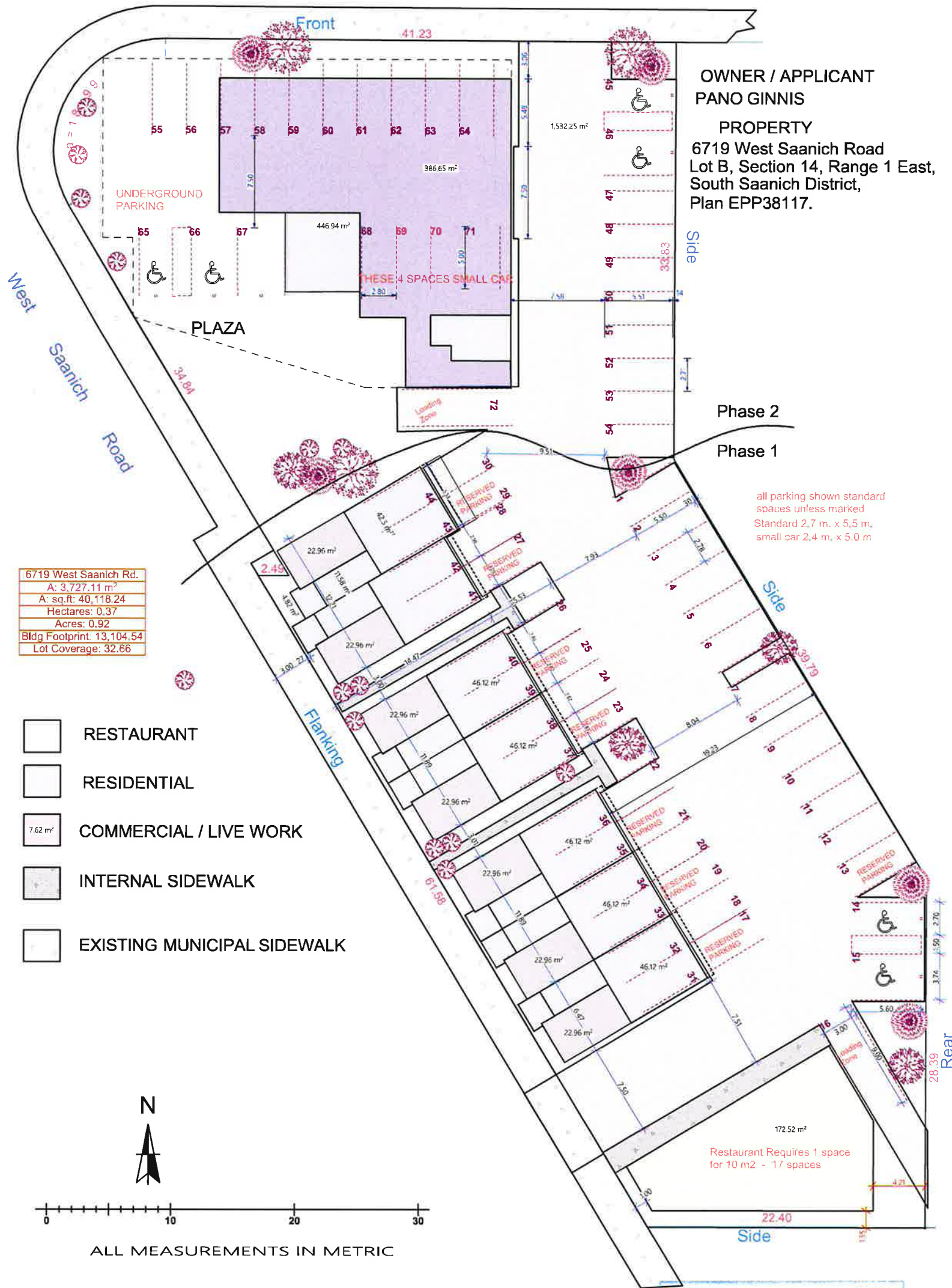


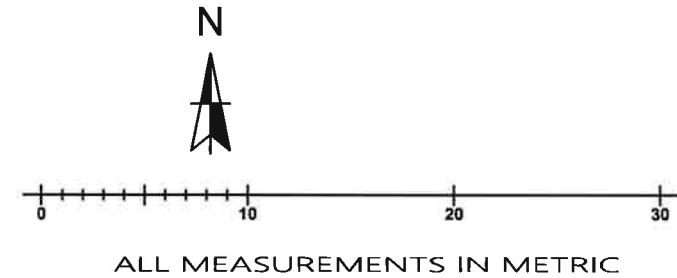
Keating Cross Road



**OWNER / APPLICANT**  
 PANO GINNIS

**PROPERTY**  
 6719 West Saanich Road  
 Lot B, Section 14, Range 1 East,  
 South Saanich District,  
 Plan EPP38117.

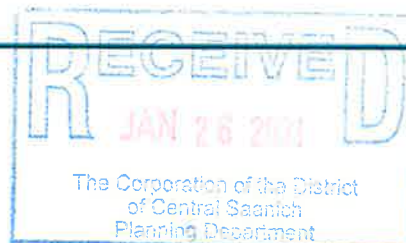
**Phase 2**  
**Phase 1**



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CALCULATIONS C5 Zoning Variances Requested in RED

REQUIREMENTS	PROPOSED VARIANCES
<b>SETBACK REQUIREMENTS C5 ZONE</b>	
FRONT 9.0 M KEATING X ROAD	FRONT 3.0 M <span style="color: red;">variance needed</span>
REAR 9.0 M	REAR 4.42 M <span style="color: red;">variance needed</span>
REAR 10.0 M TO RESIDENTIAL	SIDE YARD 1.35 M. (restaurant) <span style="color: red;">variance needed</span>
SIDE YARD 10 M.	FLANKING YARD 0M <span style="color: red;">variance needed</span>
FLANKING YARD 7.5M WEST SAANICH ROAD	
HEIGHT = 8.0 M. PRINCIPAL 4.0 M. ACCESSORY MEAN OF ROOF TO FROM NATURAL GRADE	3 STORIES MULTI-USE WITH PICHED ROOF 13.2 M (aprox). <span style="color: red;">variance needed</span> 3 STORIES LIVE WORK WITH PITCHED ROOF 11.0 M (aprox). <span style="color: red;">variance needed</span> <span style="color: red;">see cross section plans for estimated heights</span>
LOT COVERAGE 40 %	LOT COVERAGE 32.66 % ( underground not included)
FSR = 0.04 See Building Areas Below :	FSR - TOTAL FLOOR AREAS / LAND AREA TOTAL FLOOR AREA = 2930.11 M2 / 3727.11 = 0.786 FSR <span style="color: red;">variance needed</span>
