ROYAL OAK SHOPPING CENTRE REDEVELOPMENT

MGBA
ARCHITECTURE + INTERIOR DESIGN

August 3rd, 2026 - ISSUED FOR REZONING

CLIENT

HANSBRAUN INVESTMENTS
SUSAN RENTON

303 - 3995 QUADRA STREET
VICTORIA, BC V8X 1J8
TEL: 250.727.6333

PROJECT MANAGER

ISLAND VIEW LAND MANAGEMENT
NIALL PALTIEL
TEL: (250).514.8429

ARCHITECTURAL

MALLEN GOWING BERZINS ARCHITECTURE INC
REBEKKA HAMMER

1725 GOVERNMENT STREET,
VICTORIA, BC V8W 1Z4
TEL: 604.484.8285

CIVIL

J.E. ANDERSON & ASSOCIATES
ROSS TUCK

4212 GLANFORD AVENUE,
VICTORIA, BC V8Z 4B7
TEL: 250.727.2214

LANDSCAPE

MDI LANDSCAPE ARCHITECTS INC
TAMARA BONNEMAISON

3388A TENNYSON AVENUE
VICTORIA, BC V8Z 3P6
TEL. 250.412.2891

TRAFFIC

BUNT & ASSOCIATES ENGINEERING LTD
JASON POTTER

#530 - 645 FORT STREET
VICTORIA, BC, V8W 1G2
TEL. 2778.746.6958

RECEIVED
Aug 10, 2026
PLANNING DEPT.
DISTRICT OF SAANICH

PROJECT LOCATION

LEGAL ADDRESS

LOT B (DD D52378), PLAN 2748,
LOT A, PLAN VIP66176 and
LOT 1, PLAN VIP84884,
All of SECTION 8A, LAKE DISTRICT

CIVIC ADDRESS

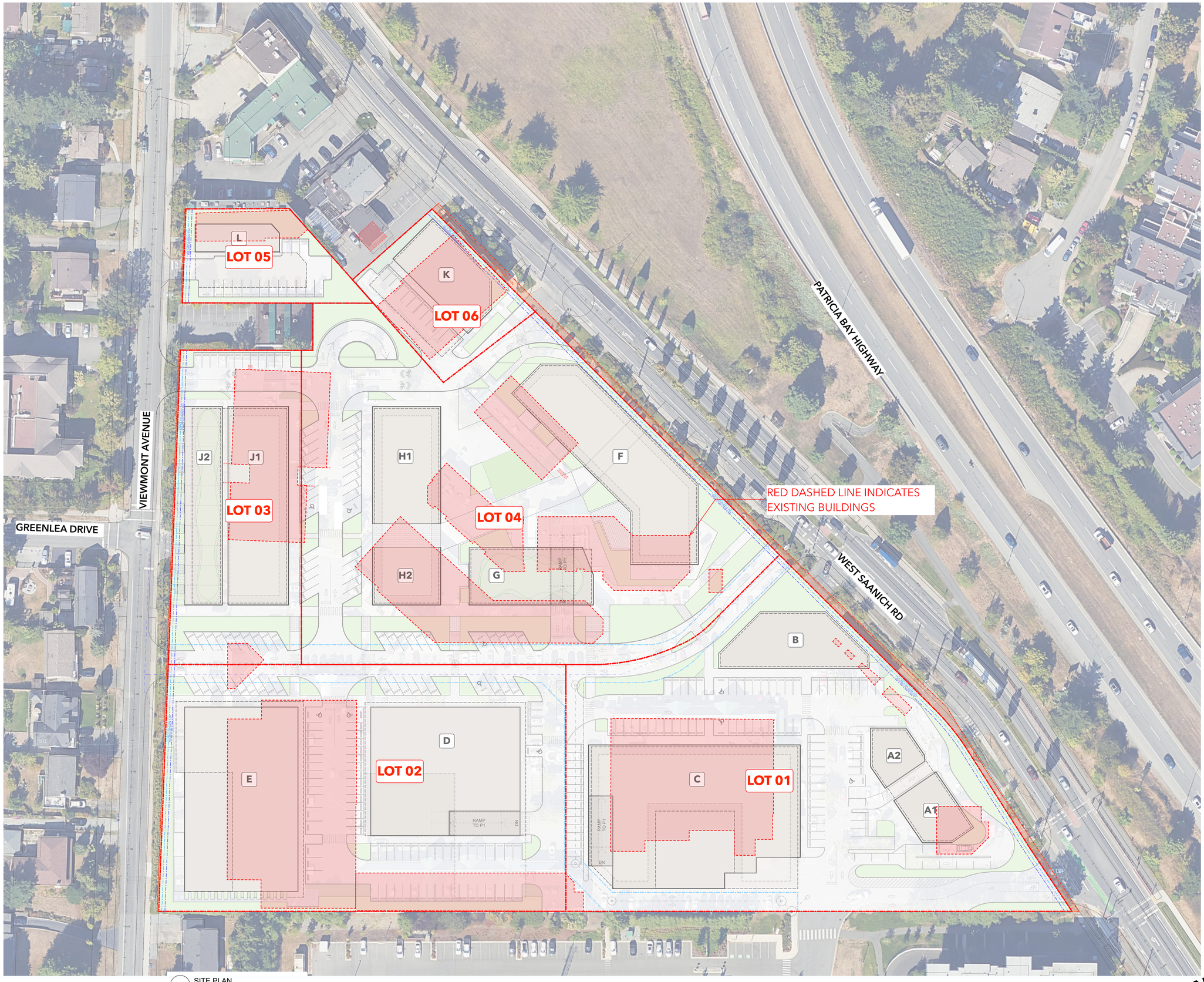
4440 WEST SAANICH ROAD
VICTORIA, BC. V8Z 3E9

