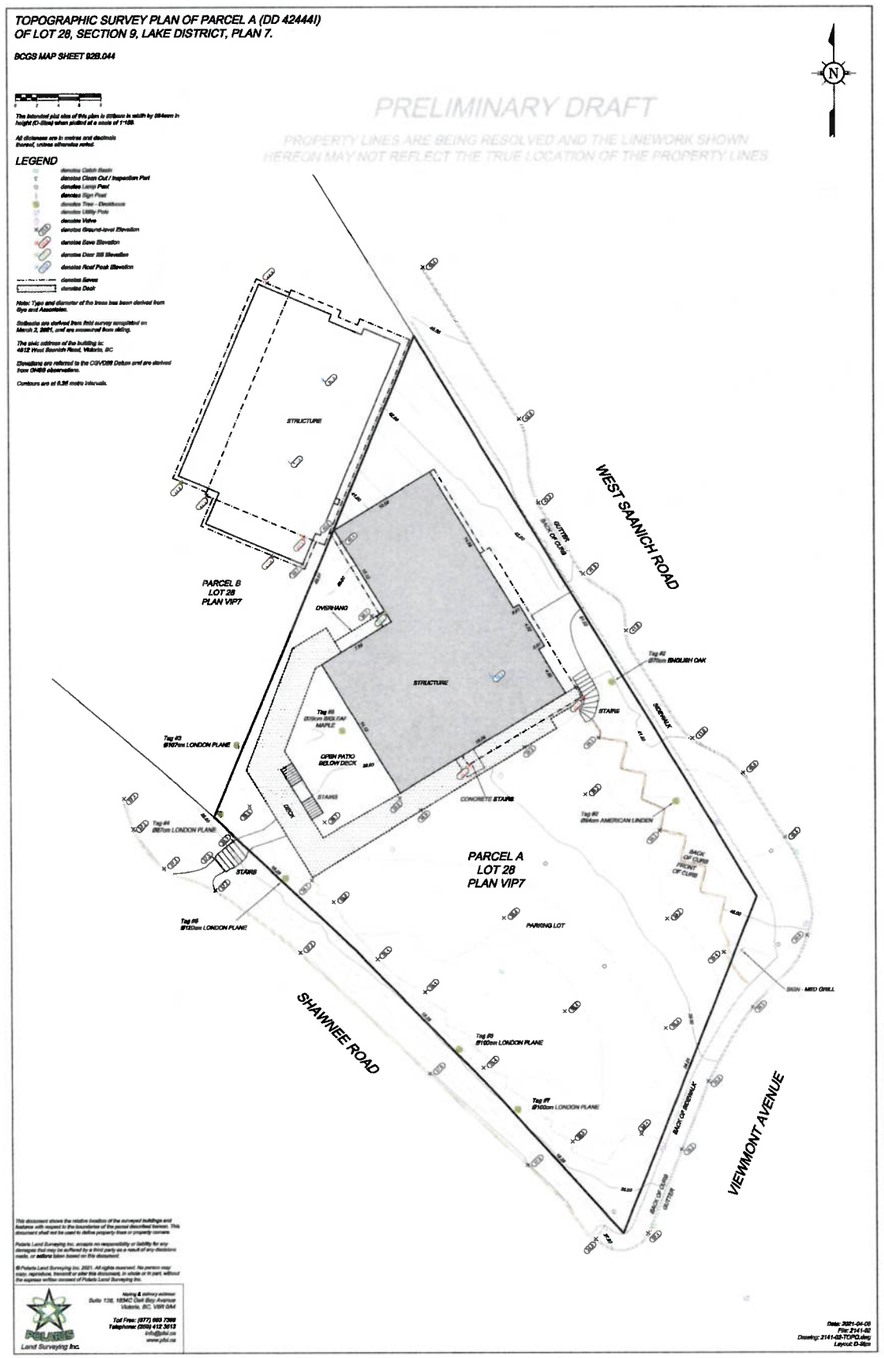

1 Site Survey
Scale: 1:200

3 Context Plan
Scale: 1:750

Project Data

Current Zoning	C-2			
4512 West Saanich Road (existing area)	23,003	ft2	2,044	m2
W. Saanich / Viewmont ROW (approx.)	2,648	ft2	246	m2
Total Site Area (approx.)	**19,355**	**ft2**	**1,798**	**m2**

Current Use	Commercial	
Proposed Uses	Commercial & Residential	
Proposed Zone	Site Specific Zone	
Existing Gross Floor Area	3,940 sf	366 m2
Proposed Gross Floor Area	98,371 sf	9,139 m2

Density		Proposed
Existing FSR		0.18 to 1.0
Proposed New Building FSR		**5.08** to 1.0
Site Coverage		63%
	Area (ft2)	**Area (m2)**
Impermeable Site Area	12,798 ft2	1,189 m2
Permeable Landscape Area	6,557 ft2	609 m2

Setbacks	Proposed
Street Frontage (West Saanich Road)	0.35 m*
Street Frontage (Viewmont Ave.)	2 m*
Street Frontage (Shawnee Road)	6.87 m
North Interior Side Yard	0.82 m

* Setback is measured from the road dedication

Height	Proposed
Proposed New Building Height	40.2 m (12 storeys)

2 Project Data

Unit Count

Level	1 bed	2 bed	3 bed	Total
1	3	0	0	3
2	3	4	1	8
3	3	4	1	8
4	3	4	1	8
5	3	4	1	8
6	3	4	1	8
7	3	4	1	8
8	3	4	1	8
9	3	4	1	8
10	3	4	1	8
11	0	1	4	5
Total	**30**	**37**	**13**	**80**
% of total	38%	46%	16%	100%

Parking Requirements

Vehicle Parking Requirements

Use	# Units	Area (m2)	Bylaw Requirements (Bylaw B200, Section 7) Parking Rate	Stalls Required	Stalls Provided
Residential					
Condos	80		1.2 per unit	96.0	35
Visitor	80		0.3 per unit	24.0	(shared w/ CRU)
Total				120.0	**35**
Restaurant (CRU)		340	1 per 14m2	24	**11**
Total (rounded)				144	**46**
			Bylaw Requirement	**144**	

Requested Variance from Bylaw Requirements		-98
Variance by Use		
Residentiual	61	
Visitor	24	
CRU	13	
Residential Expected Parking Demand with Sharing and TDM*		33
Total Proposed Off-Street Vehicle Parking		46

** Refer to parking study*

Small cars	14 allowed	5 proposed
	30% allowed	11% proposed

Bike Parking Requirements

Type		Stalls Required	Provided
Commercial			
Class 1		3	**3** (P1)
Class 2		3	**4**(L1)
Residential			
Class 1	1 per unit	80	**80** (P1, P2)
Class 2		6	**6** (L1)

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2024-04-05

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rev no	description	date
2	Rezoning / DP Resubmission	24 04 05
1	Issued for Rezoning / DP	22 05 05

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project name
West Saanich Mixed Use
4512 West Saanich Road

sheet title
Site Survey
Project Data

project no	20-38
drawing file	
date issued	May 5, 2022
scale	As Noted
drawn by	MB, JH
checked by	ES
revision no	2
sheet no	A0.1