ONE SLEEPING UNIT PER 120M2 LOT AREA	16 sleeping units = (1920 lot area required ) - lot size 3700 m2
ACCESSORY BUILDINGS 20 % OF GROSS FLOOR OF BUILDINGS ON LOT	Total Floor Areas / Principal Use Areas = accessory use percentage Principal Use - Restaurant = 172.42 979.9 sq.m.s Tourist Rentals.= 807.48 Accessory Use - everything not Principal = 1950.21 sq.m. <span style="color: red;">variance required 66 .5 % Accessory Use</span>
BUILDINGS, PARKING, DRIVEWAYS & SIDEWALKS NOT MORE THAN 80 % OF LOT- 30,285.85 sq.ft.	Currently shown 74.47 %
PHASE 1 PARKING REQUIREMENTS 7 DWELLING UNITS PLUS UNIT OVER RESTAURANT = 14 STALLS - SERVICES BUISNESS = 1 PER 20 M. 160.72 SQ M.= 8 STALLS	39 REQUIRED - 43 shown
RESTAURANT PARKING 1 PER 10 M2 = 17 STALLS	
PHASE 2 PARKING REQUIREMENTS 8 DWELLING UNITS 14 STALLS	33 REQUIRED -29 shown
PHASE 2 RETAIL SPACE @ 1 PER 22 M2 19 STALLS	
TOTAL PARKING REQUIRED 72 Parking Stalls	72 Parking Stalls provided
OFF STREET PARKING MUST BE 2.4 M. FROM ANY LOT LINE	<span style="color: red;">variance needed</span>
RURAL TOURISIM NOT TO EXCEED 235 M2	BUILDING AREAS- not underground (outside walls of buildings) RESTAURANT = 172.52 M2 DWELLING UNIT OVER RESTAURANT 132.85 M2 COMMERCIAL / LIVE WORK = 22.96 M2 X 7 =160.72 M2 RESIDENTIAL / LIVE WORK Lower floor entry = 11.58 m2 Main Floor = 80.61 m2 Upper Floor = 80.61 172.8 sqm. x 7 Units =1209.6 m2 COMMERCIAL / RETAIL MAIN FLOOR AREA = 446.94 M2 TOURIST RENTAL ABOVE 1ST FLOOR = 403.74 X 2 = 807.48 M2 ONE SLEEPING UNIT PER 120 M. LOT AREA.