SHEET INDEX

ARCHITECTURAL

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RZ.06 SITE SECTIONS

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1 SITE PLAN
Scale: 1:400

N

LEGEND

EX XXX	EXISTING GRADE AT PL
(I)EX XXX	INTERPOLATED EXISTING GRADE
FG XXX	FINISHED GRADE

REV	DATE aaaa/mm/dd	DESCRIPTION	DRAWN
	2026/07/07	ISSUED FOR REZONING APPLICATION	RH

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PROJECT:

ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

SHEET TITLE:

LOT PLAN & EXISTING BLDGS

PROJECT NO.	PLOT DATE
25004	AUGUST 3rd, 2026
	SCALE: AS NOTED

DRAWING NO.: RZ-01

REVISION: -



1 SITE PLAN
Scale: 1:400

N

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PROJECT:

ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

SHEET TITLE:

LOT PLAN

PROJECT NO.	PLOT DATE	
25004	AUGUST 3rd, 2026	
	SCALE: AS NOTED	

DRAWING NO. RZ-02 — REVISION -

STAT SUMMARY - EXISTING SHOPPING CENTRE

Total Leasable Area:	**152,955 s.f.**	14,210 m2
Retail (incl. 28,206 s.f. Grocery)	59,567 s.f.	5,534 m2
Office	74,917 s.f.	6,960 m2
Restaurant	18,471 s.f.	1,716 m2
Building Breakdown		
4410 West Saanich Road	2,489 s.f.	231 m2
Country Grocer Building	28,206 s.f.	2,620 m2
4430 West Saanich Road	9,139 s.f.	849 m2
4440/4442 West Saanich Road	22,549 s.f.	2,095 m2
4475 Viewmont Avenue	26,738 s.f.	2,484 m2
4478 West Saanich Road	10,474 s.f.	973 m2
West Saanich Road Tenants	31,154 s.f.	2,894 m2
4480 West Saanich Road	16,076 s.f.	1,493 m2
4489 Viewmont Avenue	6,130 s.f.	569 m2
Total	152,955 s.f.	14,210 m2

STAT SUMMARY - ALL LOTS

SITE AREA		**461,940 s.f.**		
	DENSITY	**GFA**	**UNITS**	**PARKING**
Commercial	0.44 FAR	199,153 s.f.		554 stalls
Hotel	0.11 FAR	49,000 s.f.	69 units	69 stalls
Residential	1.04 FAR	480,200 s.f.	686 units	374 stalls
Townhouse	0.03 FAR	14,400 s.f.	10 units	10 stalls
TOTAL	**1.62 FAR**	**742,753 s.f.**	**765 units**	**1007 stalls**

