SUSSEX RESIDENCES

ESQUIMALT, B.C.

PROJECT # 143037

CIVIC ADDRESS: 1340 SUSSEX & 1337 SAUNDERS ST, ESQUIMALT, B.C.

LEGAL ADDRESS: LOT 34, LOT 35, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, PLAN VIP2854, SUBURBAN LOT 37&45, ESQUIMALT LAND DISTRICT & LOT 1, LOT 3, LOT 2, PLAN VIP16681, SUBURBAN

LOT 45, ESQUIMALT LAND DISTRICT.

ISSUED FOR REZONING - SEPT. XX, 2024











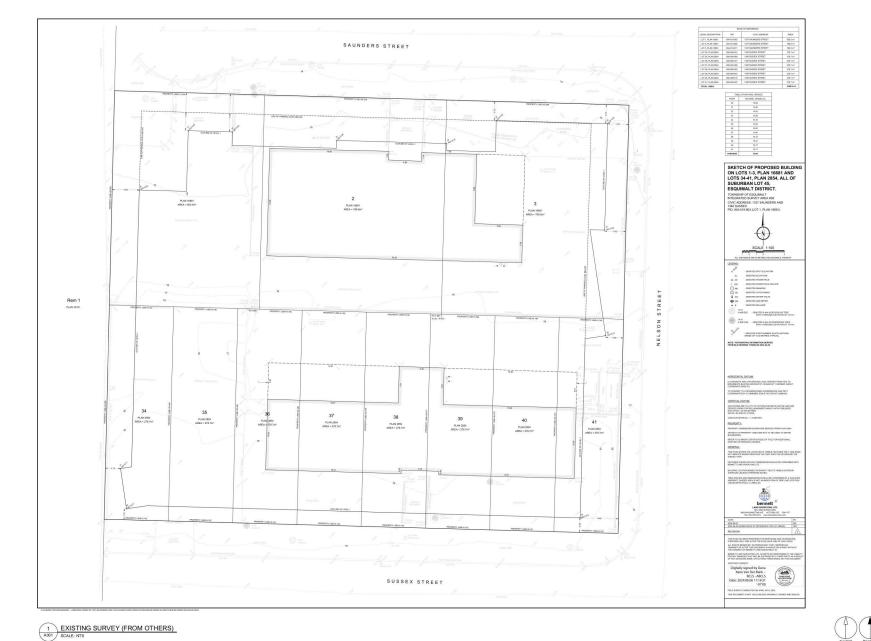
SITE INFORMATION	LOT 35 . LOT 37, LOT 38, LOT 39, LOT 40.	LOT 41, PLAN VP2854, SUBSICI	LOT 37845, ESQUIMAL	TLANDDISTRICT &	L0T1 . L0T3 . L0T2 PL	AN VIP16681.
LEGAL DESCRIPTION OVIC ADDRESS AREA 1	LOT38 . LOT37, LOT38, LOT39, LOT40, SUBSIDY LOT37HS, EBQLMALT LAND DI 1340 Sussex & 1337 Saunders St, VSA 43	STRCT. 29 Township of Esquimat			SYSTEM (MARK)	Tevreron our
SITE AREA (R*)		EXISTING			EXISTING (Wells) 4.460.40 m² PROPO	*******
ZONINS	Current zone RNA	BUSTING			CD	SED .
ZONINS FAR	Current zone RMA FAR Residential FAR Commercial FAR Total		Proposed I	Assimum Assimum	4.00 FAR	
	FAR Total		Proposed I	Assimum	0.05 FAR 4.05 FAR	
RATE	FLOORAREA	FARCALCULATION	EXCLUDED IN FAR			
	RESIDENTIAL AREA	COMMERCIAL A REA	AUXILIATE A PEAS A BOVE GROUND (MAL/ OPPICES WC & LOOKER ROOMS / COMM. GARBAGE)	INDOOR AMENITY	CORRIDORS & VERTICAL TRANSPORTATION (STAIRS & ELEV.)	PARKADE, UNDERGROU AUXUAR ARE ENGLOSED BI ROOM! STORA GEIOF TO BELOW AR
PARKADE 3 PARKADE 2	0.0 10*	0.0 ftf	0.0 111	0.0 11"	1,327.0 ft ^p	
LEVEL 1C1 PRINKADE	0.0 ft ^a 3.132.0 ft ^a	0.0 ft ^s 2,683.0 ft ^s	0.0 ft* 2,142.0 ft*	0.0 %*	1,356.0 fF 3,385.0 fF	37,353.0 ft 25,504.0 ft
LE/EL 1.C.I PRANCADE LE/EL TWO LE/EL THREE	5.316.0 PF 6.000.0 PF	0.0 ft ^o	0.0 ft ²	3.487.0 ft ^c	2,567,0 fP 2,126,0 fP	3.151.0 ft ² 5.257.0 ft ²
	11,310,0 m²	0.0 ft ⁴	0.0 H ¹	0.0 ft*	1,928.0 fF 1,846.0 fF	0.0 ft ²
LEVEL FIVE LEVEL SIX TO TWENTY ONE Totals	8,774.0 ft ² 152,496.0 ft ²		0.0 ft ²	669.0 ft ²	1,845.0 fP 28,454.0 fP	0.0 m²
Totals	182,496.0 P ² 187,028.0 P ³	0.0 ft ² 2,583.0 ft ³	0.0 ft ² 2,142.0 ft ²	0.0 ft ² 4.156.0 ft ²	28.464.0 ft ⁴ 43.000 m ²	0.0 ft ² 108,649 ft ²
TOTAL FLOOR AREA TOTAL FLOOR AREA for FAR	188,611.0 m²		157,947.0 ft²			
TOTAL FLOOR AREA for PAR calculation	192,000.0 M1	2,583.0 ft*				
PARKADE 3	,	GROSS FLOOR AREAS PER F	LATE		3,596 m²	38,711 fr 38,711 fr
PARKADE 2					3,596 m² 3,596 m² 3,414 m²	38,711 ft ² 36,746 ft ²
LEVEL 1L1 PARKADE LEVEL TWO	•					11 370 01
					755 m² 1,230 m²	8,126 ft ¹ 13,238 ft ² 11,288 ft ²
LEVELS FOUR LEVEL PIVE LEVEL SX TO TWENTY ONE					1,049 m²	11,288 02
TOTAL GROSS FLOOR AREA					16,812 m² 31,508 m²	180,960 ft ^o 339,150 ft ^o
TOTAL GROSS FLOOR AREA ABOVE PARKING LEVELS GROSS AREA	GRADE INCLUDING CRU SPACE (L1 TO L21	GBA EXCLUDING PARKADE LT	AND UNDERGROUND AF	EAS)	21,945 m² 3,249 m²	236,224 ft ⁴
PA-Rond LEYELS GROSS A REA (including ONLY areas with perking stalls, excluding ORU, bike storage, res- storage, elevator, confidors, mech room, libiby, stains and residential areas)			PARKADES PARKADES PARKADES		3,249 m² 2,724 m² 2,039 m²	34,967 ft ² 29,325 ft ² 21,543 ft ²
stoles, excluding CRU, bike storage, res. storage, elevator, confidors, mech room,					2,039 m²	
libiby, stairs and residential areas)		PROJECT DATA	TOTAL PAR	KING GROSS AREA	8,011 m²	86,235 ft°
	BY LAW REFERENCE		REQUIRED		PROPO	SED
LOT COVERAGE					w thout parkade w th parkade	42.23% 83.79%
PARKADE COVERAGE ABOVE GRADE					46%	
COMMERCIAL AREA		OBL			(m²) 240 m²	(82) 2,583 ft ²
		I and a second	TO	TAL COMMERCIAL	240 m² 386 m²	2,583 R* 4,156 ft ¹
AMENTY AREA		NDOOR AMENTY OUTDOOR AMENTY (NOLUDIN	G PUBLIC PARK AREA)		2.393 m²	25,762 %
