

STAT SUMMARY - EXISTING SHOPPING CENTRE

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

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 stalls

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

LEGEND

- EX XXXX EXISTING GRADE AT PL
- INTERP XXXX INTERPOLATED EXISTING GRADE
- FG XXXX FINISHED GRADE

RECEIVED

Aug 10, 2026

PLANNING DEPT.
DISTRICT OF SAANICH

2024/07/07	ISSUED FOR REZONING APPLICATION	RI
DATE	DESCRIPTION	DRAWN

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PROJECT:

ROYAL OAK SHOPPING
CENTRE

4440 WEST SAANICH ROAD
SAANICH, BC

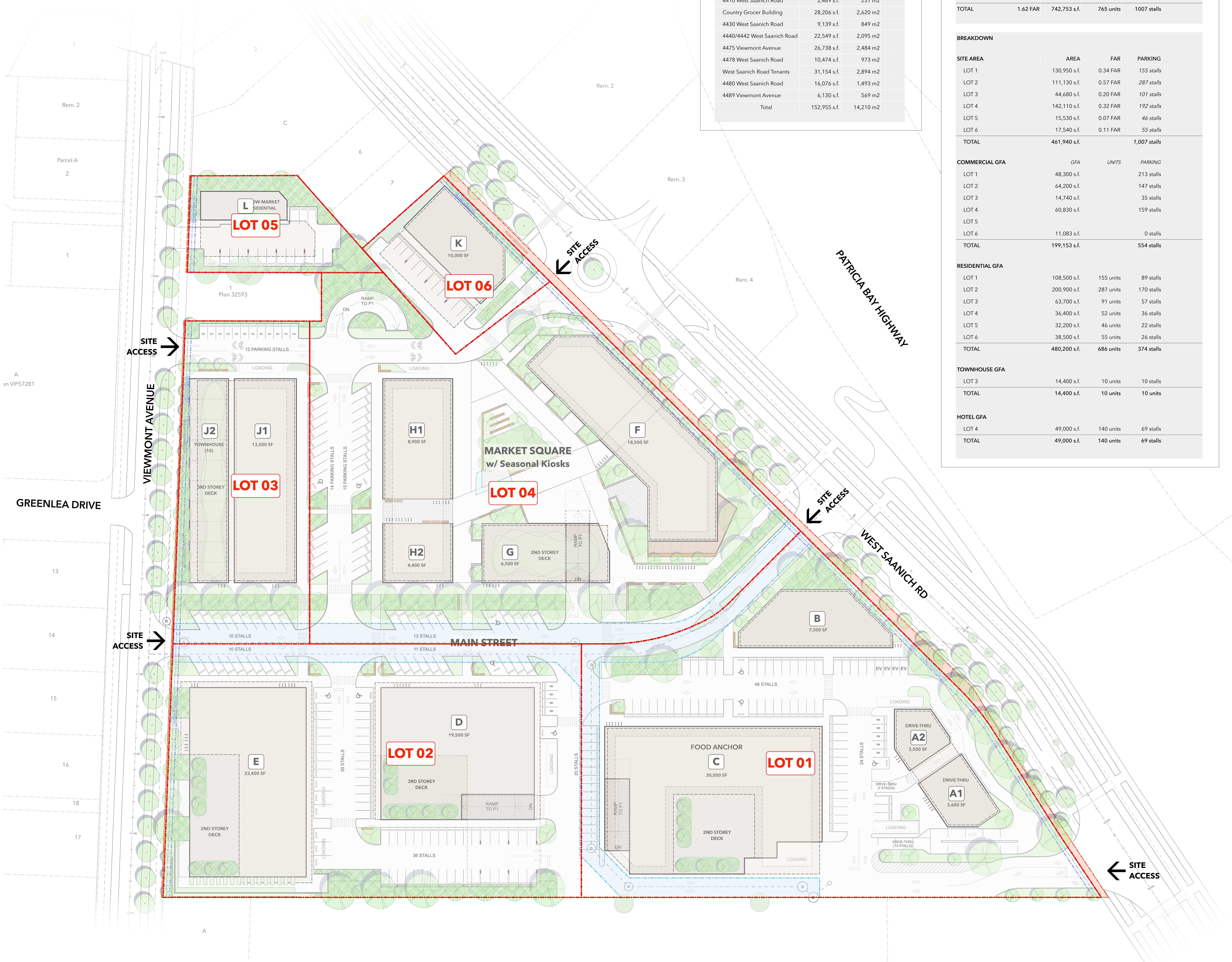
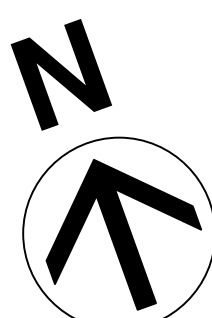
SHEET TITLE:

MASTER PLAN

PROJECT NO.	25004	PLANT DATE	AUGUST 3rd, 2026
DRAWING NO.	RZ-03	SCALE	AS NOTED

REVISION	-
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RZ-03



1 SITE PLAN
Scale: 1:400