BREAKDOWN

SITE AREA	**AREA**	**FAR**	**PARKING**
LOT 1	130,950 s.f.	0.34 FAR	*155 stalls*
LOT 2	111,130 s.f.	0.57 FAR	*287 stalls*
LOT 3	44,680 s.f.	0.20 FAR	*101 stalls*
LOT 4	142,110 s.f.	0.32 FAR	*192 stalls*
LOT 5	15,530 s.f.	0.07 FAR	*46 stalls*
LOT 6	17,540 s.f.	0.11 FAR	*55 stalls*
TOTAL	**461,940 s.f.**		***1,007 stalls***

COMMERCIAL GFA	*GFA*	*UNITS*	*PARKING*
LOT 1	48,300 s.f.		213 stalls
LOT 2	64,200 s.f.		147 stalls
LOT 3	14,740 s.f.		35 stalls
LOT 4	60,830 s.f.		159 stalls
LOT 5			
LOT 6	11,083 s.f.		0 stalls
TOTAL	**199,153 s.f.**		**554 stalls**

RESIDENTIAL GFA			
LOT 1	108,500 s.f.	155 units	89 stalls
LOT 2	200,900 s.f.	287 units	170 stalls
LOT 3	63,700 s.f.	91 units	57 stalls
LOT 4	36,400 s.f.	52 units	36 stalls
LOT 5	32,200 s.f.	46 units	22 stalls
LOT 6	38,500 s.f.	55 units	26 stalls
TOTAL	**480,200 s.f.**	**686 units**	**374 stalls**

TOWNHOUSE GFA			
LOT 3	14,400 s.f.	10 units	10 stalls
TOTAL	**14,400 s.f.**	**10 units**	**10 units**

HOTEL GFA			
LOT 4	49,000 s.f.	140 units	69 stalls
TOTAL	49,000 s.f.	140 units	69 stalls

1 SITE PLAN
Scale: 1:400

N

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LEGEND

EX XXX EXISTING GRADE AT PL
GEX XXX INTERPOLATED EXISTING GRADE
FG XXX FINISHED GRADE

REV	DATE aaaa/mm/dd	DESCRIPTION	DRAWN
	2026/07/07	ISSUED FOR REZONING APPLICATION	RH

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PROJECT:

ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

SHEET TITLE:

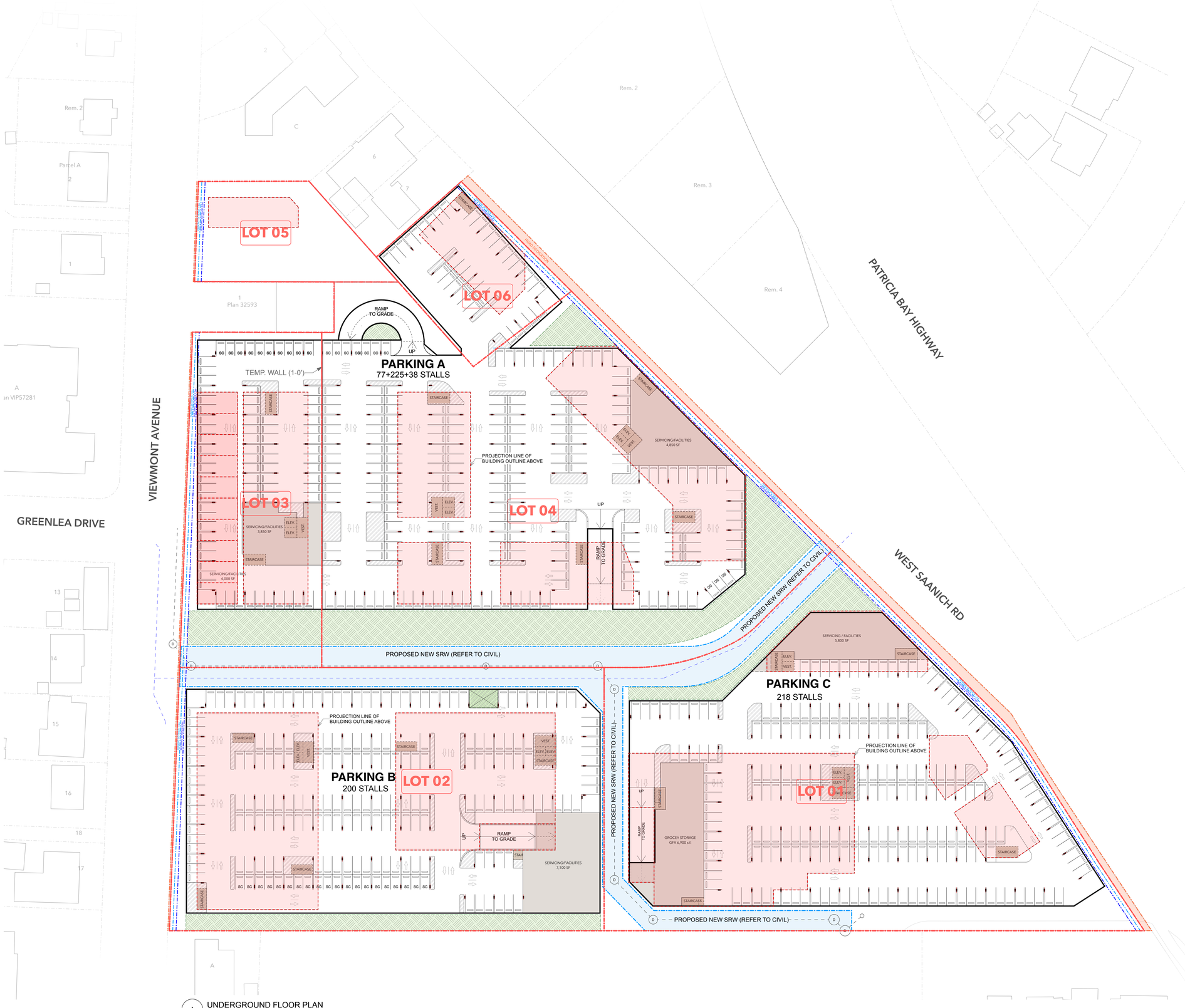
MASTER PLAN

PROJECT NO.	PLOT DATE
25004	AUGUST 3rd, 2026
	SCALE: AS NOTED

DRAWING NO. RZ-03

REVISION -

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1 UNDERGROUND FLOOR PLAN
Scale: 1:400

LEGEND

EX XXX	EXISTING GRADE AT PL
(I)EX XXX	INTERPOLATED EXISTING GRADE
FG XXX	FINISHED GRADE

REV	DATE (yyyy/mm/dd)	DESCRIPTION	DRAWN
	2026/07/07	ISSUED FOR REZONING APPLICATION	RH

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ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

SHEET TITLE:

UNDERGROUND PLAN

PROJECT NO.	PLOT DATE
25004	AUGUST 3rd, 2026
	SCALE: AS NOTED

DRAWING NO.: RZ-04

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1 SITE PLAN
Scale: 1:400

LEGEND

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	aaaa/mm/dd		

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ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

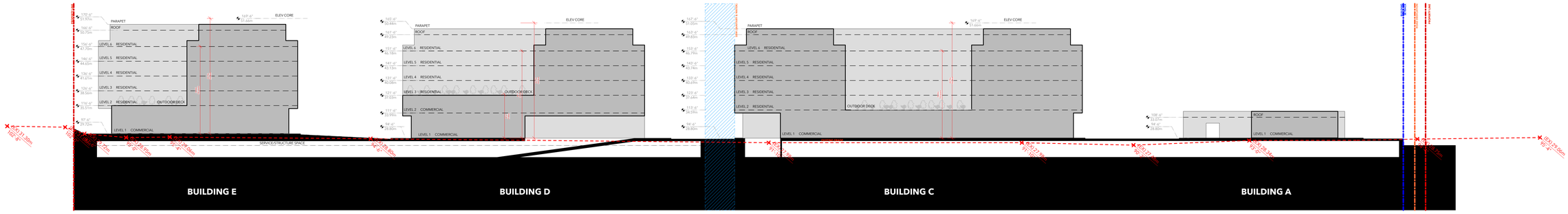
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GRADING PLAN