OPEN USA BLE A REA			18,500 ft ^p	TOTAL AMENTY	2,779 m²	29,918 %*
			10.000.11		1,856 m² 61.09 (Determined on 9	ne basis of BC is
BULDING HEIGHT SETBACKS (PLEASE NOTE THE ARE TO THE ENVILOPE)			Jussex) PRONT		5urveyor aver 1.56 m 0.16 m	5.16 ft 0.52 ft
THE ENVELORE)		(54	unders) S REAR Nelson) E SIDE		0.16 m 2.06 m	0.52 ft 6.75 ft
		BUILDING DATA	Ortano (W SIDE		2.09 m 0.61 m	6.75 ft 2.00 ft
UNIT TYPES	DESCRIPTION	82E	i _n	# OF UNITS	COMBR	
	5700	(n0) 36 m²	(82) 391.66	42	(m2) 1,526 m²	(ft2) 16,422 ft ⁴
UNTA2 UNT81	JR 18ED 18ED	39 m² 49 m²	391 ft ^e 419 ft ^e 624 ft ^e	84	3,270 m² 925 m²	35.196 ft ² 9.956 ft ²
UNT 82		49 m²	624 ft ^c 493 ft ^c	38	925 m² 1,740 m²	9,956 ft ² 18,734 ft ²
UNIT 82 UNIT C1 UNIT C2	JR 2 BED+1 BATH	46 m² 51 m² 74 m²	493 ft ² 549 ft ² 797 ft ⁴	54 19	1,740 m² 2,754 m² 1,407 m²	18,724 ft ² 29,646 ft ² 15,143 ft ²
UNIT CS UNIT C4	2 8ED + 2 8A TH 2 8ED + 2 8A TH			16		
UNIT D1	2 860 2 860+2 8ATH	62 m² 67 m²	672 ft ^c 721 ft ^c	22 18	1,373 m² 1,206 m²	14.784 ft ² 12.978 ft ²
UNTEI	JR 3 BED + 2 BATH	67 m² 90 m² 97 m²	971 10	17	1,206 m² 1,534 m² 193 m²	12,978 ft ² 16,507 ft ²
UNT E2 UNT E3	3 8ED + 2.5 BATH 3 8ED + 2.5 BATH	97 m²	721 ftf 971 ftf 1,040 ftf 887 ftf	2		15.507 ft ² 2.080 ft ² 1,774 ft ²
UNITES	JR 3 8ED + 2 8A TH JR 3 8ED + 2 8A TH JR 3 8ED + 2 8A TH	75 m²	808 ft ²	1	75 m²	808 ft ¹ 912 ft ¹
TOTAL UNITS		UNITMIX	(Saleable Area)	335	17,375 m²	187,020 R ¹
UNITMX	DESCRIPTION	UNIT MIX.	GET PERCENTA GE		PROPOSED PE	RCENTAGE
UNITA	STUDIO + JR 1- BED		30%		38%	
UNITS UNITC	1-8ED 2-8ED		20%		17% 23%	
UNITO	2 BED= 28ATH 3-86D		10%		16% 7%	
TOTAL UNIT MIX	DEGUARD OFF-STREE	ET PARKING AS PER DRAFT PA	100%. BRONG BY J. AW 2024 NO	3310	1001	
PARKING TYPE	REFERENCE		REQUIRED			
		USE	DENSITY	REQUIRED RATIO 0.5	REQUIRED 21	PROPOSED
OFF-SITE V BHOLE PARKING SUPPLY	Part 4.11 Table 1 (Dureling Multi-family)	Studio 1 bedroom	42 141		86	-
		2/3 bedroom visitor	152 335	0.6	121	
	Part 4.11 Table 1 (Retail store)	Commercial	240 SQM SUPPLY	1/40	4	
	PART 4.16	Shared commercial/ visitors spaces reduction	in mixed use required in spaces may be assign- use but shall not be ma- required commercial sp	istor parking ad to commercial ne than 50% of aces.	207 stalls -3 stalls	242 stalls
OFF-SITE VEHICLE PARKING TOM REDUCTION		car share vehicle	1 car a	15%	-13	
	TOM	car share membership Enhanced bicycle	2.2% of total require		-6	
		Enhanced bicycle parking facility	3% of total requires		-8	
				REDUCTION TOTAL	-27 statis 240 statis	242 51975
SMALL CAR	PART 4.14	max 50% of required spaces	501		120 max	5 stalls
ACCESSIBLE STALL	PILRT 4.15 Table 4	2 stalls + one additional space for each additional 60 total parking spaces required Residential-Table 6 off-street	5 900		5 stat	
LOADING IN COMMERCIAL	FART 5.23 Table 6	isadingover 100 units Commercial Table 6- below 700 sq.m B MOBILITY SCOOTER PARKET	2 sta No re		2 stats 0 stats	2 stats 0 stats
Sicycle stalls-Residential	REFERENCE REFERENCE	DENSITY	99 REQUIREMENT RATIO	STALLS	REQUIRED	PROPOSIDO
Long term class A		Studio -183 2/3 bedroom -152	1	103	411 stats	413 stats
Short term class R	PART 6.25 Table 7	2/3 bedroom -152	1.5	228	4	
	1	Na				
Mobility accorder		DENSITY	RESIDENTIAL BIN	STALLS	9 417 stells REQUIRED	419 stalls PROPOSED
Mobility scooler Bicycle stells-Commercial	REFERENCE					
Mobility scooler		240 sqm	150	1.5998	2	140
Mobility scooler Bicycle stalis-Commercial	REFERENCE PART 6.25 Tebs 7		1000			2
Nobilly scooler Bicycle stells-Commercial Long term classA		240 sqm 6 speces per public building entrance 1 spece per building	5 sts		2 6 stats 1 2 stats	6 1 2 stells

