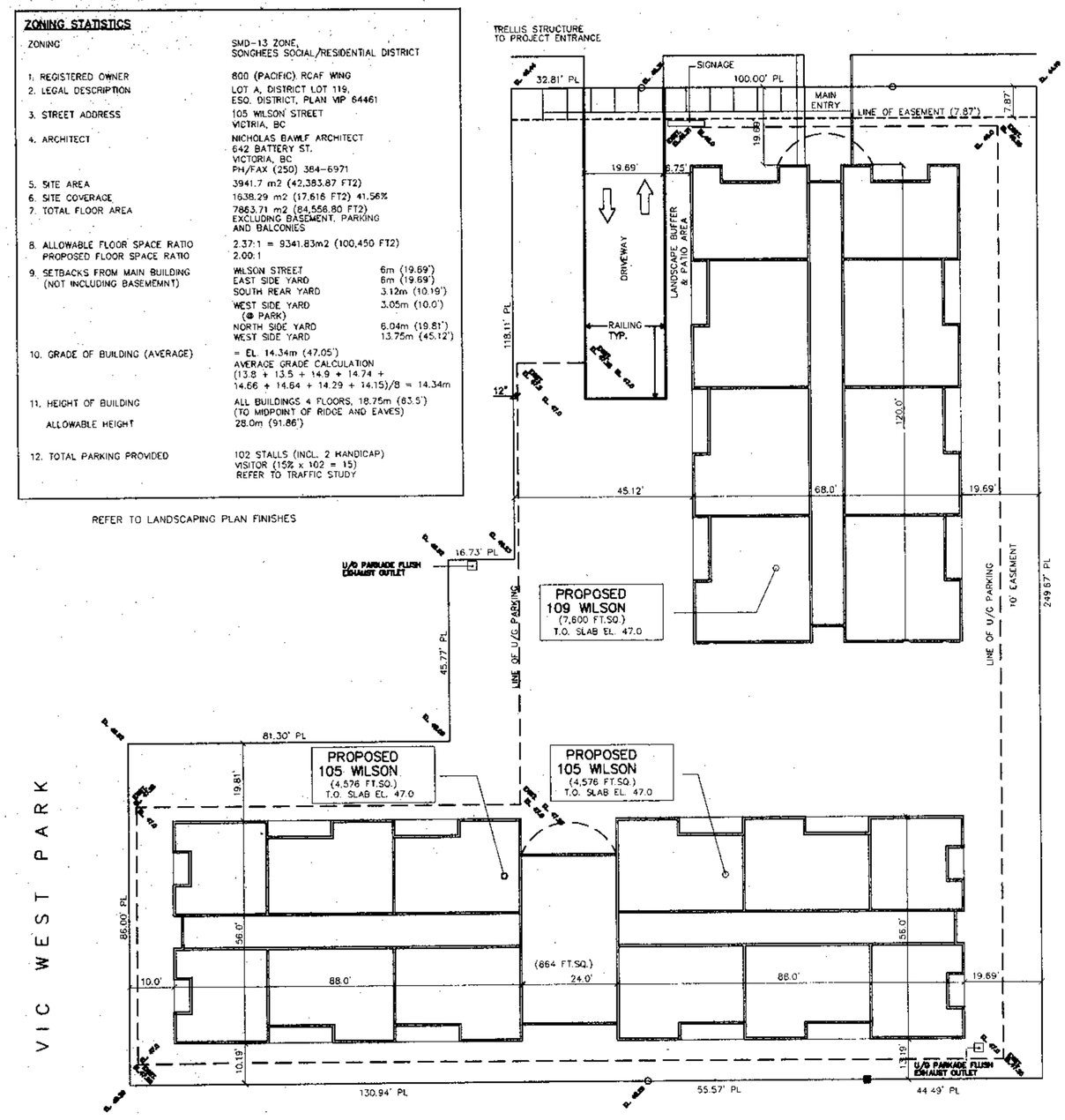
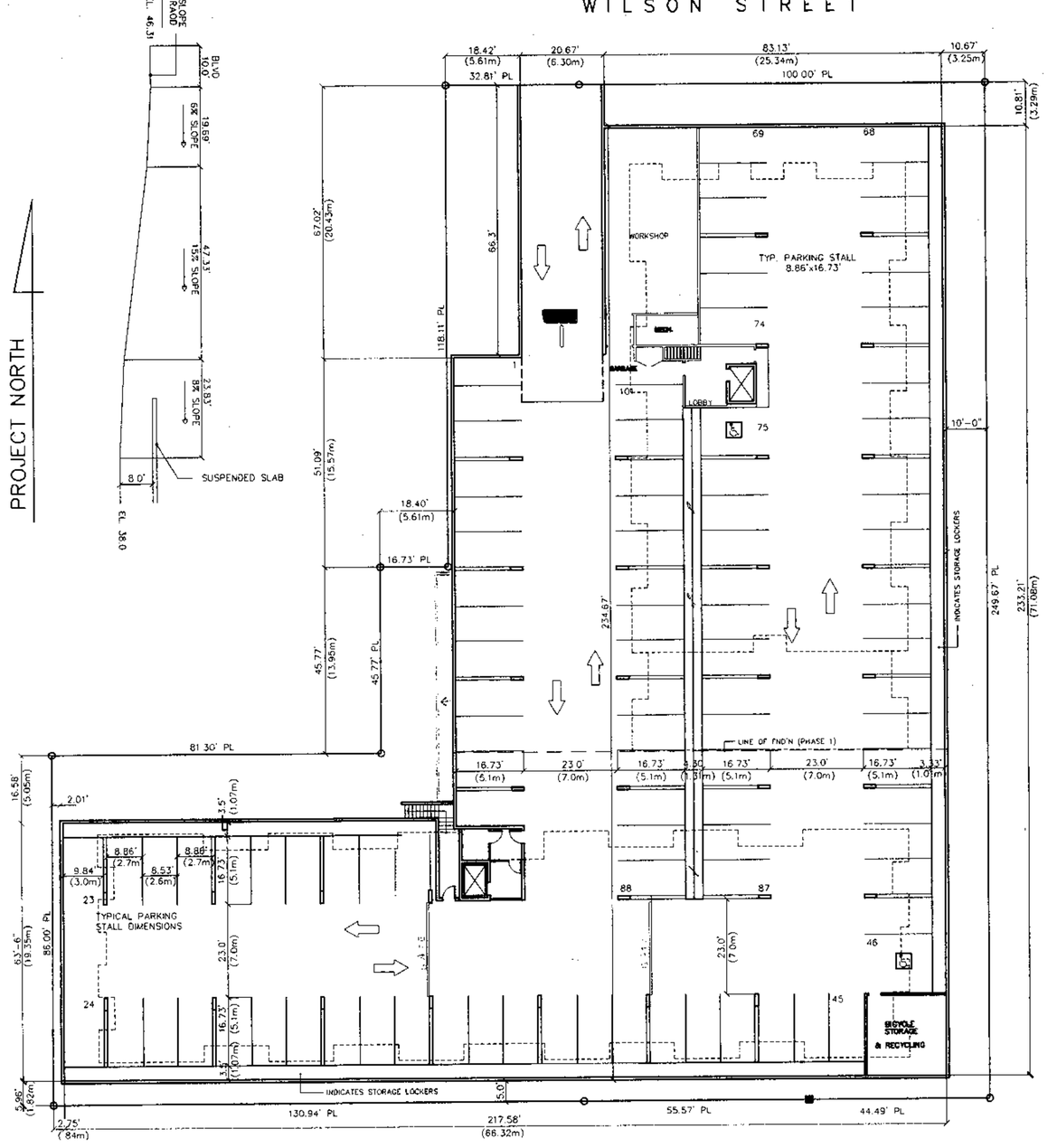
ZONING STATISTICS