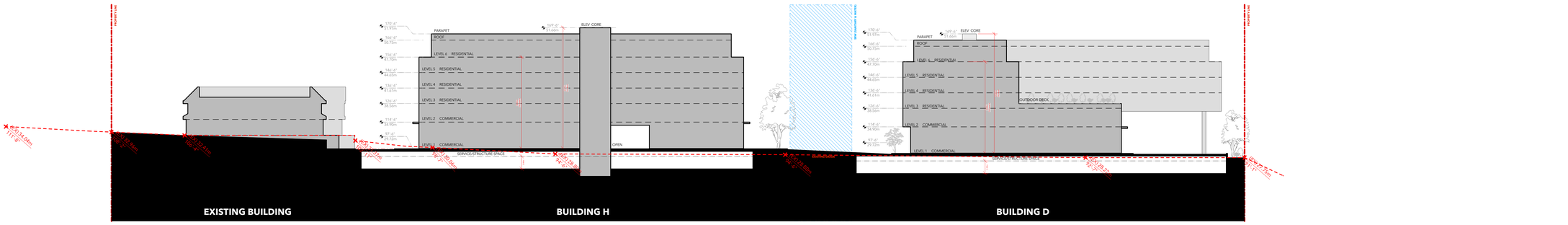
PROJECT NO.	PLOT DATE
25004	AUGUST 3rd, 2026
	SCALE: AS NOTED

DRAWING NO.: RZ-05

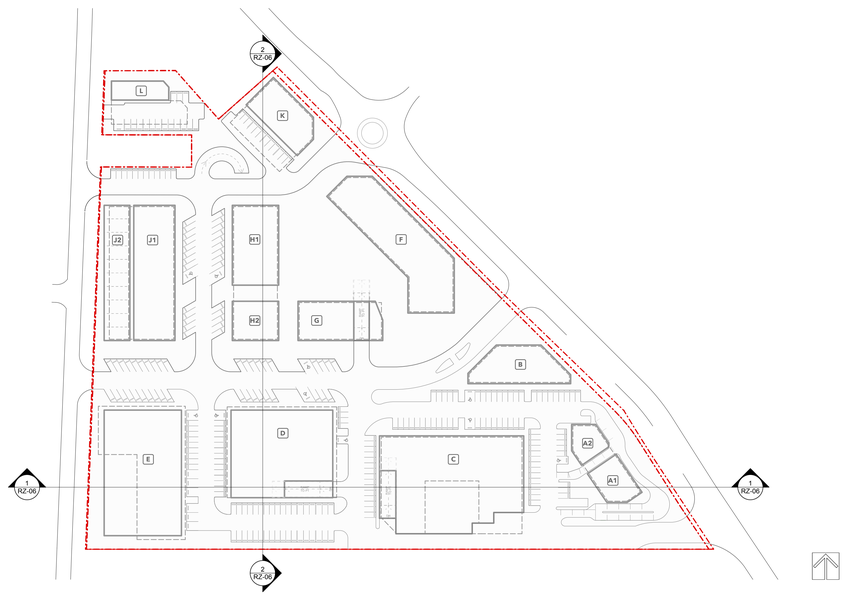
REVISION: -



1 LEVEL 1 COMMERCIAL
Scale: 1:300



2 NORTH/SOUTH SITE SECTION
Scale: 1:300



- KEY PLAN
Scale: 1:1000

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LEGEND

EX XXX	EXISTING GRADE AT PL
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FG XXX	FINISHED GRADE

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1	2024/07/07	ISSUED FOR REZONING APPLICATION	RH

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PROJECT:

ROYAL OAK SHOPPING CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

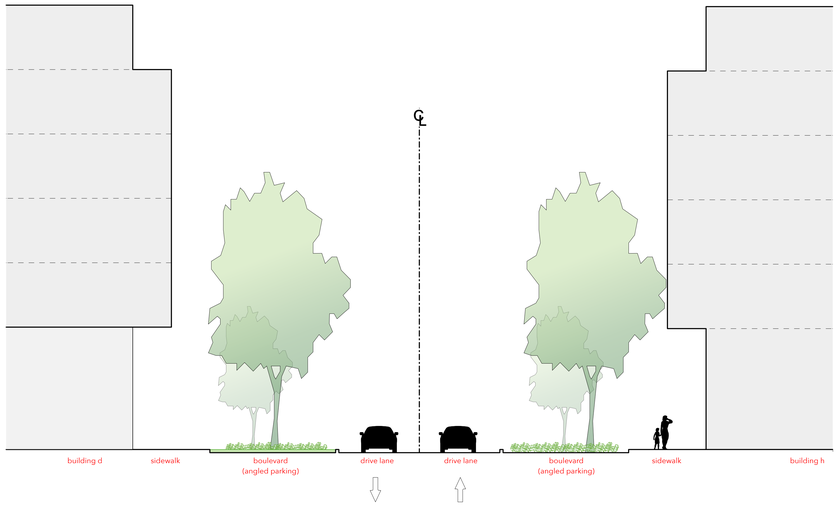
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SITE SECTIONS