ARCHITECTURAL DRAWINGS LIST	CONSULTANTS LIST	Suite 600 - 550 Burrard Street, Vancouver, BC V6C 2B5
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A402 BULDNG SECTION A402 BULDNG SECTION A403 BULDNG SECTION SUBJECTION SUBJECTION SUBJECTION SUBJECTION SUBJECTION A500 UNIT PLANS A501 UNIT PLANS A501 FAR SUBJECTION A500 FAR SUBJECTION A501 FAR SUBJECTION A501 FAR SUBJECTION A502 FAR SUBJECTION A502 FAR SUBJECTION A503 FAR SUBJECTION A504 FAR SUBJECTION A504 FAR SUBJECTION A505 FAR SUBJECTION	CIVIL ENGINEER JE ANDERSON 421 GUANPORD AVE, IVICTORIA, 50 V.W. 437 - 2214 CONT. ROSS TUCK SUNCE	
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EXISTING SURVEY

ISSUE

A001



2 STREETSCAPE @ SAUNDERS
A002 SCALE: NTS



Sulfang the Extraordinary

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PROJECT NO: ACA00143037 DRAWN BY: CHEC

DRAWN BY: CHECKED BY:
VR ME
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SHEET TITLE STREETSCAPES

True North Project North

A002 ISSUE

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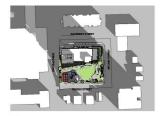
SPRING EQUINOX - MARCH 20 AT 8AM
Scale NTS



4 SUMMER SOLSTICE - JUNE 20 AT 8AM
A060 Scale: NTS



7 FALL EQUINOX - SEPT 22 AT 8 AM Scale: NTS



10 WINTER SOLSTICE - DEC 21 AT 9 AM Scale: NTS



2 SPRING EQUINOX - MARCH 20 AT 12PM
Scale: NTS



5 SUMMER SOLSTICE - JUNE 20 AT 12PM
Scale: NTS



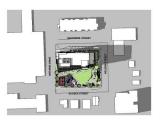
9 FALL EQUINOX - SEPT 22 AT 12 PM Scale: NTS



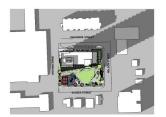
11 WINTER SOLSTICE - DEC 21 AT 9 AM
A000 Scale: NTS



