

1 Site Plan
1 : 200

ADDRESS

626 GORGE ROAD EAST
VICTORIA, B.C.

LEGAL DESCRIPTION

LOT 3, BLOCK T, SECTION 4, VICTORIA DISTRICT,
PLAN VIP 33A (PID: 004-027-159)

**ZONING, DEVELOPMENT PERMIT,
& HOUSING AGREEMENT**

NEW ZONE R-70 ZONE, GORGE ROAD MOTEL COMMON DISTRICT
DEVELOPMENT PERMIT: #000304
REZONING NO.: #000365

HOUSING AGREEMENT:
 -ALL DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS
 -INCLUDE ONE (1) ADAPTABLE HOUSING UNIT IN DEVELOPMENT
 -DRIVEWAY AND COMMON AREAS TO BE ACCESSIBLE TO THE ADAPTABLE HOUSING OCCUPANT
 -ADAPTABLE HOUSING UNIT DESIGN IN ACCORDANCE WITH SCHEDULE 'A' OF THE AGREEMENT

PROJECT INFORMATION

PROJECT INFORMATION TABLE

SITE AREA	1274.4 SQ.M	NO CHANGE
TOTAL FLOOR AREA	774 SQ.M	NO CHANGE
BUILDING FOOTPRINT	566 SQ.M	NO CHANGE
COMMERCIAL FLOOR AREA	146 SQ.M	75.62 SQ.M
FLOOR SPACE RATIO	1:0.66	NO CHANGE
SITE COVERAGE	48%	NO CHANGE
HEIGHT OF BUILDING	2 STOREYS	NO CHANGE
PARKING STALLS ON SITE	12	NO CHANGE
BICYCLE PARKING	24 CLASS 1 (23 RESIDENTIAL 1 COMMERCIAL) 8 CLASS 2 (6 RESIDENTIAL 2 COMMERCIAL)	NO CHANGE

BUILDING SETBACKS

FRONT YARD	4.94M	NO CHANGE
REAR YARD	0M	NO CHANGE
SIDE YARD	0M	NO CHANGE
SIDE YARD	0M	NO CHANGE

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	25	27
UNIT TYPE TOTAL	21 -STUDIOS AND 3 -1 BEDROOM	4-1 BEDROOM & 1-2 BEDROOM
GROUND ORIENTED UNITS	9 -STUDIOS, 2 -1 BEDROOM	3-1 BEDROOM
MINIMUM FLOOR AREA	22.3 SQ.M	NO CHANGE
TOTAL RESIDENTIAL FLOOR AREA	617.5 SQ.M	687.92 SQ.M

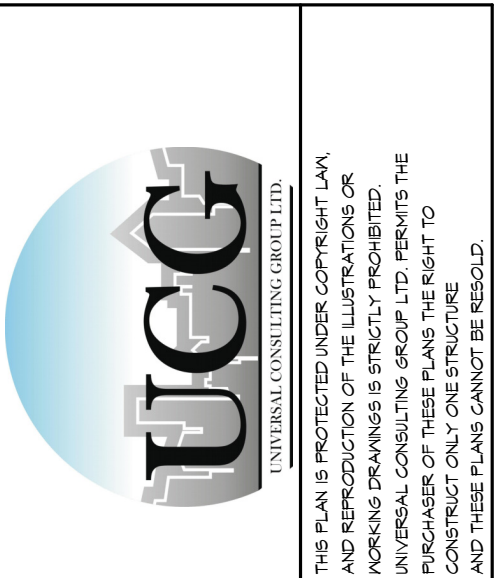
CODE REVIEW

2018 BC BUILDING CODE 9.10.8.1
PART 9 GROUP C & E
COMBUSTIBLE CONSTRUCTION, NON-SPRINKLERED

PLUMBING FACILITY CALCULATION FOR NEW COMMERCIAL SPACE
BCBC 3.7.2.2.4 & 16
OCCUPANT LOAD IS LESS THAN 10 PEOPLE BASE ON NUMBER OF STAFF.
1 UNIVERSAL TOILET ROOM REQUIRED.
1 UNIVERSAL TOILET ROOM PROVIDED.

