F, J, K)
PARKADE	RESIDENTIAL PARKADE	5,018.00	54,013.30									
LEVEL 01	RESIDENTIAL	1,590.66	17,121.74	1,174.03	12,637.11	73.81%	1	12	1	3	2	19
LEVEL 02	RESIDENTIAL	1,584.93	17,060.08	1,354.53	14,580.06	85.46%	2	12	1	5	2	22
LEVEL 03	RESIDENTIAL	1,584.93	17,060.08	1,367.95	14,724.47	86.31%	2	10	3	5	2	22
LEVEL 04	RESIDENTIAL	1,584.93	17,060.08	1,367.95	14,724.47	86.31%	2	10	3	5	2	22
LEVEL 05	RESIDENTIAL	1,584.93	17,060.08	1,367.95	14,724.47	86.31%	2	10	3	5	2	22
LEVEL 06	RESIDENTIAL	1,584.93	17,060.08	1,367.95	14,724.47	86.31%	2	10	3	5	2	22
MECH	MECH / LOBBY	134.65	1,449.34									
TOTALS BUILDING 1		9,649.98	103,871.47	8,000.35	86,115.05	82.91%	11	64	14	28	12	129

AREA CALCULATIONS - OTHER NEW BUILDINGS													
USE		GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT				TOTAL		
		m²	sq.ft.	m²	sq.ft.		%	STUDIO (E)	1 BEDROOM (A1 + A1-ACC)	1 BDRM + DEN (A2 + G)		2 BEDROOM (C, F, J, K)	3 BEDROOM (D)
BUILDING 04	CRU	183.75	1,977.81	183.75	1,977.81	100.00%	0	0	0	0	0	0	
BUILDING 05	W&R	78.55	845.52	-	0.00	0.00%	0	0	0	0	0	0	
BUILDING 06	BIKE STORAGE	79.55	856.28	-	0.00	0.00%	0	0	0	0	0	0	
TOTALS OTHER NEW BUILDINGS		341.85	3,679.61	183.75	1,977.81	53.75%	0	0	0	0	0	0	
OVERALL TOTAL NEW BUILDINGS		9,991.82	107,551.08	8,184.10	88,092.87	81.91%	11	64	14	28	12	129	
							8.53%	49.61%	10.85%	21.71%	9.30%	100.00%	
							TOTAL		129	UNITS			

AREA CALCULATIONS - EXISTING BUILDINGS												
USE		GROSS AREA		SALEABLE		EFFICIENCY	UNIT COUNT				TOTAL	
		m²	sq.ft.	m²	sq.ft.		%	STUDIO (E)	1 BEDROOM (A1 + A1-ACC)	1 BED + DEN (A2 + G)		2 BEDROOM (C, F, J, K)
BUILDING EX.01	RESIDENTIAL	5,538.32	59,613.94	4,762.95	51,267.99	86.00%	0	32	0	29	0	61
BUILDING EX.02	RESIDENTIAL	6,054.58	65,170.94	5,206.94	56,047.01	86.00%	4	25	0	36	0	65
TOTALS EXISTING BUILDINGS		11,592.89	124,784.88	9,969.89	107,314.99	86.00%	4	57	0	65	0	126
OVERALL TOTAL EXISTING + NEW		21,584.72	232,335.95	18,153.98	195,407.86	84.11%	15	121	14	93	12	255
							5.88%	47.45%	5.49%	36.47%	4.71%	100.00%

PARKING REQUIREMENT - NEW BUILDINGS (PER LAND USE BYLAW)						(SUBDIVISION LOT 1)	
USE	UNITS	REQ. PARKING		REQ. PARKING	PROVIDED	VARIANCE	
		PER UNIT	UNIT				
RESIDENTIAL	UNITS	1.50	PER UNIT	193.5	160	0	
RESIDENTIAL	VISITOR	0.25	PER UNIT	32.3			
COMMERCIAL	CRU	1.00	PER 22.0m² of GFA	8.35	8	0	
TOTAL REQUIRED				234.10	168	0	

PARKING REQUIREMENT - EXISTING BUILDINGS (PER LAND USE BYLAW)						(SUBDIVISION LOT 2)	
USE	UNITS	REQ. PARKING		EXISTING PARKING	PROVIDED	VARIANCE	
		PER UNIT	UNIT				
RENTAL	UNITS	1.50	PER UNIT	189.0	148		
RENTAL	VISITOR	0.25	PER UNIT	31.5			
TOTAL REQUIRED				0.00	148	0	
PARKING REQUIREMENT PER LUB - TOTAL				234	316	0	