3 SPRING EQUINOX - MARCH 20 AT 4PM Scale: NTS



6 SUMMER SOLSTICE - JUNE 20 AT 4PM
Scale: NTS



8 FALL EQUINOX - SEPT 22 AT 4PM A080 Scale: NTS



12 WINTER SOLSTICE - DEC 21 AT 9 AM Scale: NTS



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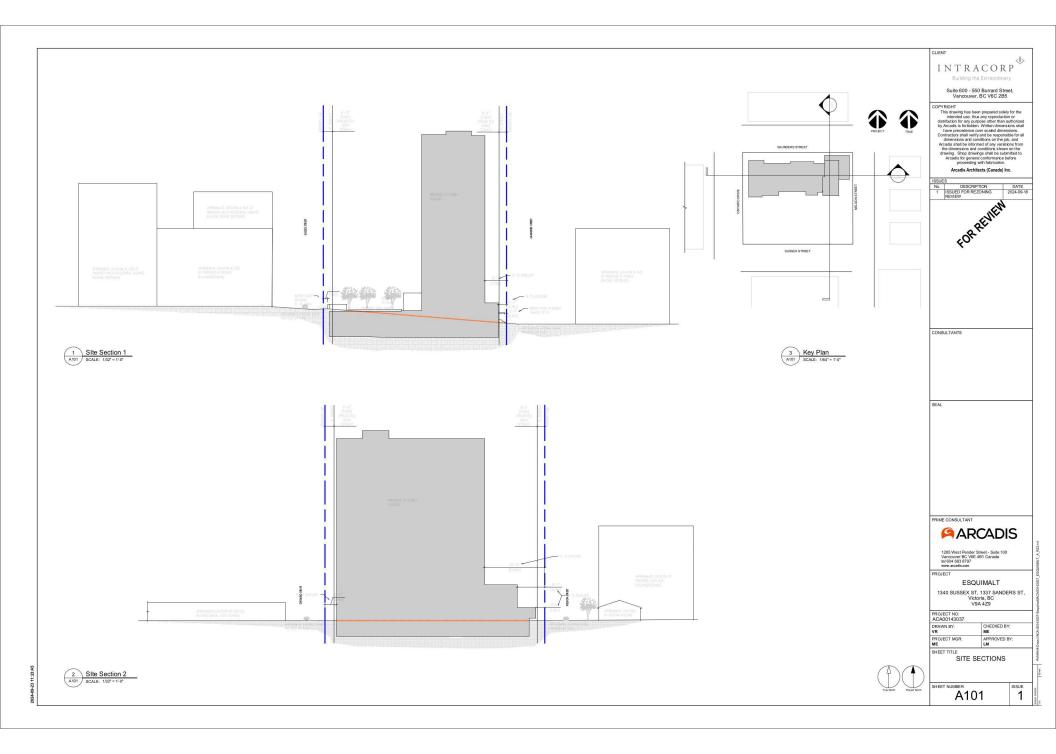
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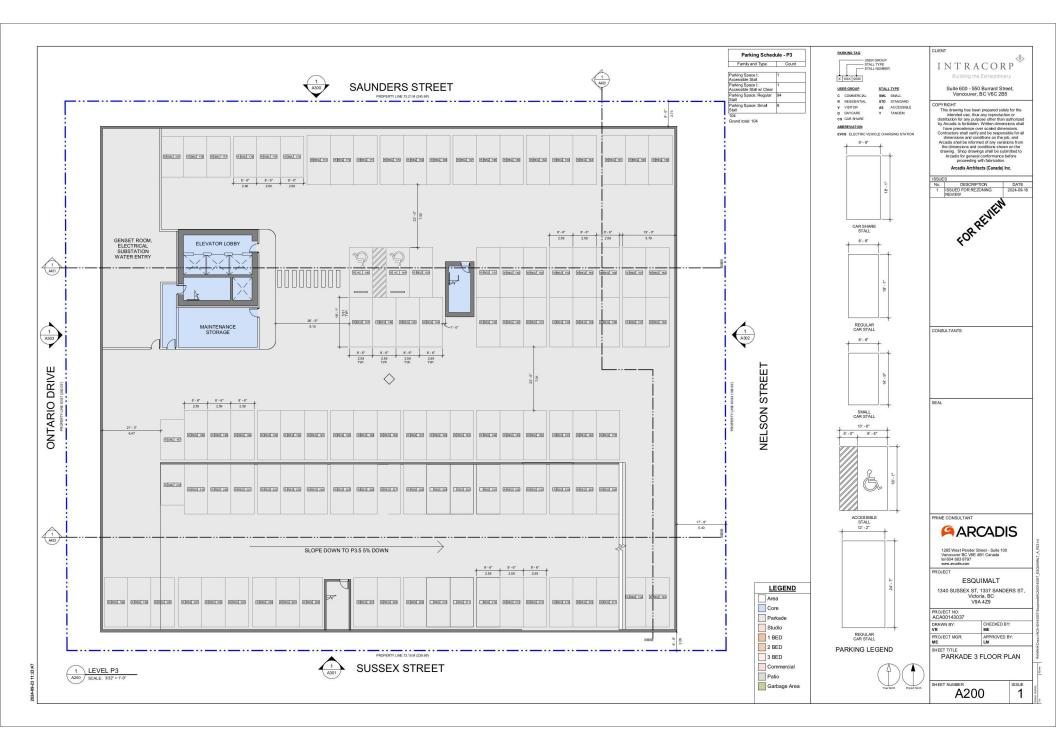
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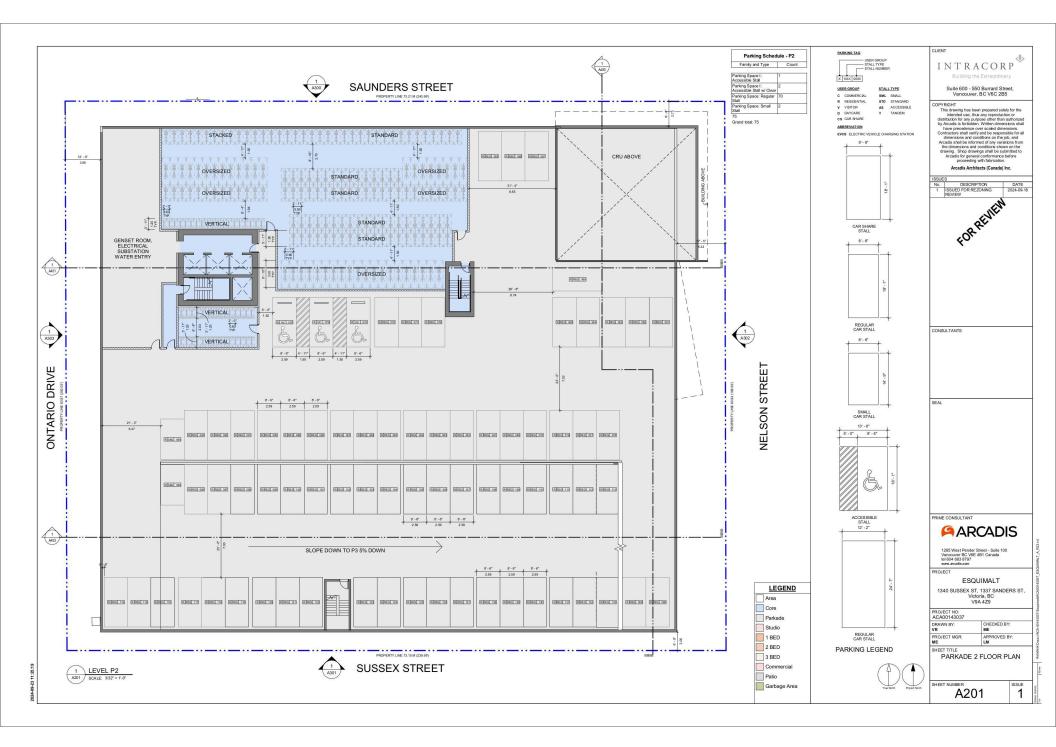