LANDSCAPING

EXISTING TO REMAIN UNCHANGED



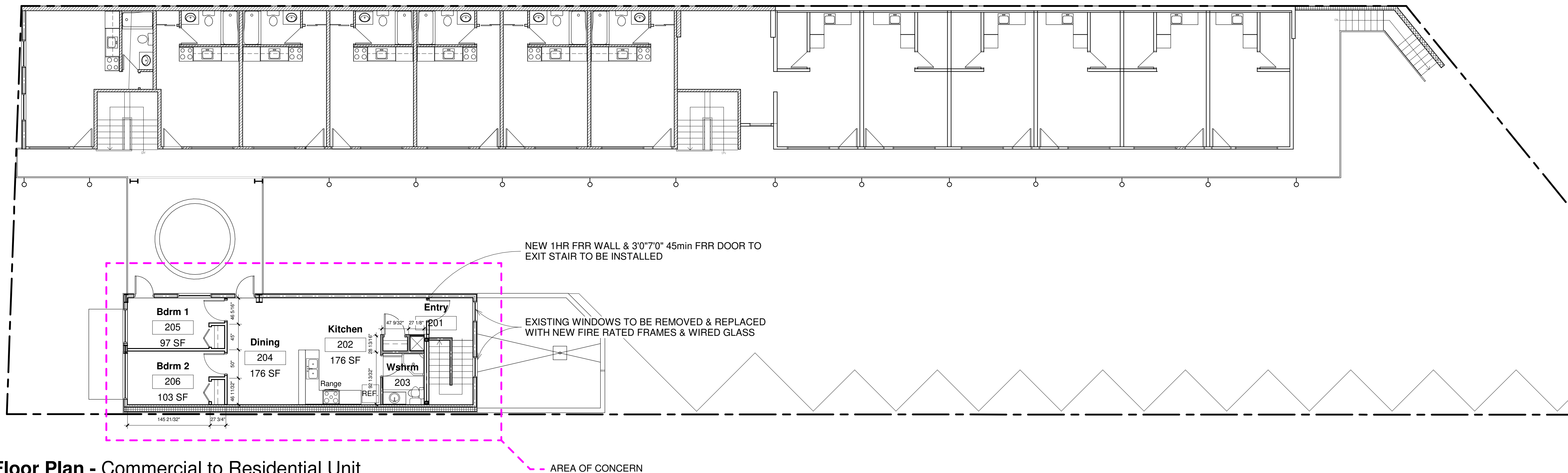
Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT: 626 Gorge Rd E - Variance
DRAWING: Site Plan & Project Information

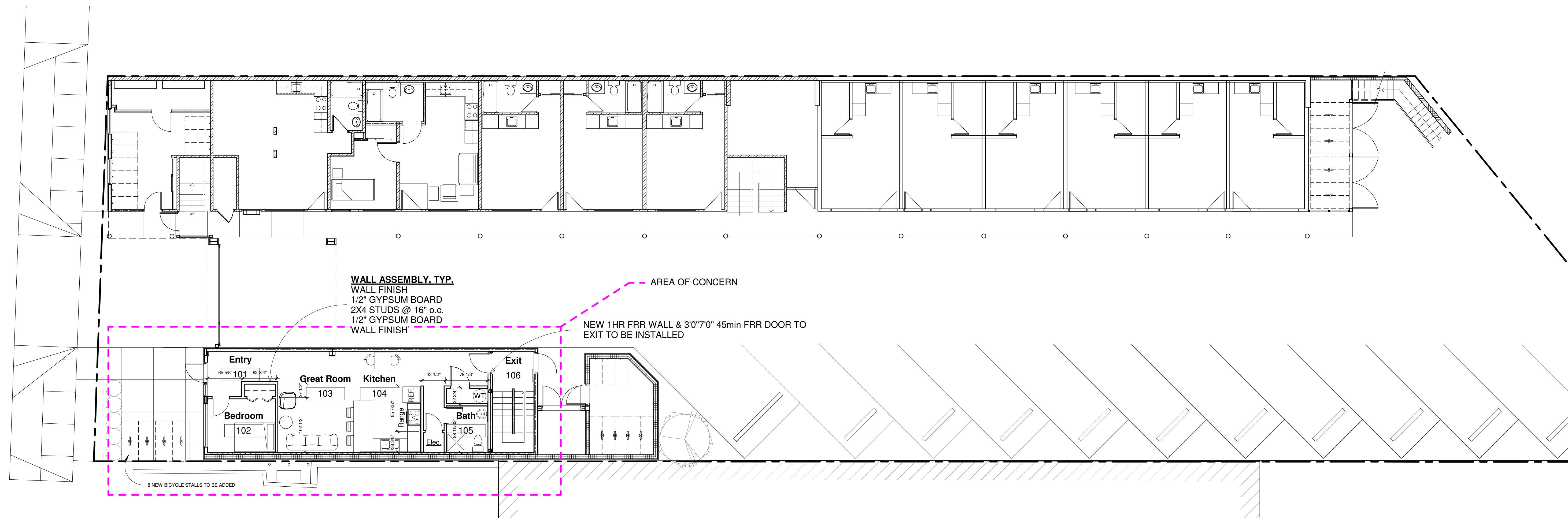
CLIENT: MDC Forbes Inc.
SCALE: 1 : 200
DATE: Issue Date
FILE: C2021-0809

