



**CONTEXT PLAN  
SITE DATA**

**CIVIC ADDRESS**  
472/476 DUPPLIN ROAD  
VICTORIA, BC

**LEGAL DESCRIPTION**

PID LOT 73-002-911-558  
LOT 1-005-940-443

**ZONING**

M-1DW (DOUGLAS STREET WEST)

**SITE AREA**

SITE AREA 20,876.92 SF (1,939.52 SM)

**GROSS FLOOR AREA**

WAREHOUSE	7,681.0 SF ( 713.6 SM)
OFFICE (30.8%)	3,655.0 SF ( 339.6 SM)
RETAIL	400.0 SF ( 37.1 SM)
<b>TOTAL</b>	<b>11,736.0 SF (1,090.5 SM)</b>

**DENSITY**

PROPOSED 0.52

**SITE COVERAGE**

PROPOSED 47%

**BUILDING HEIGHT**

ALLOWED	10.0 M (32.8')
PROPOSED	10.7 M (35')

**SETBACKS**

FRONT YARD (SOUTH)	3.75 M	PERMITTED
	<b>1.00 M</b>	<b>PROVIDED</b>
REAR YARD (NORTH)	0.00 M	PERMITTED
	<b>0.00 M</b>	<b>PROVIDED</b>
FRONT YARD (EAST)	3.75 M	PERMITTED
	<b>2.00 M</b>	<b>PROVIDED</b>
SIDE YARD (WEST)	7.50 M	PERMITTED
	<b>0.00 M</b>	<b>PROVIDED</b>

**PARKING**

REQUIRED Office 3,655 SF / 269 = 13.59  
Warehouse 7,681.0 SF / 1883 = 4.08  
Retail 400 SF / 150 = 2.67  
**TOTAL 20.33 - 21 REQUIRED**  
30% SMALL 6.09

PROVIDED

**TOTAL PROVIDED 22**  
(4 SMALL SPACES)

**ACCESSIBLE PARKING**

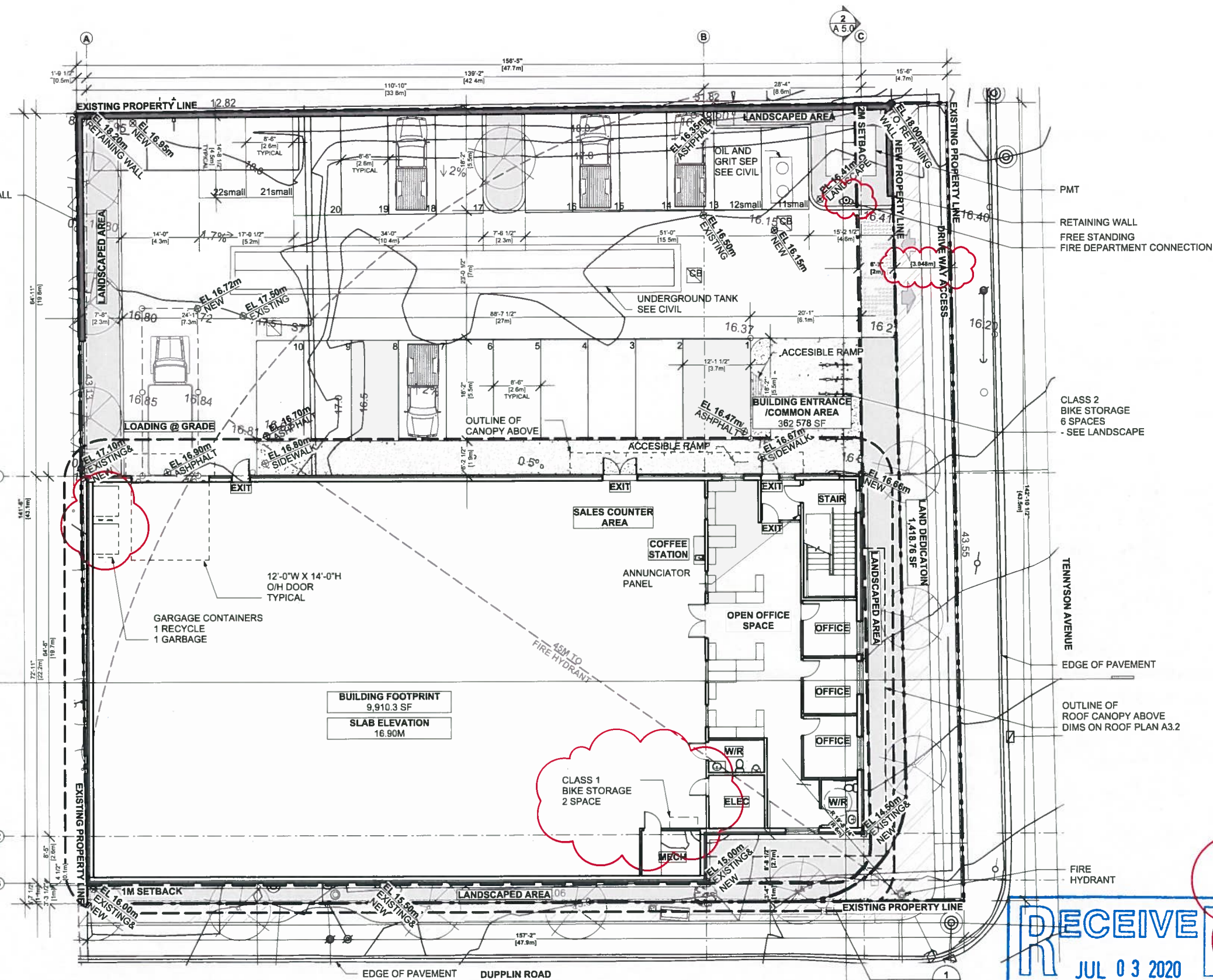
1 PROVIDED

**LOADING**

LOADING AT EACH DOOR

**BIKE STORAGE**

CLASS 1	Warehouse 713.6 SM / 950 = 0.75 X 80% = 0.6
	Office&retail 376.7 SM / 250 = 1.51 X 50% = 0.75
REQUIRED	1.35
PROVIDED	2
CLASS 2	Warehouse 713.6 SM / 950 = 0.75 X 20% = 0.15
	Office&retail 376.7 SM / 250 = 1.51 X 50% = 0.75
REQUIRED	0.90
PROVIDED	6



**RECEIVED**  
JUL 03 2020  
PLANNING DEPT.  
DISTRICT OF SAANICH

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM, AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION IN ALL CASES. THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED 'SUPERSEDED' WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2020 03 27	ISSUED FOR DP
2	2020 06 16	ISSUED FOR COORDINATION
3	2020 06 26	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
472/476 DUPPLIN ROAD  
VICTORIA, BC

**SITE PLAN**

**A 2.0**

**KCC ARCHITECTURE**

DRAWN BR  
CHECKED KC SCALE 1:240 FILE 1907

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8 Tel 604 909 1267