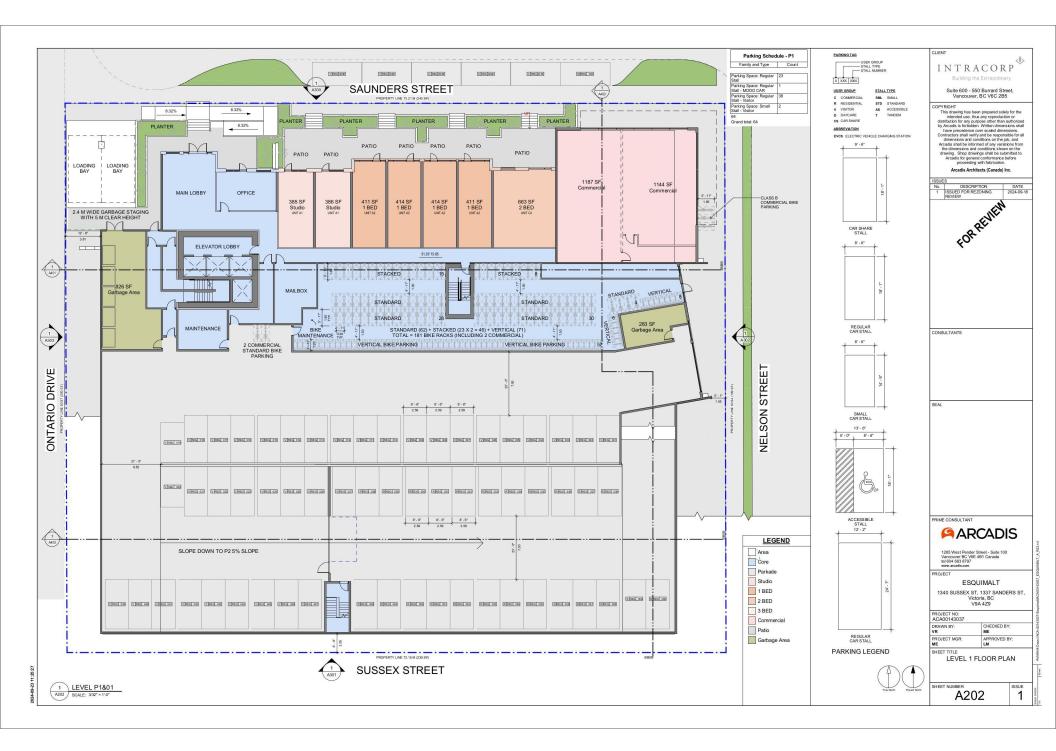
A060 Issue









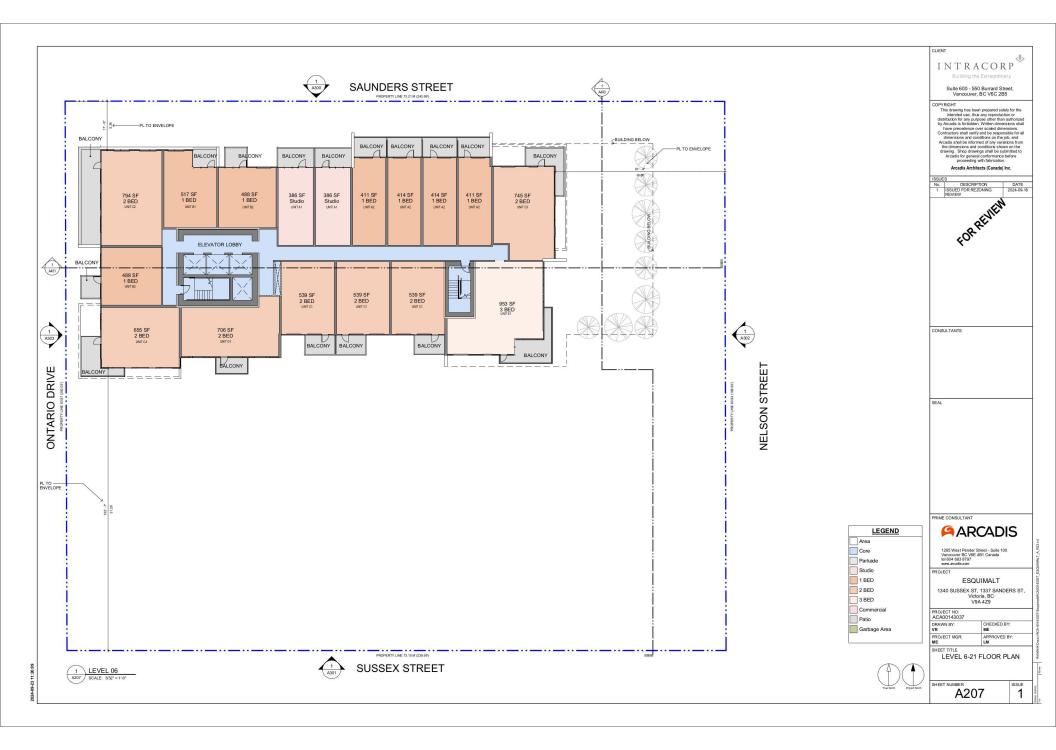


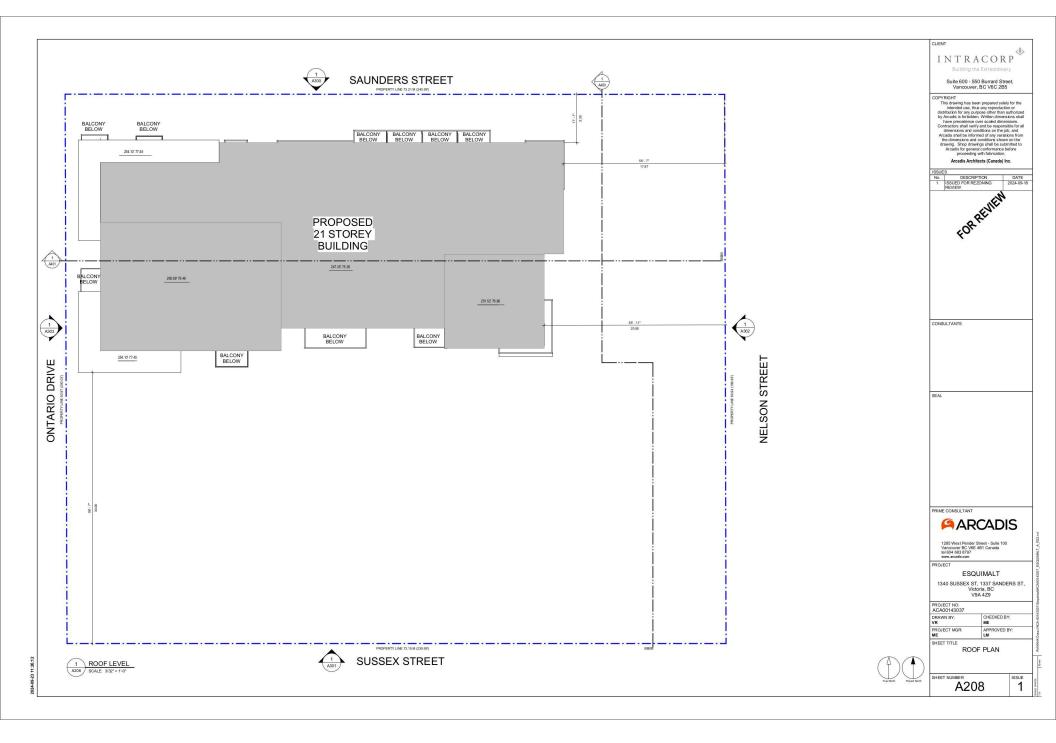










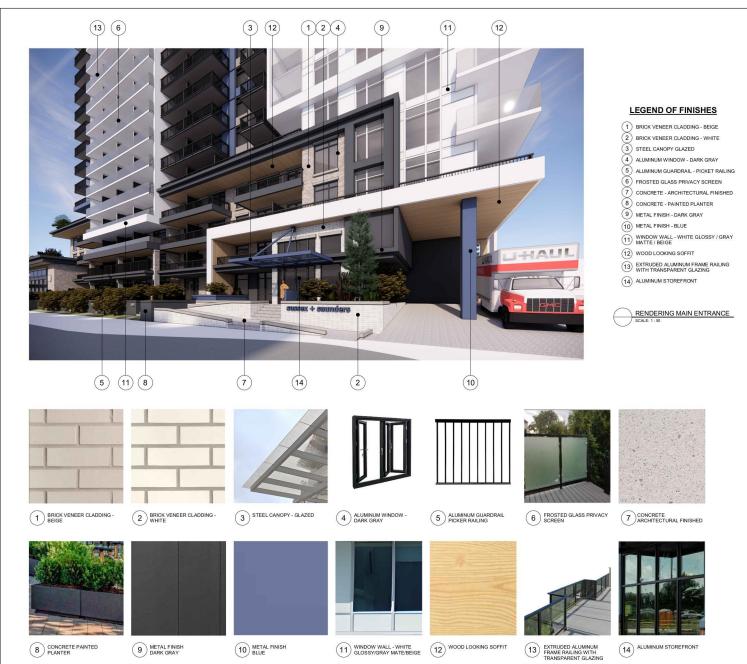












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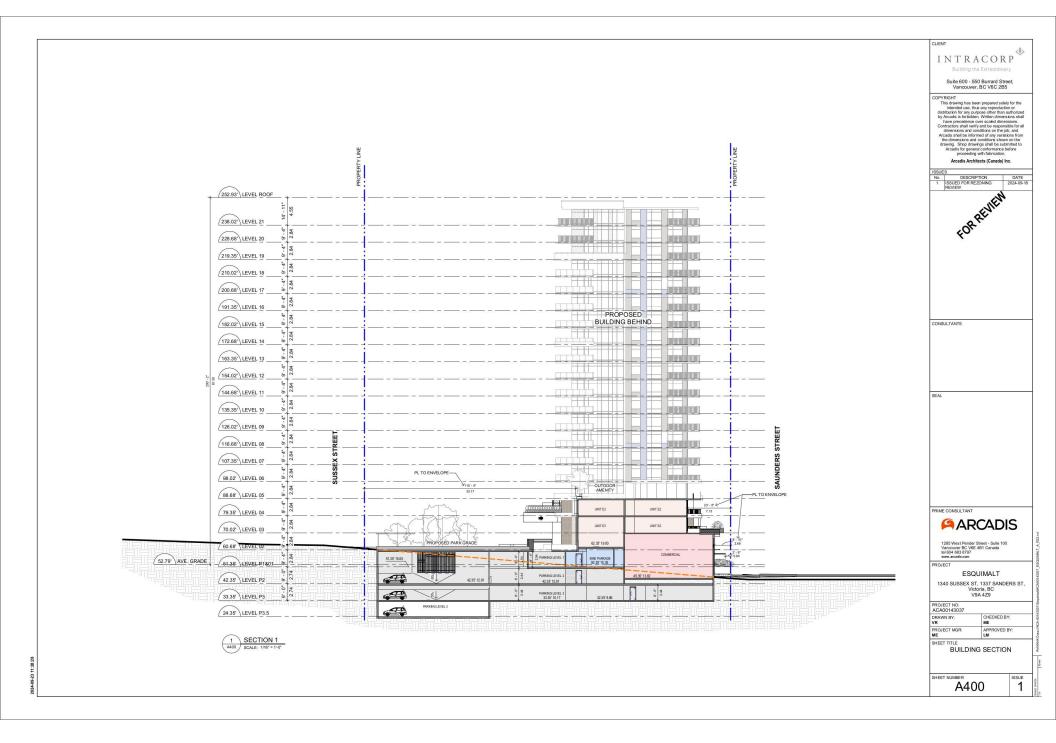
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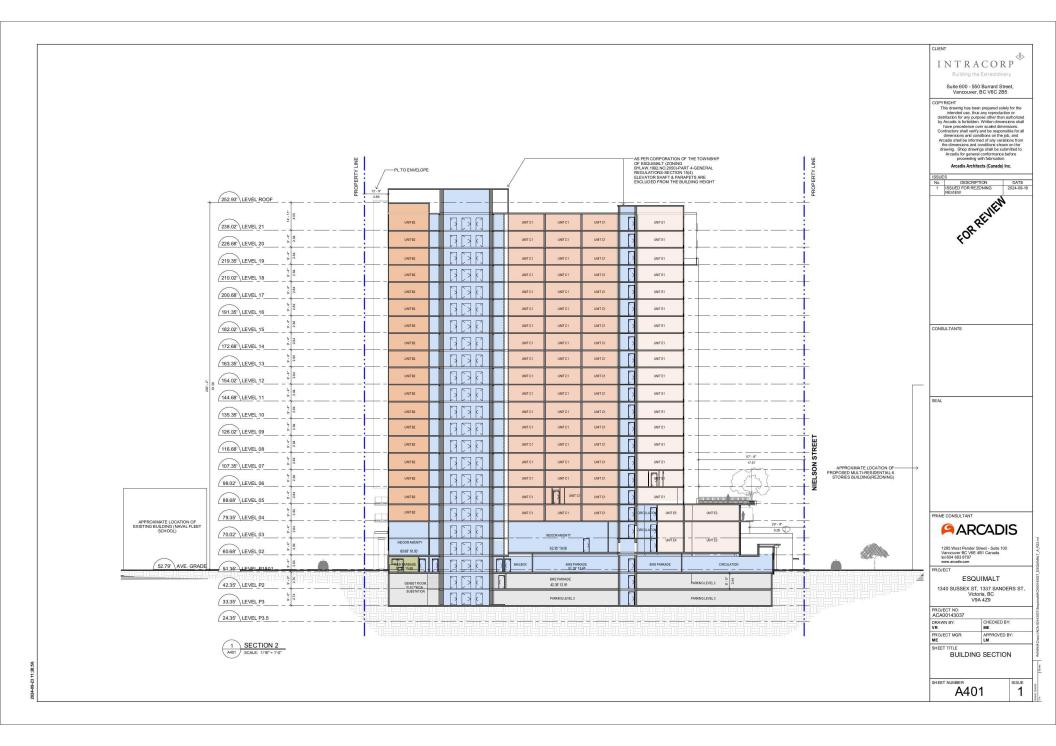