DRAWN: EER
CHECKED: SH
DWG No

A001



Second Floor Plan - Commercial to Residential Unit



Main Floor Plan - PROPOSED SUITE

ENGINEER

Revision Schedule		
Revision Date	Revision Number	Revision Description

PROJECT

626 Gorge Rd E - Variance

DRAWING

Floor Plans

CLIENT

MDC Forbes Inc.

SCALE: 1/8" = 1'-0"

DATE: Issue Date

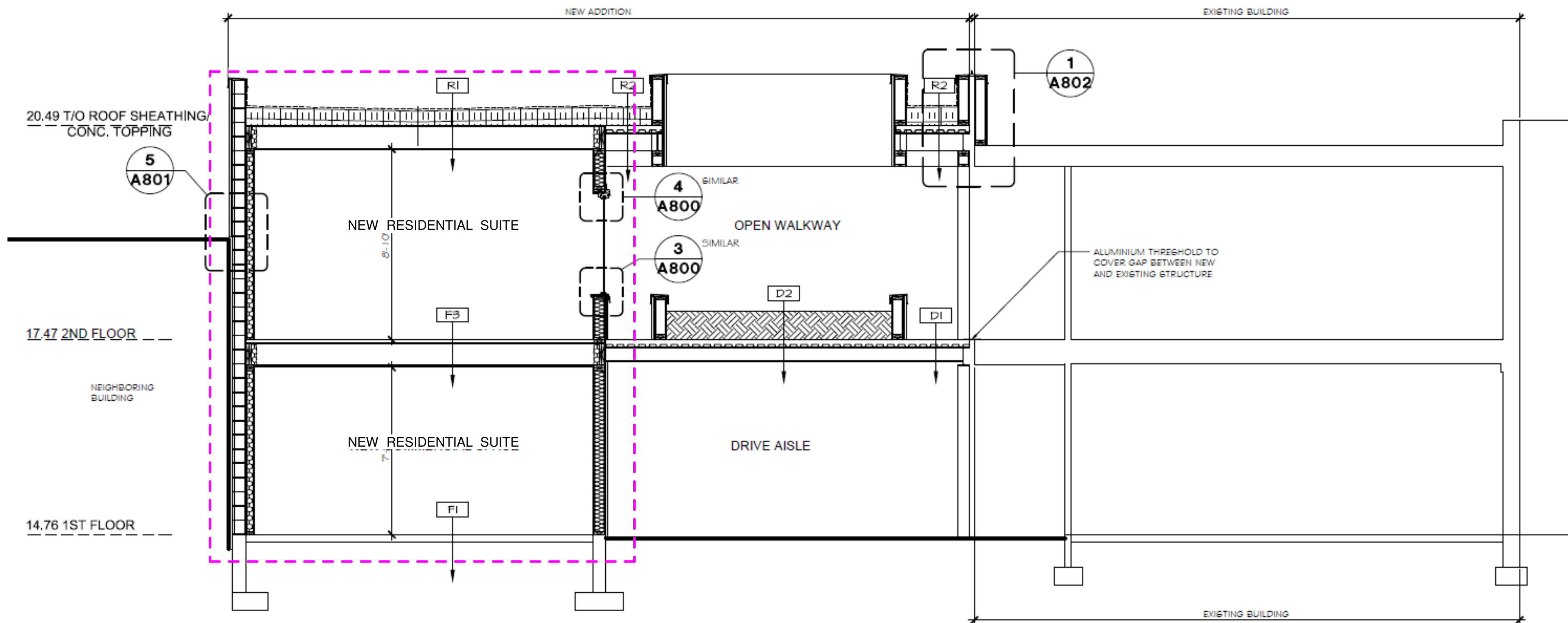
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DRAWN: EER

