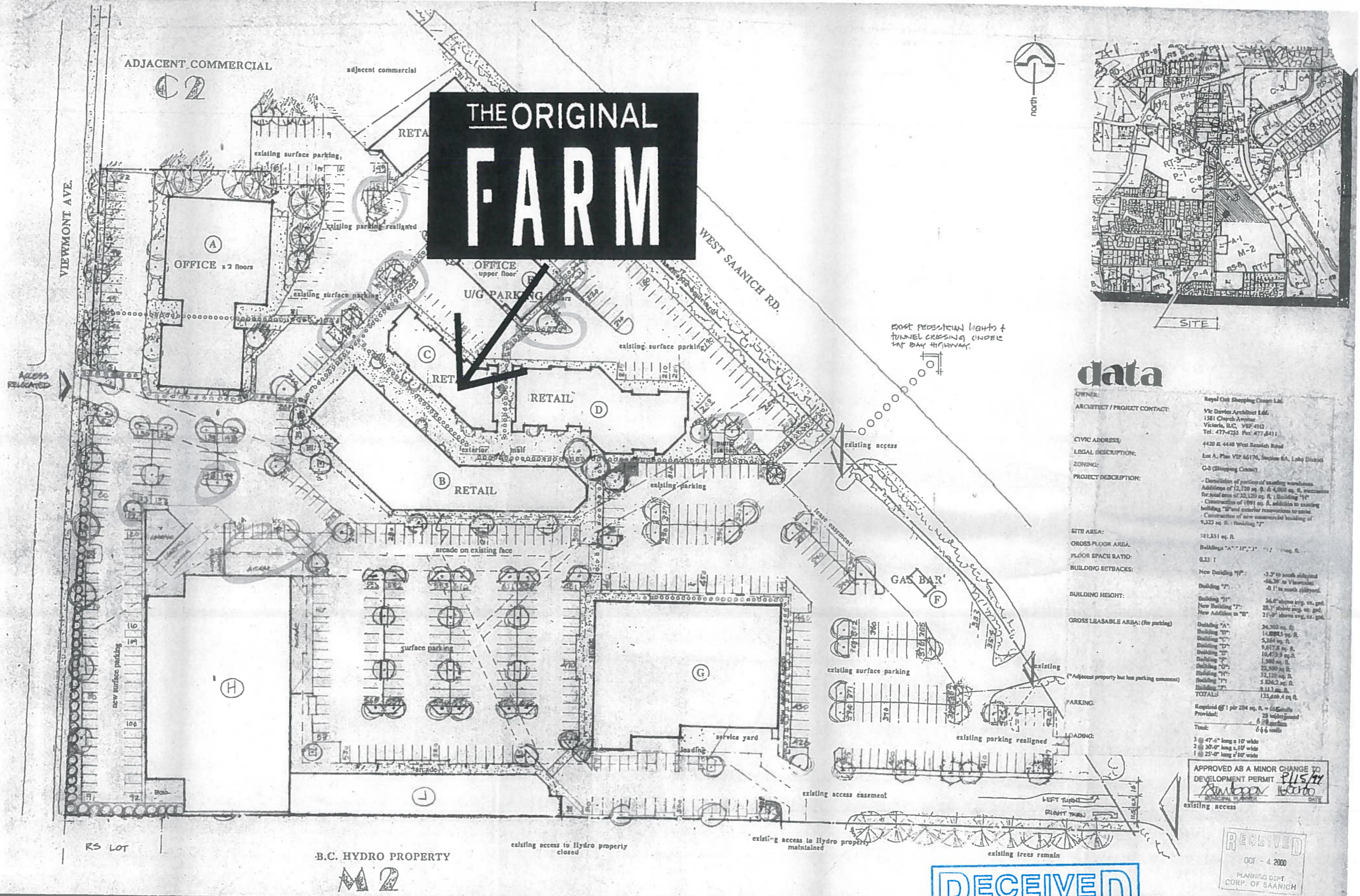



THE ORIGINAL FARM



data

OWNER:	Royal Oak Shopping Centre Ltd.
ARCHITECT / PROJECT CONTACT:	Vic Davies Architect Ltd. 1581 Church Avenue Victoria, B.C. V8P 4H2 Tel. 477-4231 Fax 477-8411
CIVIC ADDRESS:	4420 & 4440 West Saanich Road
LEGAL DESCRIPTION:	Lot A, Plan V1P 66176, Section 8A, Lake District
ZONING:	C-3 (Shopping Centre)
PROJECT DESCRIPTION:	- Demolition of portion of existing warehouse. - Addition of 12,130 sq. ft. & 4,000 sq. ft. renovation for total area of 32,120 sq. ft. 1 building "A" - Construction of 1091 sq. ft. addition to existing building "B" and exterior renovations to same. - Construction of new commercial building of 9,323 sq. ft. building "F"
SITE AREA:	581,551 sq. ft.
GROSS FLOOR AREA:	Buildings "A" - "F", "J" 177,100 sq. ft.
FLOOR SPACE RATIO:	0.23 : 1
BUILDING SETBACKS:	New Building "F" -3.7' to south sidewalk -6.2' to Viewmont -0.1' to north sidewalk.
BUILDING HEIGHT:	Building "A" 24.0' above avg. gr. level New Building "F" 28.1' above avg. gr. level New Addition to "B" 21.0' above avg. gr. level
GROSS LEASABLE AREA: (for parking)	Building "A" 24,302 sq. ft. Building "B" 14,882 sq. ft. Building "C" 5,264 sq. ft. Building "D" 9,617 sq. ft. Building "E" 10,453 sq. ft. Building "F" 1,366 sq. ft. Building "G" 22,590 sq. ft. Building "H" 32,120 sq. ft. Building "J" 8,112 sq. ft. TOTALS 135,606 sq. ft.