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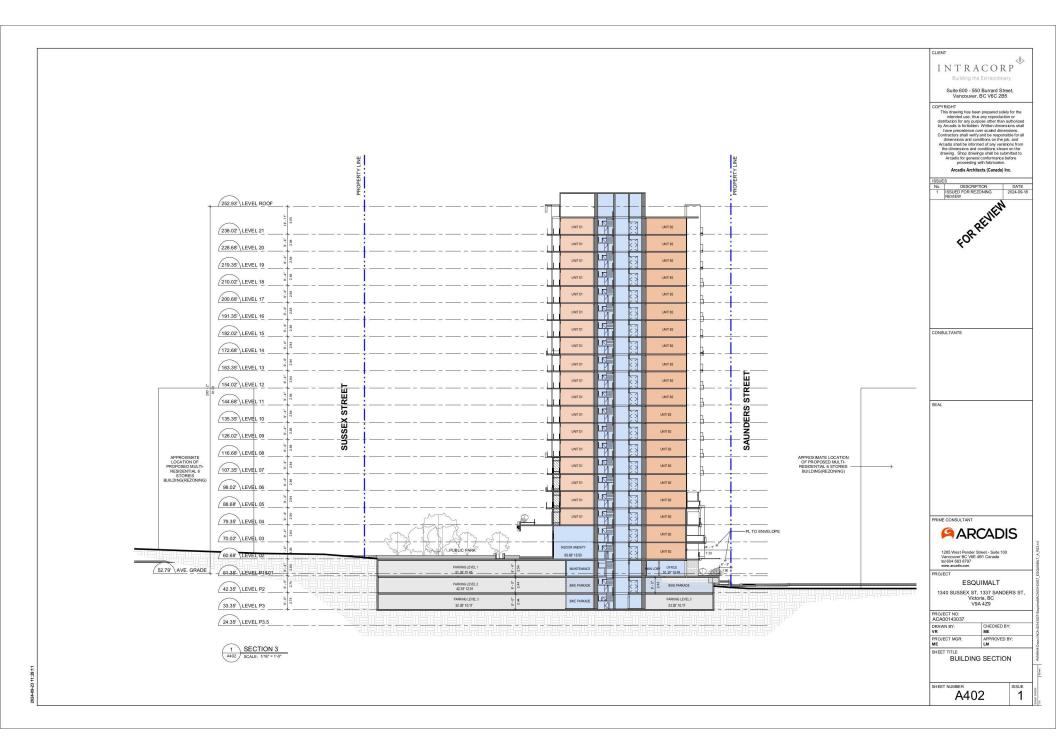
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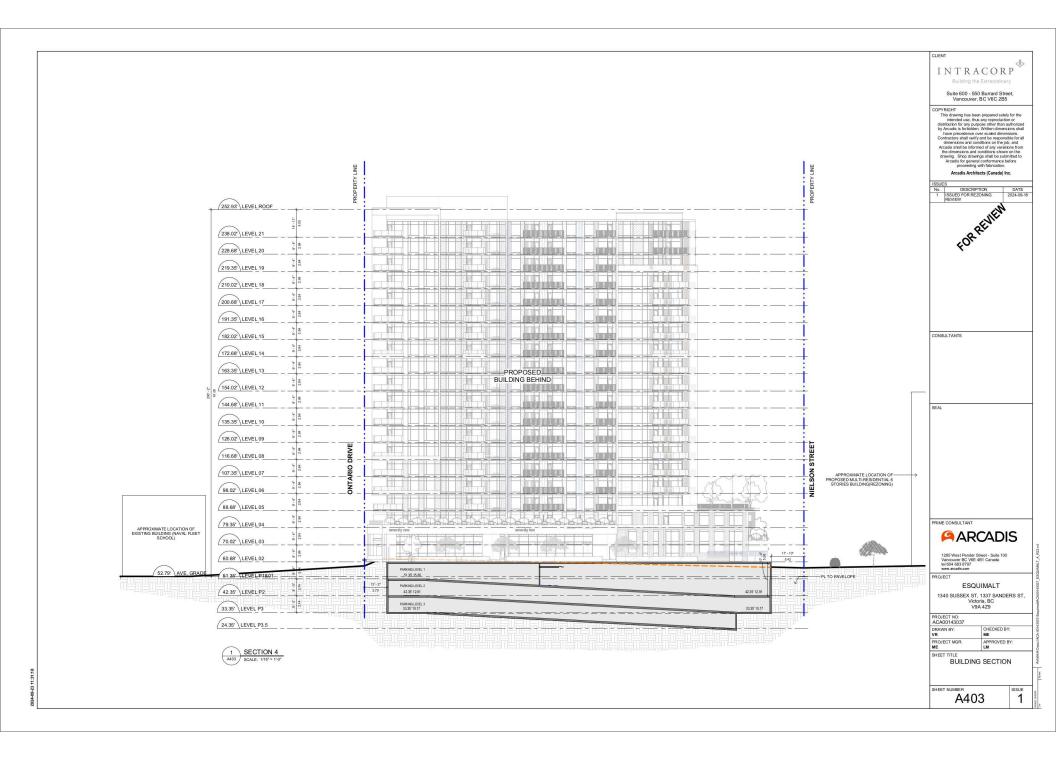
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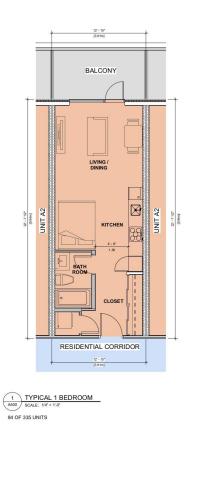
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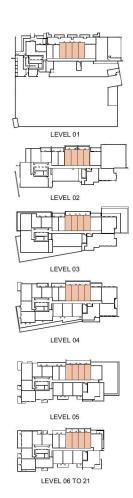


