

TOPOGRAPHIC SURVEY PLAN OF PARCEL A (DD 424441)
OF LOT 28, SECTION 9, LAKE DISTRICT, PLAN 7.

BCGS MAP SHEET 928 044

The intended use of this plan is shown in yellow in the legend. All dimensions are in metres and decimals thereof, unless otherwise noted.

- LEGEND**
- Structure
 - Overhang
 - Stairs
 - Concrete Slab
 - Open Patio Below Deck
 - Back of Club House
 - Back of Restaurant
 - Back of Office
 - Back of Garage
 - Back of Driveway
 - Back of Fence
 - Back of Wall
 - Back of Gate
 - Back of Gate Post
 - Back of Gate Pillar
 - Back of Gate Lintel
 - Back of Gate Post Cap
 - Back of Gate Post Base
 - Back of Gate Post Foundation
 - Back of Gate Post Footing
 - Back of Gate Post Pier
 - Back of Gate Post Wall
 - Back of Gate Post Roof
 - Back of Gate Post Deck
 - Back of Gate Post Floor
 - Back of Gate Post Ceiling
 - Back of Gate Post Siding
 - Back of Gate Post Cladding
 - Back of Gate Post Finishes
 - Back of Gate Post Hardware
 - Back of Gate Post Accessories
 - Back of Gate Post Details
 - Back of Gate Post Etc.

Note: Type and dimension of the trees have been derived from the site and adjacent.

Setbacks are derived from field survey completed on March 2, 2021, and are measured from existing.

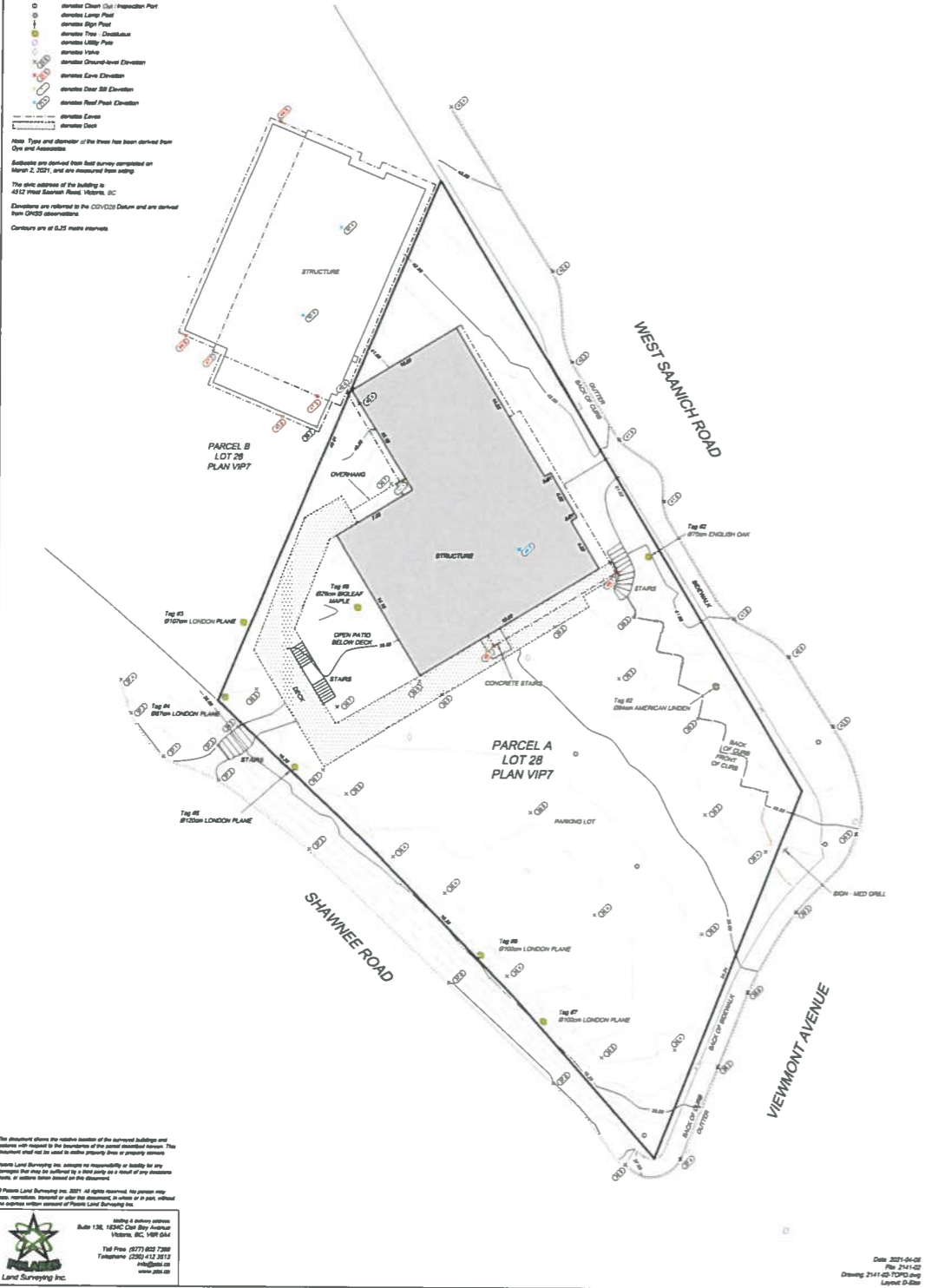
The site address of the building is 4512 West Saanich Road, Victoria, BC.

