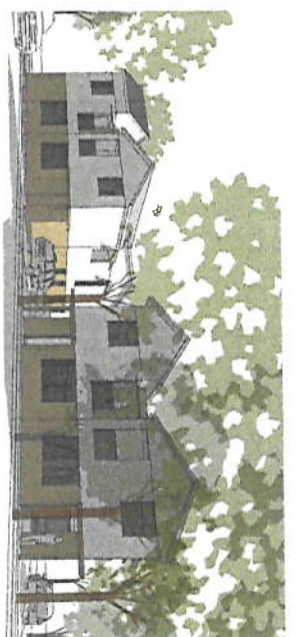




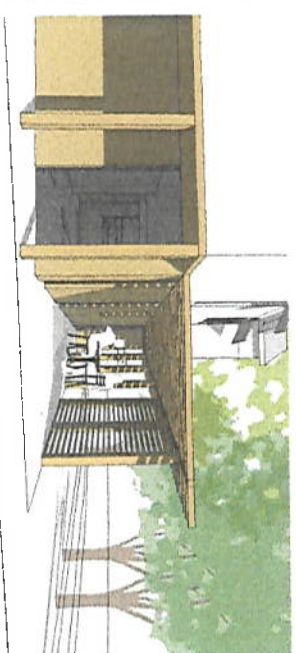
HEAD STREET



BRYDEN COURT & HEAD STREET



BRYDEN COURT



REAR YARD

SITE SYMBOL LEGEND

- ROAD
- WALK
- BIKE
- 1:62.5 TO BE EXCAVATED
- ARTICULATED

AVERAGE GRADE BUILDING A

GRADE	AVERAGE	DISTANCE	TOTAL
99 m	34.44 m	10.06 m	344.25 m
44 m	34.43 m	2.30 m	79.21 m
44 m	34.01 m	3.22 m	282.54 m
01 m	33.95 m	2.30 m	78.18 m
3.96	34.50	33.23 m	344.35 m
AVERAGE GRADE		31.72 m	1078.54 m
			33.82

AVERAGE GRADE BUILDING B

POINTS	GRADE	AVERAGE	DISTANCE	TOTAL
GH	33.85 m	33.75 m	10.06 m	340.13 m
HJ	33.76 m	33.06 m	2.22 m	78.21 m
JK	33.76 m	33.71 m	10.97 m	366.67 m
KL	33.86 m	33.37 m	1.83 m	52.18 m
LM	33.04 m	32.01 m	1.87 m	60.72 m
NN	32.94 m	32.93	7.87 m	259.16
AVERAGE GRADE			34.74 m	1156.47 m
				33.85 m

SITE INFORMATION - DEVELOPMENT PROPOSAL

LEGAL DESCRIPTION SITE PLAN OF LOT 13, SECTION 11, ESQUIMALT DISTRICT, PLAN S546
SMALL-SCALE MULTIFAMILY HOUSING ZONE (MEDIUM LOT) (RSM-2)