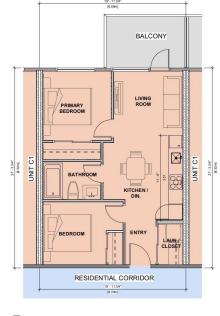






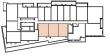




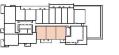


3 TYPICAL 2 BEDROOM A500 SCALE: 1/4" = 1'-0"

54 OF 335 UNITS



LEVEL 04



LEVEL 05



LEVEL 06 TO 21

4 UNIT C1 - KEYPLAN

SCALE: 1" = 60"-0"

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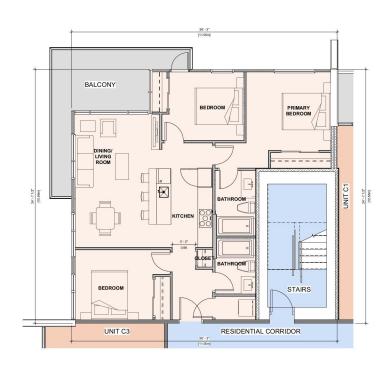
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UNIT PLANS

A500

ISSUE

2 UNIT A2 - KEYPLAN SCALE: 1" = 60"-0"



TYPICAL 3 BEDROOM

SCALE: 1/4" = 1'-0"

