LEGEND

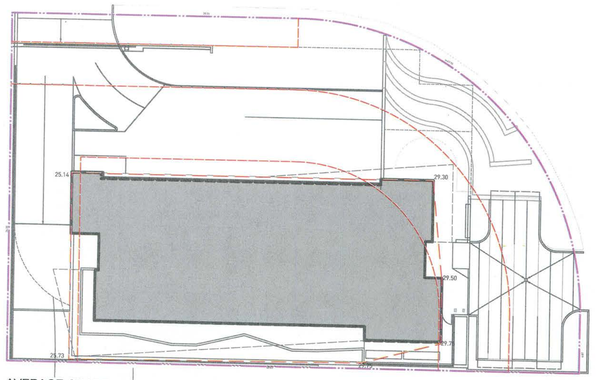
EXISTING ELEVATION 702m

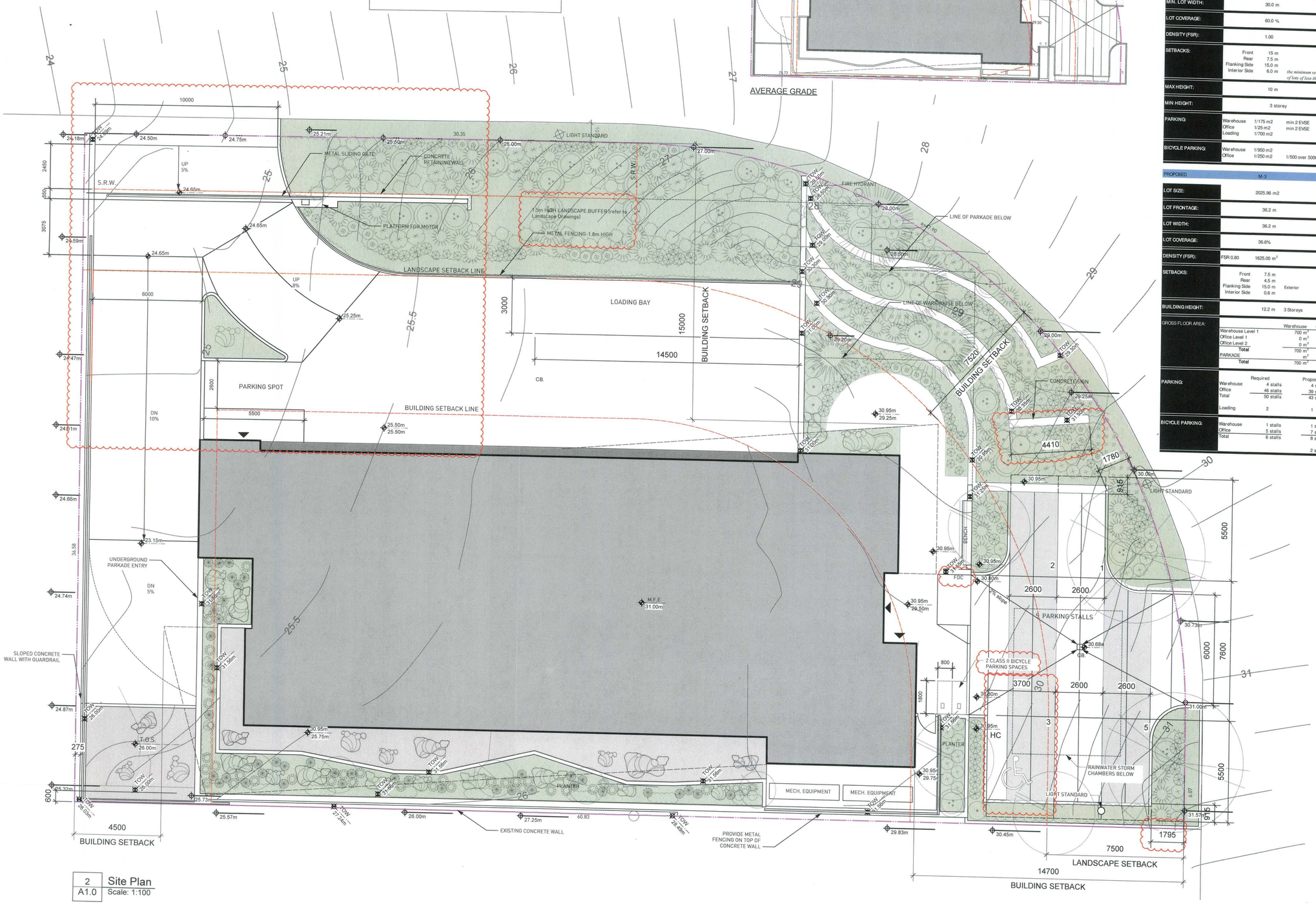
PROPOSED ELEVATION 702m / 704.5m (PROPOSED / EXISTING)