ZONING	SMD-13 ZONE, SONGHEES SOCIAL/RESIDENTIAL DISTRICT	
1. REGISTERED OWNER	800 (PACIFIC) RCAF WING	
2. LEGAL DESCRIPTION	LOT A, DISTRICT LOT 119, ESQ. DISTRICT, PLAN VIP 64461	
3. STREET ADDRESS	105 WILSON STREET VICTRIA, BC	
4. ARCHITECT	NICHOLAS BAWLF ARCHITECT 642 BATTERY ST. VICTORIA, BC PH/FAX (250) 384-6971	
5. SITE AREA	3941.7 m2 (42,383.87 FT2)	
6. SITE COVERAGE	1638.29 m2 (17,616 FT2) 41.56%	
7. TOTAL FLOOR AREA	7863.71 m2 (84,556.80 FT2) EXCLUDING BASEMENT, PARKING AND BALCONIES	
8. ALLOWABLE FLOOR SPACE RATIO PROPOSED FLOOR SPACE RATIO	2.37:1 = 9341.83m2 (100,450 FT2) 2.00:1	
9. SETBACKS FROM MAIN BUILDING (NOT INCLUDING BASEMEMNT)	WILSON STREET EAST SIDE YARD SOUTH REAR YARD WEST SIDE YARD (@ PARK) NORTH SIDE YARD WEST SIDE YARD	6m (19.69') 6m (19.69') 3.12m (10.19') 3.05m (10.0') 6.04m (19.81') 13.75m (45.12')
10. GRADE OF BUILDING (AVERAGE)	= EL. 14.34m (47.05') AVERAGE GRADE CALCULATION (13.8 + 13.5 + 14.9 + 14.74 + 14.66 + 14.64 + 14.29 + 14.15)/8 = 14.34m	
11. HEIGHT OF BUILDING ALLOWABLE HEIGHT	ALL BUILDINGS 4 FLOORS, 18.75m (83.5') (TO MIDPOINT OF RIDGE AND EAVES) 28.0m (91.86')	
12. TOTAL PARKING PROVIDED	102 STALLS (INCL. 2 HANDICAP) VISITOR (15% x 102 = 15) REFER TO TRAFFIC STUDY	

REFER TO LANDSCAPING PLAN FINISHES



1 Site Plan



2 Parkade Plan

Nicholas Bawlf Architect 642 Battery Street, Victoria, BC, V8V 1E5 phone / fax : (250) 384 6871 e-mail : [redacted]	The Wing Proposed Multi Family Residential Development 105 & 109 Wilson Street. Victoria, B.C.	SHEET TITLE SITE PLAN & PARKADE LAYOUT DESIGN N. Bawlf DRAWN DATE 10:09:03 SHEET NO. A1.1 OF