17 OF 335 UNITS



LEVEL 06 TO 21

3 UNIT E1 - KEYPLAN A501 SCALE: 1" = 60'-0"

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UNIT PLANS

ISSUE

A501

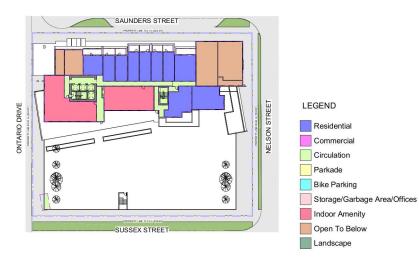


1 FAR - PARKADE 3 A900 SCALE: 1/32* = 1'-0'





2 FAR - PARKADE 2 8000 SCALE: 1/32" = 11-0"



4 FAR - LEVEL 2
A900 SCALE: 1/32" = 1'-0"



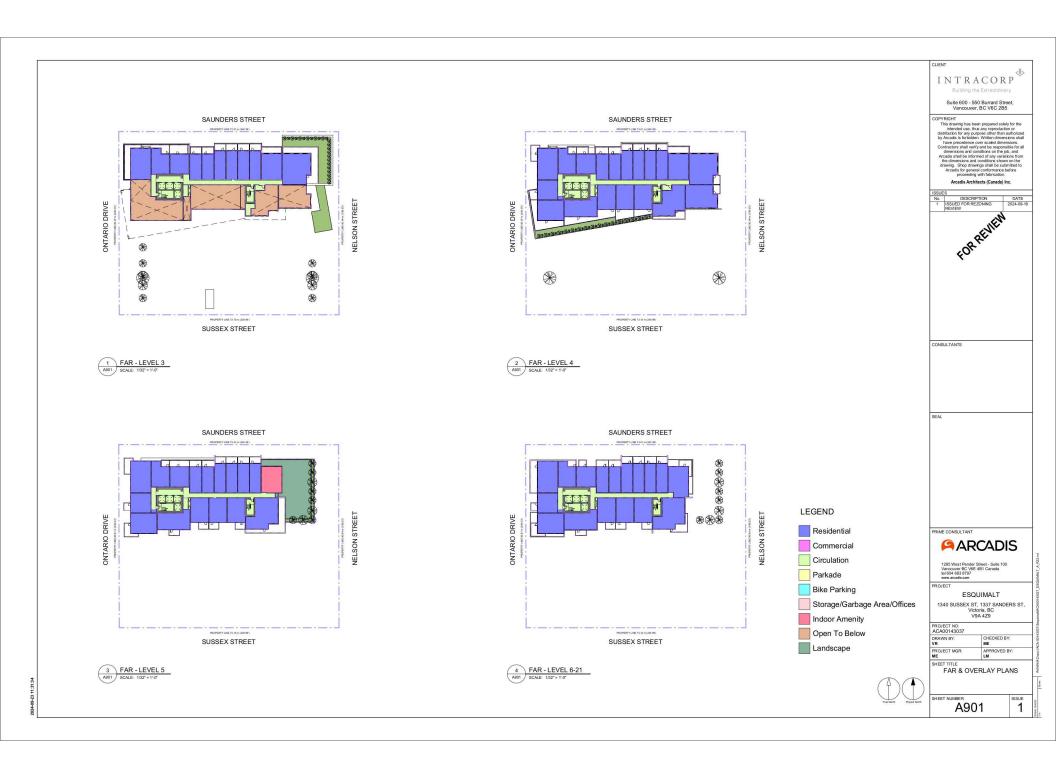


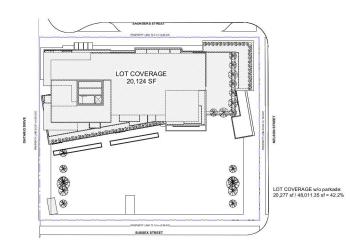
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FAR & OVERLAY PLANS

ISSUE

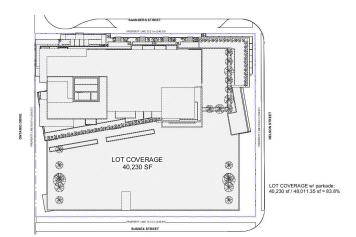
A900

3 FAR - LEVEL 1 A900 SCALE: 1/32" = 1'-0"

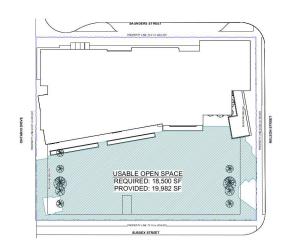




1 LOT COVERAGE W/O PARKADE A902 SCALE: 1/32" = 1'-0"



2 LOT COVERAGE W/ PARKADE SCALE: 1/32° = 11-0°

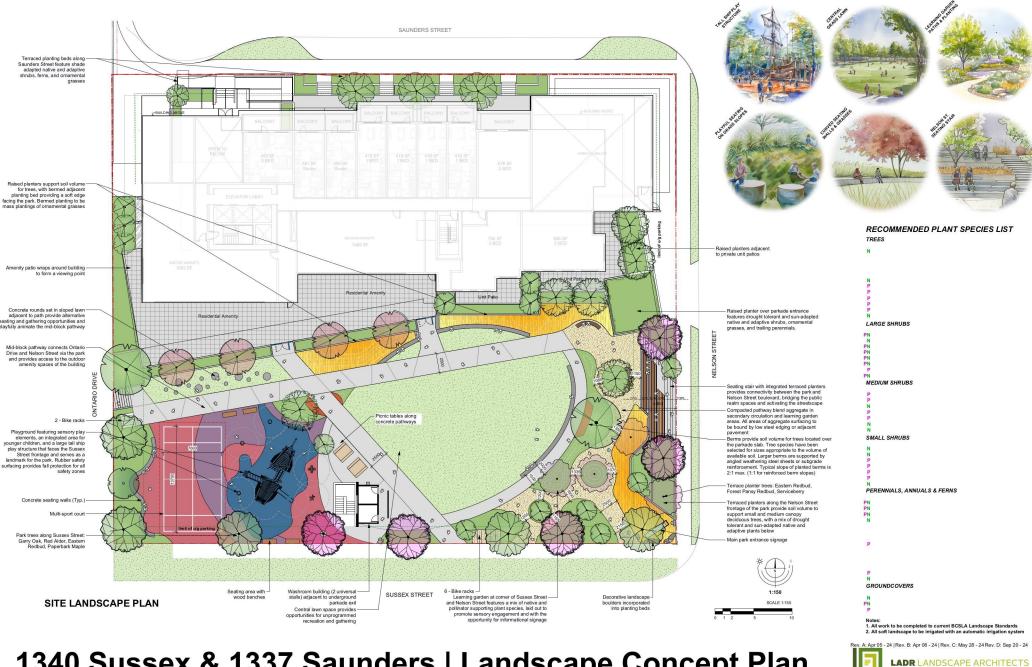


3 USABLE OPEN SPACE
A902 SCALE: 1/32* = 1'-0"



SHEET TITLE
FAR & OVERLAY PLANS A902

ISSUE



1340 Sussex & 1337 Saunders | Landscape Concept Plan

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