AVERAGE GRADE CALCULATION:

25.73
25.14
29.30
29.50
29.75
29.75
169.17 / 6 = 28.20m NATURAL AVERAGE GRADE

28.20m + 10m = 38.20m max. building height





2 Site Plan
A1.0 Scale: 1:100

PROJECT DATA — 4211 Commerce Circle

Victoria BC — Project No.

ZONING:	Current	M-3 (Industrial Park	
LEGAL:			
SITE AREA:		2025.96 m²	21807 sf

ZONING REQUIREMENTS	M-3 Current	
MIN. LOT SIZE:	2000.0 m2	
MIN. LOT FRONTAGE:	n/a m	
MIN. LOT WIDTH:	30.0 m	
LOT COVERAGE:	60.0 %	
DENSITY (FSR):	1.00	
SETBACKS:	Front 15 m Rear 7.5 m Flanking Side 15.0 m Interior Side 6.0 m	*the minimum setback may be reduced to 0 m on one side only in the case of lots of less than 4000 m2 (43057 ft.) in size*
MAX HEIGHT:	10 m	
MIN HEIGHT:	3 storey	
PARKING:	Warehouse 1/175 m2 min 2 EVSE Office 1/25 m2 min 2 EVSE Loading 1/700 m2	
BICYCLE PARKING:	Warehouse 1/950 m2 Office 1/250 m2	1/500 over 5000m2

PROPOSED	M-3	
LOT SIZE:	2025.96 m2	
LOT FRONTAGE:	36.2 m	
LOT WIDTH:	36.2 m	
LOT COVERAGE:	36.6%	
DENSITY (FSR):	FSR 0.80	1625.00 m²
SETBACKS:	Front 7.5 m Rear 4.5 m Flanking Side 15.0 m Interior Side 0.6 m	Exterior
BUILDING HEIGHT:	12.2 m	3 Storeys

GROSS FLOOR AREA:

	Warehouse	Office	Total	
Warehouse Level 1	700 m²	75 m²	775 m²	8,342 sf
Office Level 1	0 m²	560 m²	560 m²	6,028 sf
Office Level 2	0 m²	520 m²	520 m²	5,597 sf
Total	700 m²	1,155 m²	1,855 m²	19,967 sf
PARKADE	m²	1,384 m²	1,384 m²	14,902 sf
Total	700 m²	2,539 m²	3,239 m²	34,870 sf

PARKING:

	Required	Proposed	EV
Warehouse	4 stalls	4 stalls	2 stalls
Office	46 stalls	39 stalls	4 stalls
Total	50 stalls	43 stalls	6 stalls
Loading	2	1	

BICYCLE PARKING:			
Warehouse	1 stalls	1 stalls	
Office	5 stalls	7 stalls	
Total	6 stalls	8 stalls (Class I)	
		2 stalls (Class II)	

LOW HAMMOND ROWE ARCHITECTS

300-1590 CEDAR HILL CROSS ROAD
VICTORIA BC V8P 2P5
TEL 250 472 8013
LHRA.CA

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REGISTERED ARCHITECT JACKSON LOW BRITISH COLUMBIA JUL 25 2024

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No	Date	Revision
B	2024-07-22	ISSUED FOR DP REVISIONS
A	2023-11-07	ISSUED FOR DP SUBMISSION

No	Date	Issued

BERWICK RETIREMENT COMMUNITIES

RECEIVED JUL 25 2024 PLANNING DEPT. DISTRICT OF SAANICH

HQ for Berwick Retirement Communities

4211 Commerce Circle

Date 220325

Project number 19.16

Sheet Title

Site Plan

Sheet number

A1.0