PARKING:	Required @ 1 per 204 sq. ft. = 664 stalls Provided: 628 stalls Total: 646 stalls
LOADING:	3 @ 47'-6" long x 10' wide 2 @ 30'-0" long x 10' wide 1 @ 25'-0" long x 10' wide

APPROVED AS A MINOR CHANGE TO DEVELOPMENT PERMIT

 V.D. 11/15/21
 DISTRICT OF SAANICH

RECEIVED
 OCT - 4 2000
 PLANNING DEPT.
 CORP. OF SAANICH

RECEIVED
 NOV 30 2020
 PLANNING DEPT.
 DISTRICT OF SAANICH

No.	Date	Issue	Revision	Date	No.
1	11/15/21	ISSUED FOR MINOR AMENDMENT TO D PERMIT			
2	11/15/21	ISSUED FOR MINOR AMENDMENT TO D PERMIT			
3	11/15/21	ISSUED FOR BUILDING PERMIT (BUILDING "A" SHELL)			
4	11/15/21	ISSUED FOR BUILDING PERMIT (BUILDING "J" SHELL)			
5	11/15/21	ISSUED FOR BUILDING PERMIT (BUILDING "H" SHELL)			
6	11/15/21	DIMENSIONS ADDED TO TURN LANE AT W. SAANICH			
7	11/15/21	REVISED & RESUBMITTED FOR A.P.P.			
8	11/15/21	REVISED & RESUBMITTED FOR A.P.P.			
9	11/15/21	REVISED & RESUBMITTED FOR A.P.P.			
10	11/15/21	REVISED & RESUBMITTED FOR A.P.P.			

ROYAL OAK SHOPPING CENTRE
 Site Plan
 Scale: 1/4" = 1'-0"
 Date: Sept 1999
 Drawn: J. Pavey
 Vic Davies Architect Ltd.
 1581 Church Avenue
 Victoria, B.C. V8P 4H2
 (250) 477-4231 Fax (250) 477-8411

ROYAL OAK SHOPPING CENTRE
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 A.O.I.
 Job No. 0527