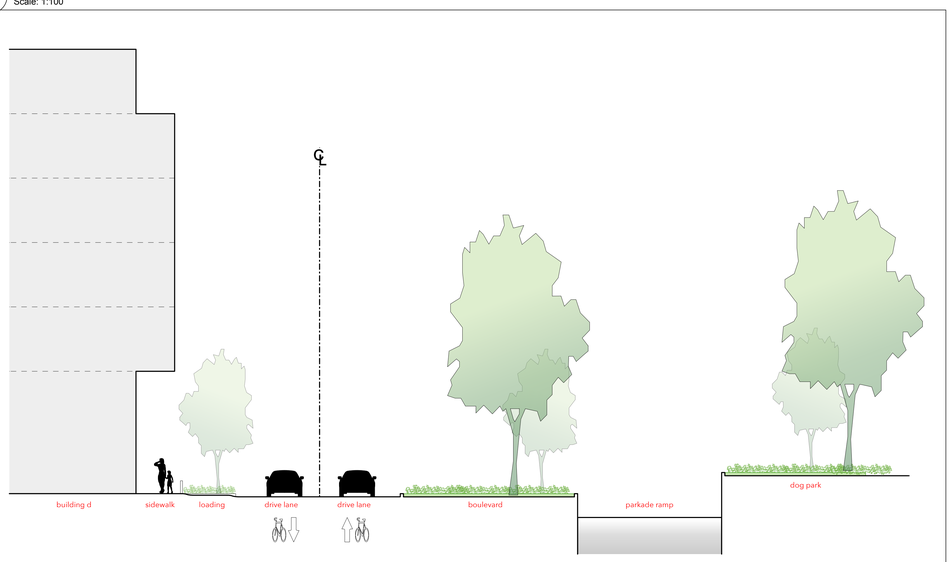
PROJECT NO.	PLOT DATE	
25004	AUGUST 3rd, 2026	
	SCALE: AS NOTED	