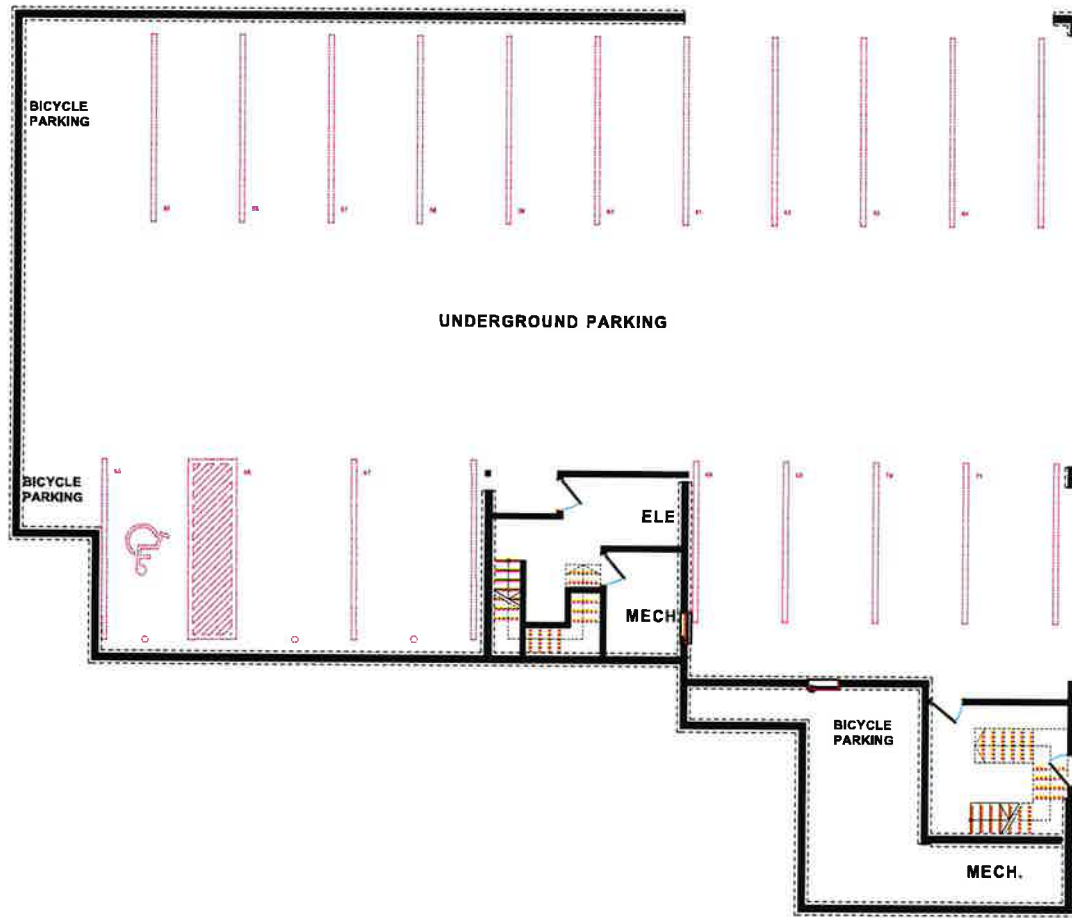


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### MULTI-USE / TOURIST ACCOMANDATIONS & RETAIL - FLOOR PLANS / PERSPECTIVE