CNIC ADDRESS 646 Head St, Esquimalt, BC, V8A 5S8, CANADA
PID 005-999-889

ZONING DATA ALLOWABLE RSM-2 AFTER ROAD DEDICATION RSM-2

SITE AREA 812.1 m² / 8741.4 sqft 742.4 m² / 7991.1 sqft

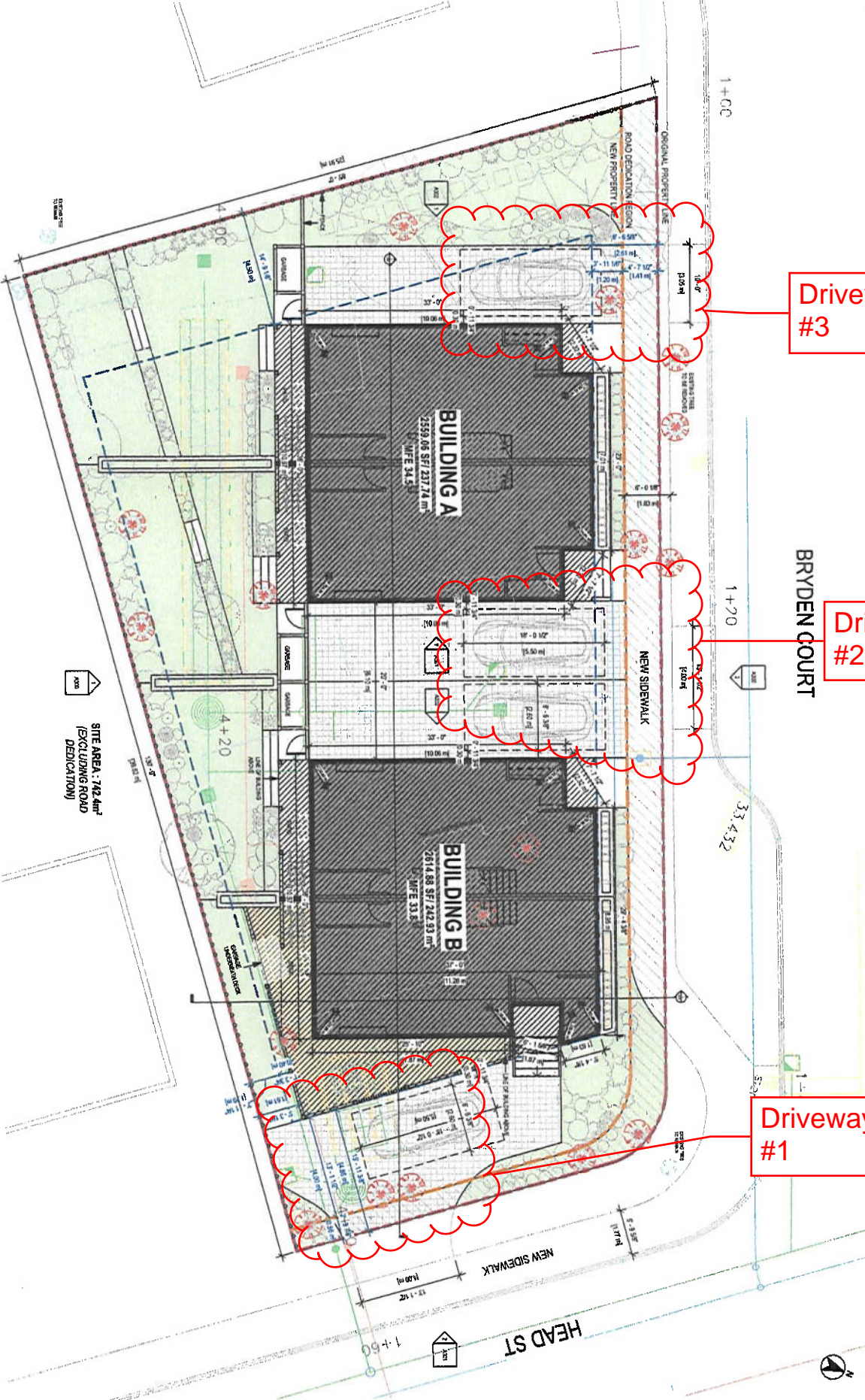
DENSITY REQUIRED 4 UNITS (MAX) PROPOSED 4 UNITS
PRINCIPLE BUILDINGS 2 (UNITS)
LOT COVERAGE 50 % (MAX) 40 %

HEIGHT - BUILDING A 11.00 m 7.50 m
HEIGHT - BUILDING B 11.00 m 7.87 m

SETBACKS FRONT 4.00 m 4.00 m
REAR 4.50 m 4.50 m
INTERIOR SIDE (WEST) 1.20 m 1.20 m
INTERIOR SIDE (EAST) 1.20 m 1.81 m
BUILDING SEPARATION 2.50 m (MIN) 6.10 m

MULTIFAMILY UNITS DESCRIPTION QUANTITY
UNIT TYPE 1 3 BR + 2.5 BATH 3
UNIT TYPE 2 3 BR + 2.5 BATH 1
TOTAL 4

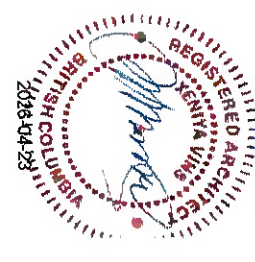
UNIT FLOOR AREA AREA (m²)
UNIT A1 (UNIT TYPE 1) 1279.53 118.87
UNIT A2 (UNIT TYPE 1) 1279.53 118.87
UNIT B1 (UNIT TYPE 1) 1279.53 118.87
UNIT B2 (UNIT TYPE 2) 1328.18 123.39
BUILDING FLOOR AREA AREA (m²)
BUILDING A 1286.28 118.20
MAIN FLOOR 1350.28 123.90
SECOND FLOOR 240.70 240.70
BUILDING B 1240.00 112.24
MAIN FLOOR 1387.66 127.05
SECOND FLOOR 2687.66 239.30
BUILDINGS A & B 5166.72 440
PARKING DATA REQUIRED PROPOSED
SURFACE PARKING 0.5 PER UNIT 1 PER UNIT
TOTAL PARKING 2 4
TOTAL BIKE PARKING 4 8



ISSUED FOR: 2507
PROJECT ADDRESS: 646 HEAD ST, ESQUIMALT, BC
SITE PLAN

PROJECT NO. 2507
DATE 2026-04-23
SCALE As Indicated
DRAWN BY DM
REVIEW BY XV

2026.04.23



INVISION DEVELOPMENTS
754 Goldstream Ave #202, Langford, BC V9B 5T2
info@invisionsdevelopment.ca

XV ARCHITECTURE
"INTEGRALLY DESIGNED • CAREFULLY BUILT"

ISSUED FOR
DEVELOPMENT PERMIT
646 HEAD STREET
DUPLICES