

alan **lowe** architect inc.

28 February 2022



**District of Central Saanich**  
1903 Mount Newton Cross Road  
Saanichton, British Columbia  
V8M 2A9

Attention: Andrea Pickard, Planner

**Re: Rezoning Application - 1932 Mount Newton Cross Road, Saanichton, B.C.**

Dear Ms. Pickard;

Please find enclosed a copy of our application to request an increase in density for the property at 1932 Mount Newton Cross Road. As discussed, there were two areas of discrepancy that were not noted during the rezoning application. As we were developing the design and coordinating shear walls, we noticed that the area of the stairs were not included in our floor area ratio calculations. It was noted on our plans and on our data sheet, but unfortunately, this was missed during the process. In addition, the requirements for the ROW from Wallace Drive and Mt. Newton Cross Road were different on the architectural drawings and the civil drawings. It seemed like there were more road dedication required on the civil drawings at 1.1 metres on Wallace Drive and 1.3 metres on Mt. Newton Cross Road. The architectural drawings had 0.82 metres on Wallace Drive and 0.9 metres on Mt. Newton Cross Road.

With the increase in area by adding the area of the stairs, and the reduction of the site area due to larger ROW requirements, the calculation of our density has increased from 3.62:1 to 3.90:1. The area of the building has not changed from what was proposed during the rezoning application, but due to the addition of the stairs into our area calculations and the smaller site area, we are required to request a density amendment from 3.62 to 3.90.

You will also notice that we have made a few changes to the design of the building due to structural shear wall coordination. We have worked to ensure the design of the building has not changed, and the areas that had to be adjusted have been adjusted in keeping with the overall approved design.

#118-21 Erie Street, Victoria, B.C.  
tel. 250.360.2888

We trust that this is acceptable. Should you have any further questions, please contact me at [REDACTED]

Yours truly,

A handwritten signature in cursive script that reads "Alan Lowe".

Alan Lowe, Architect AIBC  
Alan Lowe Architect Inc.

cc. Michigan Properties Ltd.