



1 Site Plan
 DF-1
 Scale: 1" = 20'

- PROJECT DATA**
1. Registered Owner: Noncon Enterprises
 2. Legal Description: Lot A, Plan 18195; Lot L, Plan 50778; Part 26, Plan 51; Plan VP 66366
 3. Address: 3366 Douglas Street, Victoria, BC
 4. Architect: Praxis Architects Inc. 401-1245 Esquimaht Road Victoria, B.C. V9A 3P2
 5. Existing Zone: C-11
 6. Site Area: 6,367.18m² (plus 1580m² for two lots west of Galloping Goose)
 7. Gross Floor Areas:

Lower Floor	2,234.15m ²
Main Floor	2,087.65m ²
Mezz.	91.2m ²
2nd Floor	1,535.37m ²
 - TOTAL AREA: 5,948.37m²
 8. Site Coverage: 2,067.65 + 6,267.18 = 32,781
 9. Floor Space Ratio:

Permitted FSR L2	0.844
Proposed FSR	0.844
 10. Height AVERAGE GRADE = 40.5' (no change)
 (50' to 36.3' and 7' to 44.7' + 4)
 Permitted 65' (120m)
 Proposed 44.06' (13.43m) (no change)
 11. Setbacks: as indicated on site plan
 12. Parking: 150 stalls (proposed)
 13. Number of Storages: 3 (no change)

1	Feb 10/2020	Rezoning / Development Permits
no	date	revision

PRAXIS
 architects inc.

Robert Rocheleau, Architect, AIBC
 Heather Spinnery, Architect, AIBC

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RED LION INN
 3366 DOUGLAS STREET
 VICTORIA, BC.

SITE PLAN

scale	AS SHOWN	drawn	RR	sheet no.
date	FEB 10-20	project no.	19-004	A-00