COMMERCIAL / RETAIL MAIN FLOOR AREA = 446.94 M2  
TOURIST RENTAL ABOVE 1ST FLOOR = 403.74 X 2 = 807.48 M2



**A-1.1** **Underground Parking**



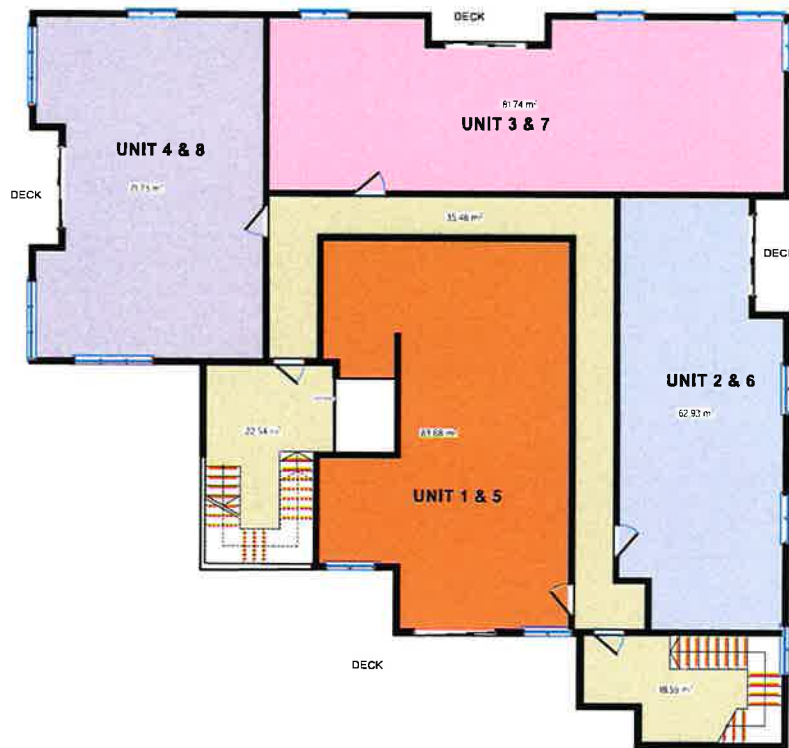
**A-1.1** **1st Floor**

OWNER / APPLICANT  
PANO GINNIS

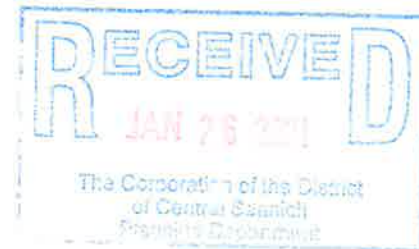
PROPERTY  
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### MULTI-USE / TOURIST ACCOMANDATIONS & RETAIL - FLOOR PLANS / PERSPECTIVE