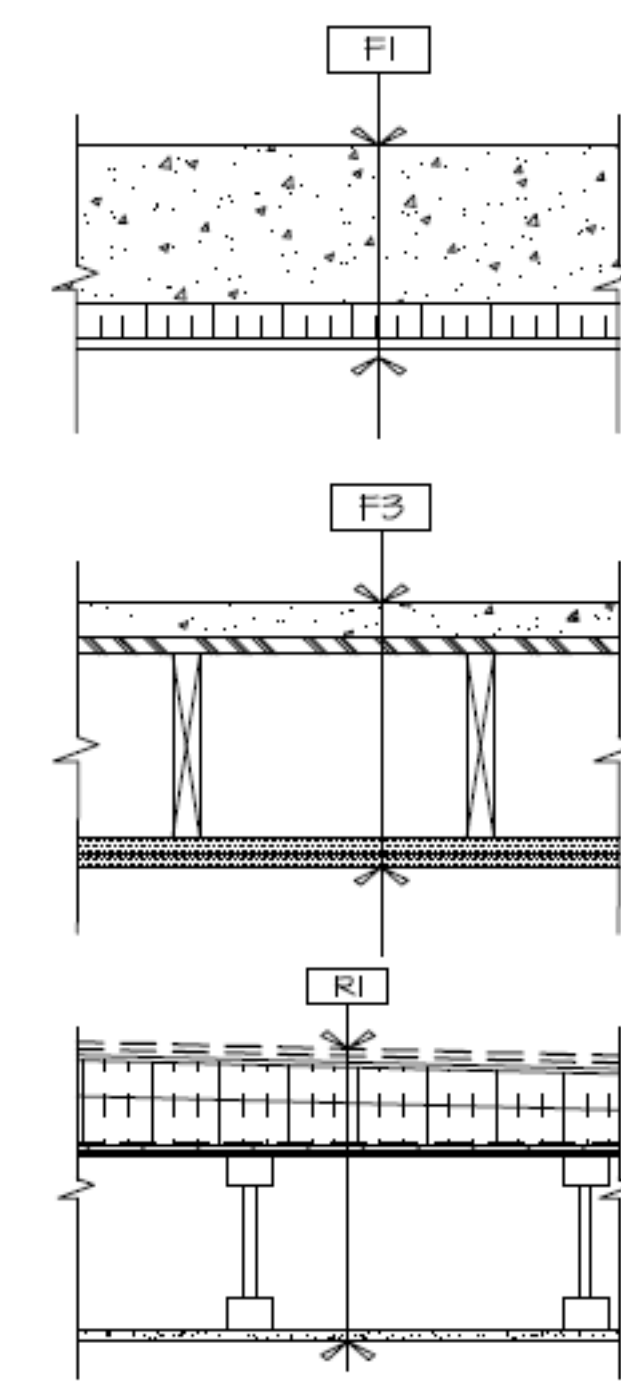
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DWG No

A101



**EXISTING
FLOORS AND CEILING ASSEMBLIES**



SLAB ON GRADE
 CONCRETE SLAB ON GRADE AS PER STRUCTURAL
 2" DOW "STYROFOAM SM" EXTRUDED POLYSTYRENE INSULATION (R10), TYPE 4 SQUARE EDGES
 6 MIL POLYETHYLENE (VB) ON COMPACTED GRANULAR BASE AS PER STRUCTURAL

TYPICAL NEW BUILDING FLOOR ASSEMBLY:
 1 HR FRR FIRE SEPARATION, STC 45 (BASED ON BCBC TABLE 9.10.3.1.B FLOOR TYPE F13B)
 1-1/2" CONCRETE TOPPING
 5/8" PLYWOOD SHEATHING
 11 7/8" WOOD JOISTS
 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD

WOOD FRAMED MEMBRANE ROOF
 2 PLY. SBS ROOFING MEMBRANE
 3/8" HALBOARD PROTECTION UNDERLAY WITH TAPPED JOINTS
 SLOPED (2% MIN.) POLY ISOCYANURATE (URETHANE) ROOF INSULATION (AVERAGE VALUE R40)
 S.A.M. VAPOUR BARRIER
 5/8" PLYWOOD AS PER STRUCTURAL
 ROOF JOISTS AS PER STRUCTURAL
 5/8" TYPE X GYPSUM BOARD.

UCCG
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ENGINEER

Revision Schedule		
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CLIENT
MDC Forbes Inc.

PROJECT
626 Gorge Rd E - Variance

SCALE:

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A102

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON PRELIMINARY SCALE DRAWINGS.

DRAWING
Section & Assemblies