DRAWING NO.: RZ-06

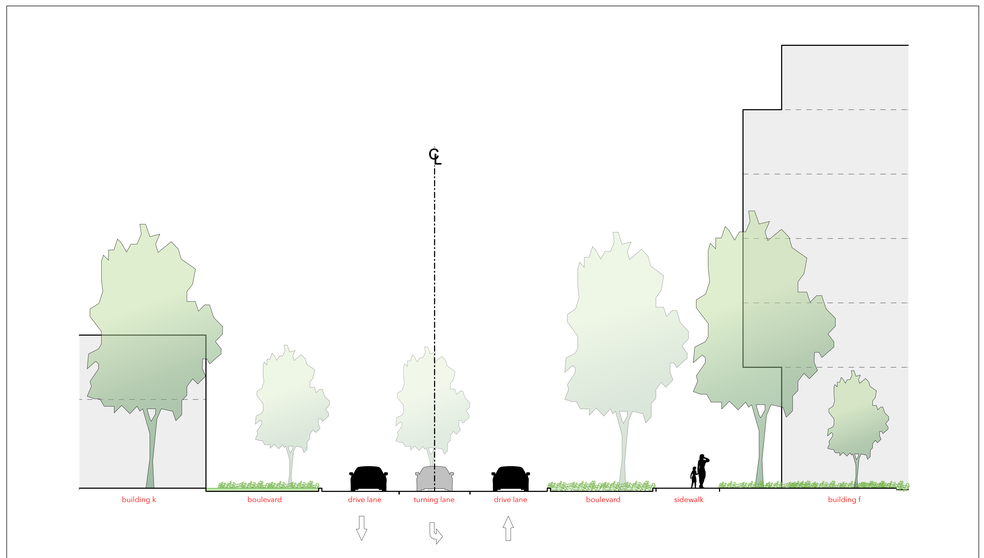
REVISION: -



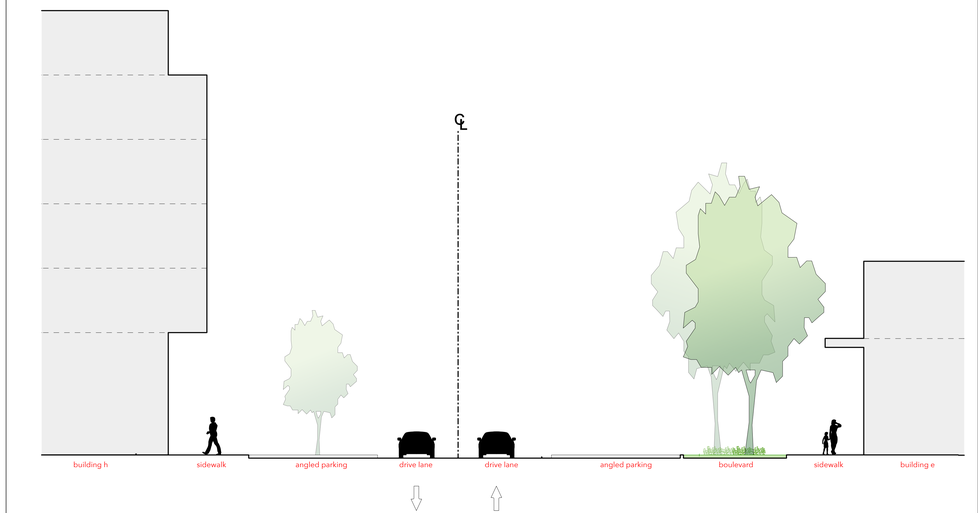
1 WEST ROAD @ CROSSWALK
Scale: 1:100



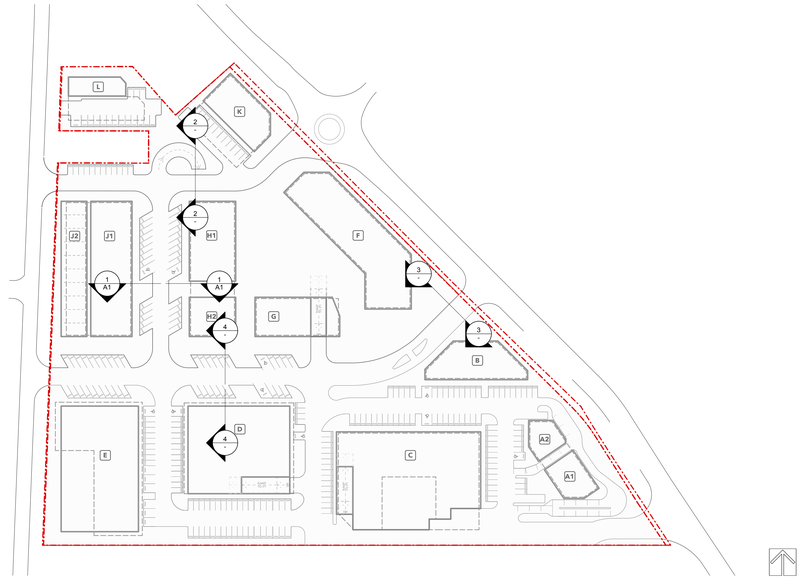
2 NORTH ROAD @ RAMP
Scale: 1:100



3 MAIN STREET @ ENTRY
Scale: 1:100



4 MAIN STREET @MIDPOINT
Scale: 1:100



6 KEY PLAN
Scale: 1:1000

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SAANICH, BC

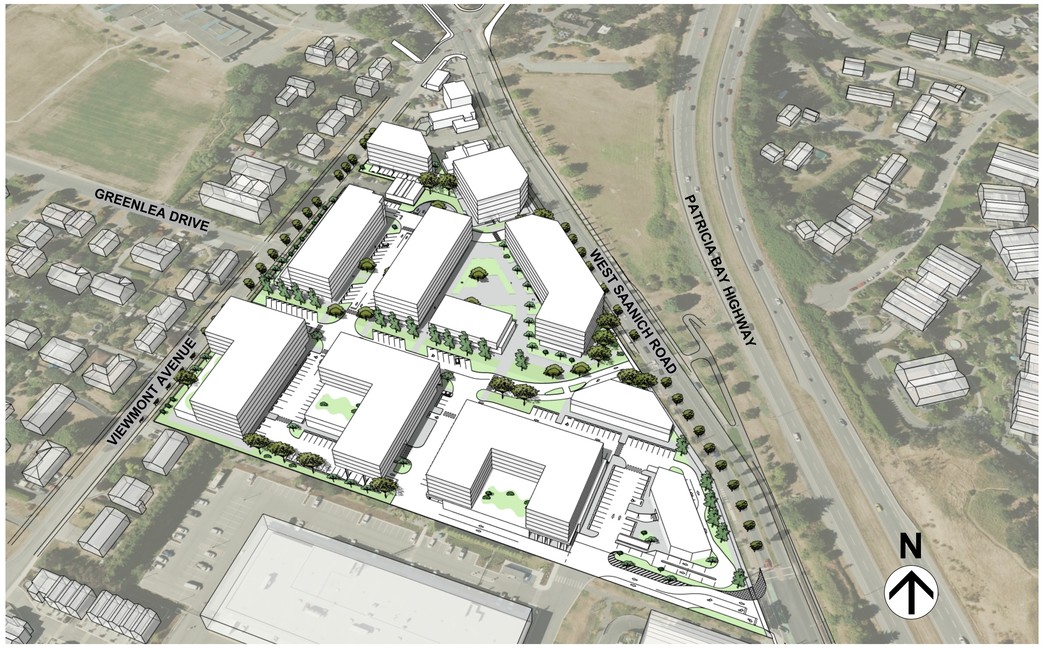
SHEET TITLE:

ROAD SECTIONS

PROJECT NO.	PLOT DATE	
25004	AUGUST 3rd, 2026	
	SCALE: AS NOTED	

DRAWING NO.: RZ-07

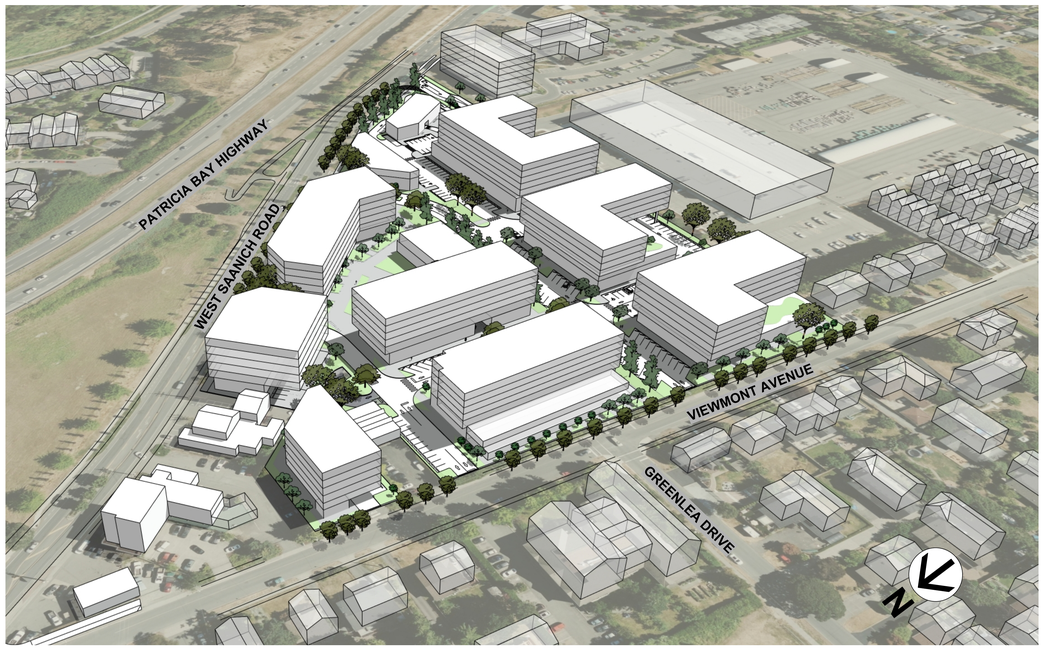
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AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW

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4440 WEST SAANICH ROAD
SAANICH, BC

SHEET TITLE:

MASSING VIEWS

PROJECT NO.	PLOT DATE
25004	AUGUST 3rd, 2026
	SCALE: AS NOTED

DRAWING NO.: RZ-08

REVISION: -