COMMERCIAL / RETAIL MAIN FLOOR AREA = 446.94 M2  
TOURIST RENTAL ABOVE 1ST FLOOR = 403.74 X 2 = 807.48 M2



**A-1.2** 2nd Floor & 3rd Floor



**A-1.2** 2 Perspective



**A-1.2** 1 Perspective

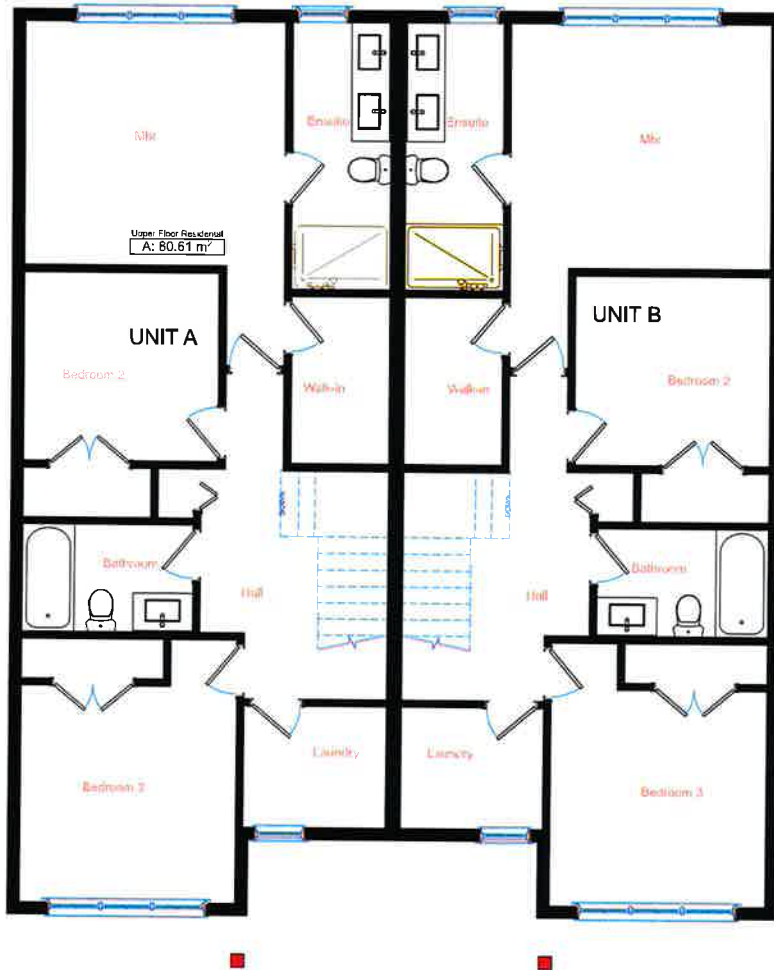
OWNER / APPLICANT

PANO GINNIS

PROPERTY

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### LIVE WORK - FLOOR PLANS / PERSPECTIVE



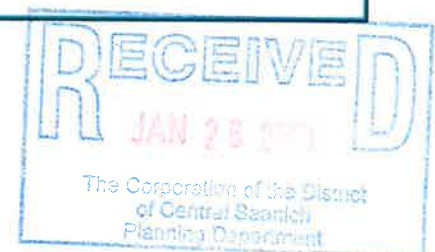
2

3rd Floor



2

Perspective



OWNER / APPLICANT  
PANO GINNIS

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### LIVE WORK - FLOOR PLANS / PERSPECTIVE

