



CONTEXT PLAN

SITE DATA

CIVIC ADDRESS
472476 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

PROPOSED BUILDING	9,910.3 SF (920.7 SM)
FUTURE OFFICE (30.8%)	1,827.5 SF (169.8 SM)
TOTAL	11,737.8 SF (1,090.5 SM)

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
	1.00 M	PROVIDED
REAR YARD (NORTH)	0.00 M	PERMITTED
	0.00 M	PROVIDED
FRONT YARD (EAST)	3.75 M	PERMITTED
	2.00 M	PROVIDED
SIDE YARD (WEST)	7.50 M	PERMITTED
	0.00 M	PROVIDED

PARKING

REQUIRED Office 3,655 SF / 269 = 13.59
Warehouse 6,081.6 SF / 1022 = 7.91
TOTAL REQUIRED 21.5
30% SMALL 6.45

PROVIDED TOTAL PROVIDED 22
(4 SMALL SPACES)

ACCESSIBLE PARKING

1 PROVIDED

LOADING

LOADING AT EACH DOOR

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NO.	DATE	ISSUANCE
1	2020 03 27	ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
472476 DUPPLIN ROAD
VICTORIA, BC

SITE PLAN

A 2.0

KCC ARCHITECTURE

DRAWN BY: BR
CHECKED BY: KC
SCALE: 1:240
FILE: 1907

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