

TENTATIVE PLAN  
OF SUBDIVISION

ARAGON CONSTRUCTION  
MANAGEMENT

Lot B, Section 11,  
Esquimalt District,  
Plan VIP60066

ADDRESS : 429 Lompson Street

PROJECT SURVEYOR : RPH

DRAWN BY : BAR

DATE : JULY 18/24

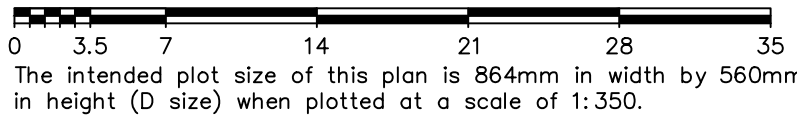
OUR FILE : 29895

REV : MAY 21/25

J.E.ANDERSON  
& ASSOCIATES

SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V6Z 4B7  
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VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER



Distances are in metres  
Perimeter of Lot 1 = 288.1 m  
Perimeter of Lot 2 = 614.14 m  
Road Frontage on Lot 1 = 13.0%  
Road Frontage on Lot 2 = 9.1%

V:\\_Surveying\29895\01\Microsurvey\29895.dwg (Tent Sub)

| Building Setbacks                                    | Proposed     | Permitted                |
|------------------------------------------------------|--------------|--------------------------|
| Front Lot Line                                       | 7.62m        | 7.5m                     |
| North Lot Line                                       | 6.18m        | 4.5m                     |
| Southern Lot Line                                    | 4.62m        | 4.5m                     |
| Site A / Site B shared lot line                      | 0.82m/1.08m* | 3.5m                     |
| Site A / Site B shared lot line                      | 1.77m/1.32m* | 7.5m (elements over 11m) |
| * Request setback variance for Section 67.71 (18)(a) |              |                          |

| Lot 1 (Site A)      |                       |
|---------------------|-----------------------|
| Building #          | Building Area (Sq.m)  |
| Rosemead            | 611.02                |
| Inn Wing            | 214.39                |
| Total Building Area | 825.41                |
| Lot 1 Area          | 5070                  |
| Lot Coverage        | 16.3% (20% permitted) |

| Lot 1 (Site A)   |                         |
|------------------|-------------------------|
| Building #       | Floor Area              |
| Inn Wing         | 7906.0 sqft             |
| Rosemead         | 14714.0 sqft            |
| Total Floor Area | 22620.0 sqft (2101 sqm) |
| Lot 1 Area       | 5070 sqm                |
| FAR              | 0.41 (0.47 permitted)   |

| Lot 2 (Site B)      |                       |
|---------------------|-----------------------|
| Building #          | Building Area (Sq.m)  |
| Building 1 West     | 785.18                |
| Building 1 East     | 762.06                |
| Building 2          | 1182.44               |
| Building 3 West     | 825.29                |
| Building 3 East     | 393.41                |
| Townhomes           | 456.57                |
| Total Building Area | 4404.95               |
| Lot 2 Area          | 12.600                |
| Lot Coverage        | 35.0% (50% permitted) |

| Lot 2 (Site B)   |                            |
|------------------|----------------------------|
| Building #       | Building Area              |
| Building 1       | 66084.62 sqft              |
| Building 2       | 54602.44 sqft              |
| Building 3       | 51455.68 sqft              |
| Townhomes        | 11567.21 sqft              |
| Total Floor Area | 183709.95 sqft (17067 sqm) |
| Lot 2 Area       | 12581 sqm                  |
| FAR              | 1.36 (1.38 permitted)      |

Building areas have been provided by the project architect