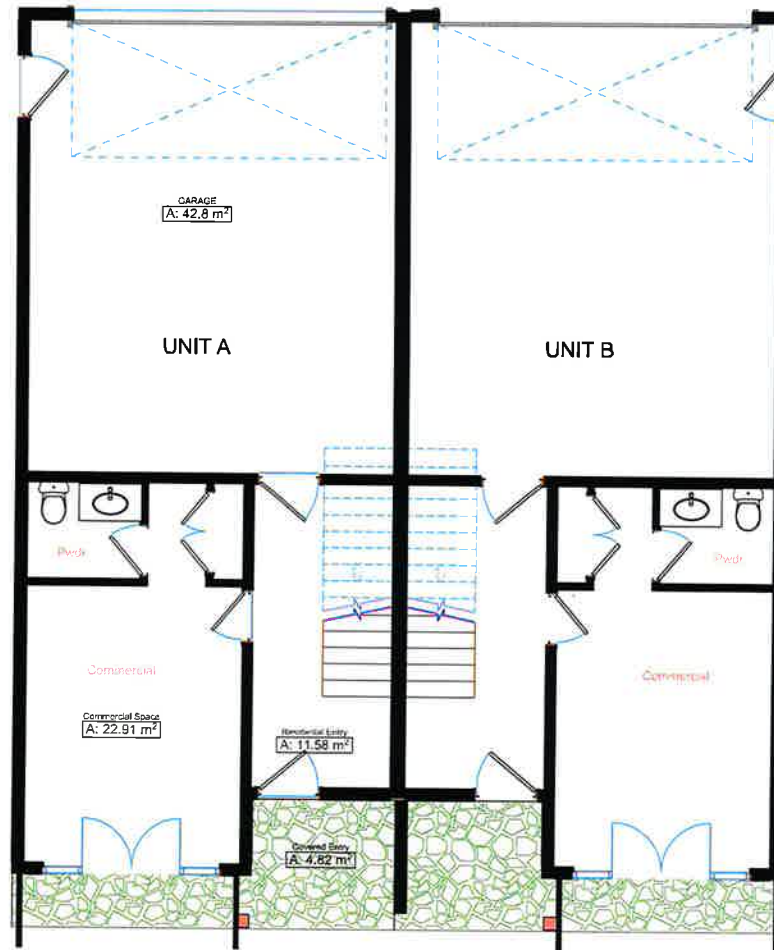
7 UNITS TOTAL

COMMERCIAL / LIVE WORK = 22.96 M2 X 7  
=160.72 M2

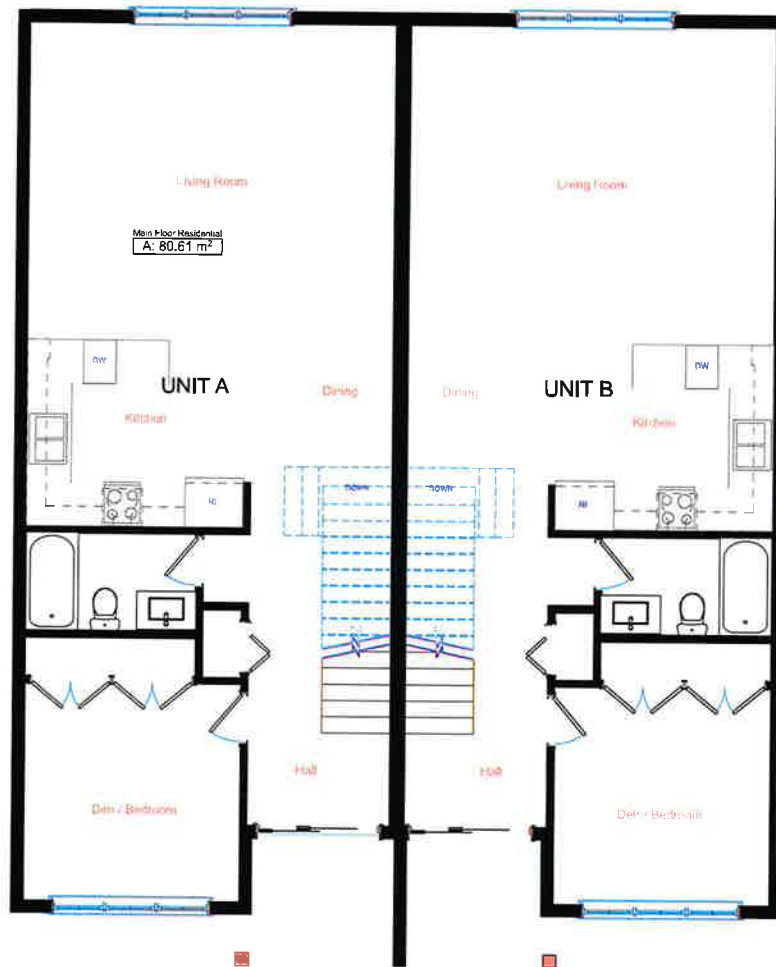
RESIDENTIAL / LIVE WORK

Lower floor entry = 11.58 m2  
Main Floor = 80.61 m2  
Upper Floor = 80.61

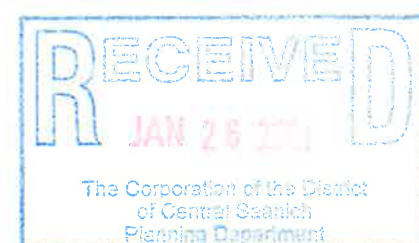
172.8 sqm. x 7 Units =1209.6 m2



1 **1st Floor**



1 **2nd Floor**



OWNER / APPLICANT  
PANO GINNIS

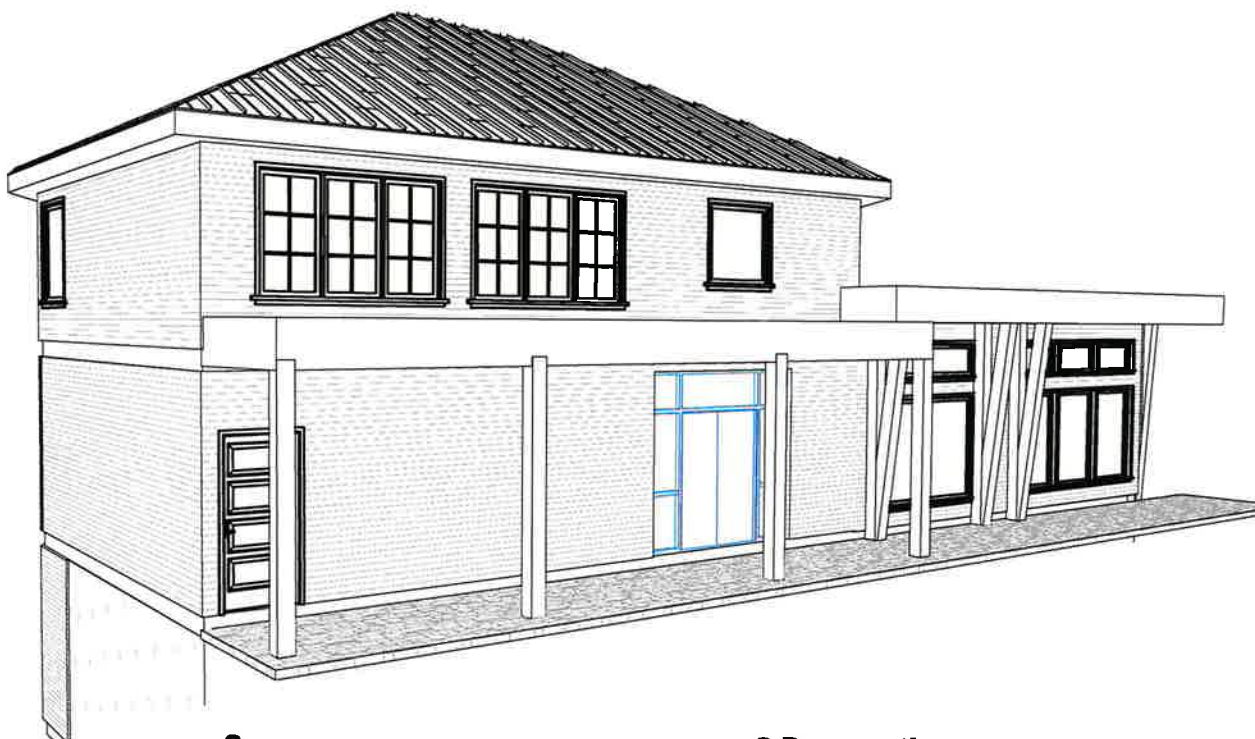
RESTAURANT / DWELLING UNIT - FLOOR PLANS / PERSPECTIVE

PROPERTY  
6719 West Saanich Road  
Lot B, Section 14, Range 1 East,  
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RESTAURANT = 172.52 M2  
DWELLING UNIT OVER 132.85 M2



**2** **1 Perspective**



**2** **2 Perspective**

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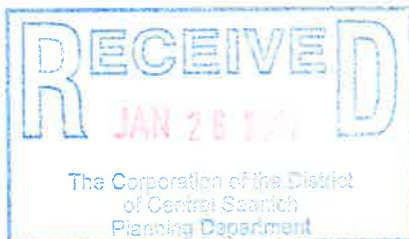
# RESTAURANT / DWELLING UNIT - FLOOR PLANS / PERSPECTIVE

PROPERTY  
6719 West Saanich Road  
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RESTAURANT = 172.52 M2  
DWELLING UNIT OVER 132.85 M2



**1. 1st Floor**



**2. 2nd Floor**