PARKING DEMAND PER PARKING STUDY / TIA (see detailed ratios in TIA document)				
USE	EXISTING	NEW	TOTAL REQ. PARKING PER TIA	PROVIDED PARKING
STUDIO	2	11	13	
1 BEDROOM	55	78	133	
2 BEDROOM	73	28	101	
3 BEDROOM	4	12	16	
VISITOR		27	27	
COMMERCIAL / RETAIL	0	11	11	
TOTAL PARKING DEMAND PER PARKING STUDY			301	316
TOTAL PARKING PROVIDED				316
				RESIDENTIAL SURPLUS
				15

PARKING REQUIREMENT / PROPOSED COMPARISON (BYLAW VS. TIA)							
USE	UNIT COUNT	BYLAW REQUIREMENT		DEMAND: PARKING STUDY COUNT	PROPOSED PARKING		PROPOSED VS. BYLAW REQ. PKNG DEMAND TIA
		FACTOR	COUNT		FACTOR	COUNT	
RENTAL STUDIO	11	1.50	17	301	2.45	316	
RENTAL 1 BEDROOM	78	1.50	117				
RENTAL 2 BEDROOM	28	1.50	42				
RENTAL 3 BEDROOM	12	1.50	18				
RENTAL VISITOR	129	0.25	32				
COMMERCIAL			8				
TOTAL PARKING DEMAND PER PARKING STUDY			234	301	316	82	15

PROVIDED PARKING STALL COUNT / BIKE STALL / STORAGE LOCKERS COUNT			
LOCATION	RESID. ST. LOCKERS	SHORT TERM / LONG TERM BIKE STORAGE	PARKING
SURFACE PARKING NEW (SHORT TERM)	-	52	13
SURFACE PARKING EXISTING AND REVISED (LOT 2)	-	91	156
PARKADE P01	-	268	147
BUILDING 06 (LOT 2)	-	30	-
TOTAL	0	441	316

(*) New proposed long term bike storage facility for Building 1 (6 storey building) is fully complying with current Land Use Bylaw. Long term bike storage for existing buildings follows original requirements and its current excess demand is partly covered by new proposed bike storage rooms.

BICYCLE PARKING				
TYPE	REQUIREMENT	COUNT	REQUIRED VS. PROVIDED (*)	
			REQUIRED STALLS	PROVIDED (*) STALLS
NEW PROPOSED		NEW UNITS		
Long Term	1.50 stalls/unit	129	UNITS 194	298
Short Term	0.10 stalls/parking stall	234	PARKING STALLS 24	52
Total Bicycle Parking Stalls			218	350

BARRIER FREE PARKING REQUIRED			
TYPE	REQUIRED OVERALL PARKING	OVERALL BF STALLS REQUIRED	REQUIREMENT PER BF STALL TYPE
COUNTS	234 stalls	OVERA... 9 stalls	TYPE 'A' 2 stalls TYPE 'B' 7 stalls
TOTAL BARRIER FREE STALLS PROVIDED		19 stalls	3 stalls 16 stalls

EV CHARGING STATIONS	
TYPE	OVERALL BF STALLS PROPOSED
EV Chargers Proposed to be installed	4 stalls
EV Ready parking stalls (Rough ins only) (Future)	156 stalls
TOTAL EV CHARGING STATIONS (AT OCCUPANCY + FUTURE)	160 stalls

DATE	ISSUED FOR	REV
2023-11-20	DP-SUBMISSION	1
2024-04-04	DP-COMMENTS	2
2024-07-04	DP-SUBMISSION	3
2024-10-31	DP-SITE REVISION	4
2025-01-31	DP-RESUBMISSION	5
2025-03-26	DP-RESUBMISSION	6
2025-08-18	DP-RESUBMISSION	7
2025-11-25	DP-STAT REVISION	8

This drawing has been prepared solely for the use of STARLIGHT and there are no representations of any kind made by NORR to any party with whom NORR has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer

Project Component
DEVELOPMENT PERMIT

Key Plan

Consultants
 Survey: J.E. Anderson
 Civil: NORR
 Architecture: NORR
 Structural: Skyline Engineering
 Mechanical: M3 Mechanical
 Electrical: AES Engineering
 Interiors:
 Landscape: David Stoyko Landscape Architect

Seal(s)



Project Manager: T. ALMAASHI
 Drawn: R. JENKINS
 Project Leader: F. ARISTI
 Checked: J. LACKMAN

Client
STARLIGHT

Project
7840 LOCHSIDE DRIVE

Saanichton, British Columbia

Drawing Title
SITE LOCATION AND STATISTICS

Scale
1 : 1

Project No.
NCCA22-0063

Drawing No.
DP10-00-01