



PROJECT DATA

ARCHITECT
KMP ARCHITECTURE INC.
525 PANDORA AVE.
VICTORIA, BC
V8W 1N5

CONTACT - JOHN PETTIGREW AT AIBC

ADDRESS
3240 DOUGLAS STREET, SAANICH, BC

LEGAL
LOT 1, SECTION 7, VICTORIA DISTRICT, PLAN 47288

ZONING ANALYSIS

ZONING
EXISTING - C-6 HIGHWAY COMMERCIAL ZONE
PROPOSED - C-6 HIGHWAY COMMERCIAL ZONE

PROPOSED USE
AUTOMOTIVE SALES

BUILDING AREA
EXISTING - 548.7m²
PROPOSED EXPANSION - 196.7m²
TOTAL - 745.4m²

GROSS FLOOR AREA
(INCLUDING PROPOSED)
1000.9m²

NUMBER OF STOREYS
2 STOREYS

HEIGHT OF BUILDING
8.75m (MAXIMUM 15.0m)

AVERAGE NATURAL GRADE
11.83m (geodetic)

SETBACK REQUIREMENTS

FRONT
REQUIRED - 7.500m
PROPOSED - 14.095m

REAR
REQUIRED - 7.5m
PROPOSED - 17.42m

EXTERIOR SIDE YARD
REQUIRED - N/A
PROPOSED - 44.575m

INTERIOR SIDE YARD
REQUIRED - 3.0m
PROPOSED - 15.005m

OFF STREET PARKING REQUIREMENTS
(CALCULATED FOR ALL BUILDINGS ON LOT)

EXISTING BODY SHOP
7 STALLS

EXISTING SERVICE BUILDING
29 STALLS

EXISTING SHOWROOM
13 STALLS

PROPOSED SHOWROOM EXPANSION
3 STALLS (1 PER 80m² OF FLOOR AREA)

TOTAL PARKING REQUIRED
52 STALLS / 55 STALLS PROVIDED