Dimensions are referred to the CDV (2015) Datum and are derived from GNSS observations.

Contours are at 0.25 metre intervals.

PRELIMINARY DRAFT

PROPERTY LINES ARE BEING RESOLVED AND THE LINE WORK SHOWN HEREON MAY NOT REFLECT THE TRUE LOCATION OF THE PROPERTY LINES



1 Site Survey
Scale: 1:300



3 Context Plan
Scale: 1:1500

Project Data

Current Zoning	C-2
4512 West Saanich Road (existing area)	22,003 ft ² 2,044 m ²
Viewmont Road Dedication (approx.)	1,103 ft ² 103 m ²
Total Site Area (approx.)	20,900 ft ² 1,942 m ²
Current Use	Commercial
Proposed Uses	Commercial & Residential
Existing Gross Floor Area:	3,940 sf 366 m ²
Proposed Gross Floor Area:	
Proposed New Building	104,421 sf 9,701 m ²
Proposed Heritage Bldg.	1,628 sf 151 m ²
Total	106,046 sf 9,852 m ²
Density	Zone CD-SNV (F) Allowable Proposed
Existing FSR	0.18 to 1.0
Proposed New Building FSR	5.00 to 1.0
Proposed Heritage Building FSR	0.08 to 1.0
Total FSR	4.50 to 1.0

Site Coverage

Site Coverage	75%	59%
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Open Space

Open Space	n/a	50%
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Setbacks

	Zone CD-SNV (F) Allowable	Proposed
Street Frontage (West Saanich Road)	4.5 m	2.39 m
Proposed New Building	n/a	0.95 m
Proposed Heritage Bldg.	n/a	0.55 m*
Street Frontage (Viewmont Ave.)	3.0 m	6.19 m
Street Frontage (Shawnee Road)	3.0 m	0.4 m
North Interior Side Yard	2.5 m	0.4 m

* Setback is measured from the road dedication

Building Separation

Building Separation	n/a	6.95 m
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Height

	Zone CD-SNV (F) Allowable	Proposed
Proposed New Building Height	15 storeys	64.5 m (19 storeys)
Proposed Heritage Bldg. Height	n/a	8.50 m (1 storey)

Unit Count

Level	1 bed	2 bed	3 bed	Total
1	0	0	0	0
2	5	1	2	8
3	5	1	2	8
4	5	1	2	8
5	5	1	2	8
6	5	1	2	8
7	5	1	2	8
8	5	1	2	8
9	5	1	2	8
10	5	1	2	8
11	5	1	2	8
12	5	1	2	8
13	5	1	2	8
14	5	1	2	8
15	5	1	2	8
16	5	1	2	8
17	5	1	2	8
18	5	1	2	8
Total	63	32	8	103

BC Housing

Level	1 bed (143 sq ft)	2 bed (192 sq ft)	3 bed (230 sq ft)	Accessory (258 sq ft)	Total
1	0	0	0	0	0
2	5	1	2	0	8
3	5	1	2	0	8
4	5	1	2	0	8
5	5	1	2	0	8
6	5	1	2	0	8
7	5	1	2	0	8
8	5	1	2	0	8
9	5	1	2	0	8
10	5	1	2	0	8
11	5	1	2	0	8
12	5	1	2	0	8
13	5	1	2	0	8
14	5	1	2	0	8
15	5	1	2	0	8
16	5	1	2	0	8
17	5	1	2	0	8
18	5	1	2	0	8
Total	63	32	8	0	103

Parking Requirements

Use	# Units	Area (m ²)	Bylaw Requirements (Refer 8202, Section 7)	Expected Parking Demand (Refer to Parking Study)			Stalls Provided
				Parking Rate	Demand (without storage)	Demand (with storage)	
Residential	BCH Apartments						
	17		1.5 per unit	0.45 per unit	8		
	6		1.5 per unit	0.67 per unit	4		
	6		1.5 per unit	0.81 per unit	5		
						17	
	Market Rental						
	28		1.5 per unit	0.84 per unit	24		
	14		1.5 per unit	1.02 per unit	14		
						38	
Condos	Condos						
	16		1.5 per unit	0.80 per unit	13		
	12		1.5 per unit	1.00 per unit	12		
	2		1.5 per unit	1.23 per unit	2		
					27		
Total				45	82	82	48
Visitor				101	0.3 per unit	31	10
General Office (CRU)				271	1 per 25m ²	11	17
Cafe (Heritage)				151	1 per 10m ²	15	17
Total (rounded)				170	1 per 20m ²	7	65
Total Proposed Off-Street Vehicle Parking				170		106	99
Bylaw Requirement				170		106	65
Requested Variance from Bylaw Requirements (Refer to Parking Study)						-108	
Expected Parking Demand with Storage and TDM						65	
Total Proposed Off-Street Vehicle Parking						79	

Small cars

Small cars	21 allowed	13 proposed
	30% allowed	17% proposed

Bike Parking Requirements

Type	Stalls Required	Provided
Commercial		
Class 1	3	4 (P1)
Class 2	3	6 (L1)

Residential

Type	Stalls Required	Provided
Class 1	101	131 (P1, P2, P3)
Class 2	6	8 (L1)



2 Project Data



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REV no	Description
1	Issued for Planning / DP

Project name: West Saanich Mix
Site: 4512 West Saanich Road
Sheet: 5 of 5
Site Survey Project Data
Project no:
Drawing file:
Date issued: Ma
Scale:
Drawn by:
Checked by:
Revision no. sheet no. A0.1