

SITE INFORMATION
 CIVIL ADDRESS: 1519 ADMIRALS RD. VICTORIA, BC V9A 2P8
 LEGAL ADDRESS: LOT 1, SECTION 2, ESQUIMALT DISTRICT, PLAN VIP72795, EXCEPT PLAN EPP63581

ZONING ANALYSIS
 ZONING GROUP: C-1 COMMUNITY COMMERCIAL
 SITE AREA: 223,348 sf 5.13 Acres

LOT DENSITY
 FLOOR SPACE RATIO, BASE DENSITY: 0.6
 LOT COVERAGE, MAXIMUM: 50%
 PROPOSED LOT COVERAGE: 27.8%
 IMPERMEABLE SURFACE COVERAGE, MAXIMUM: 80.0%
 PROPOSED IMPERMEABLE SURFACE COVERAGE: 79.8%

BUILDING SIZE
 BUILDING HEIGHT, MAXIMUM: 9m
 PR. BUILDING HEIGHT: 28.6 feet 8.7m (max)
 BUILDING WIDTH, MINIMUM: 6m
 ACCESSORY BUILDING HEIGHT, MAXIMUM: 4.5m

SITING
 FRONT LOT LINE SETBACK: 24.5 feet 7.5m
 REAR LOT LINE SETBACK: 24.5 feet 7.5m
 SIDE LOT LINE SETBACK: 19.7 feet 6.0m
 FLANKING LOT LINE SETBACK: 9.8 feet 3.0m

EX. SITE FLOOR AREA: 66,562 sf 6,184 m2
 EX. CT FLOOR AREA: 60,032 sf 5,577 m2
 EX. SITE COVERAGE: 29.8%

PR. SITE FLOOR AREA: 89,076 sf 8,276 m2
 PR. CT FLOOR AREA: 82,546 sf 7,669 m2
 PR. SITE COVERAGE: 39.9%

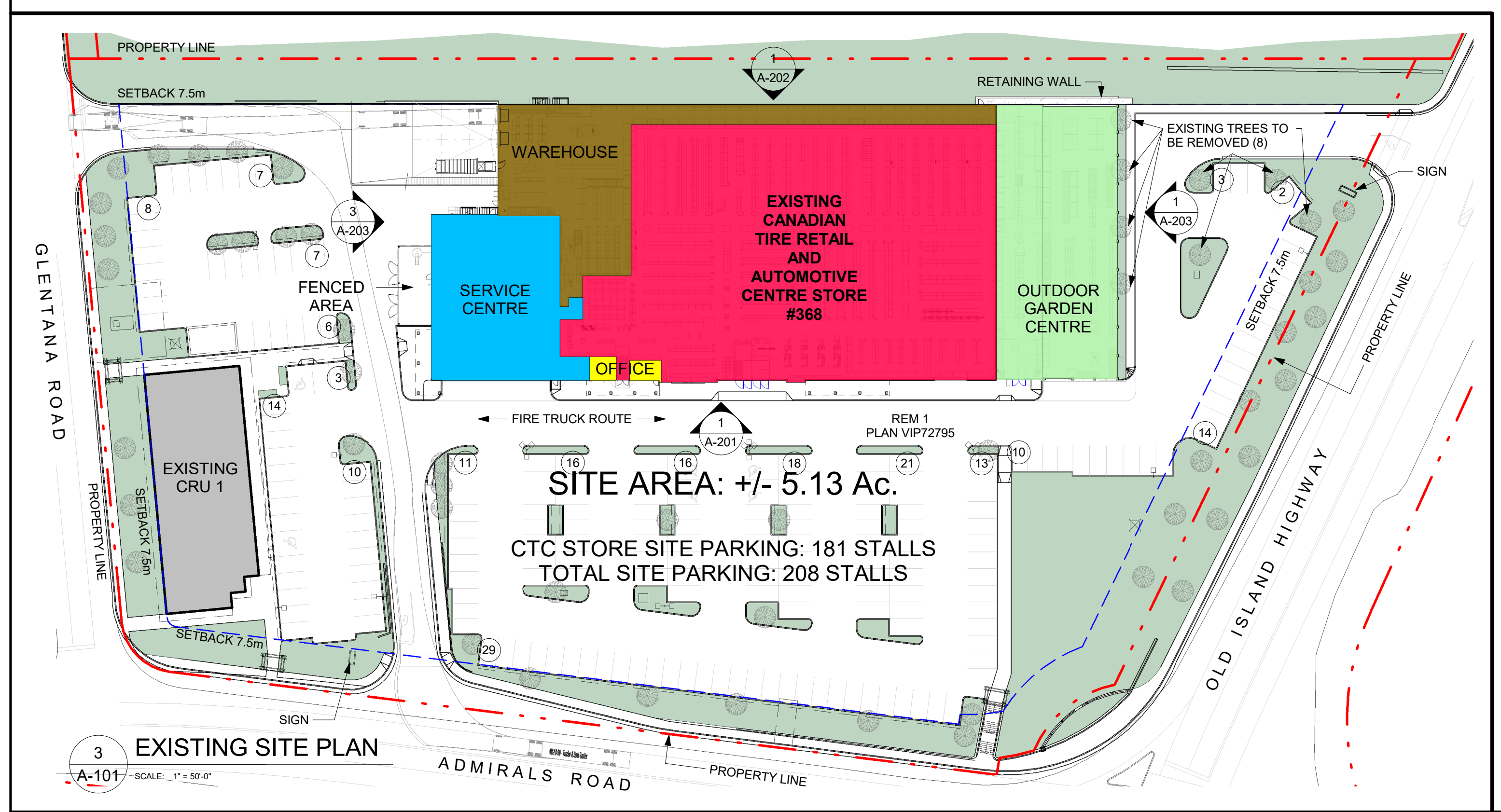
VEHICLE PARKING
 PARKING REQUIRED:
 RETAIL STORE - 3,438m2 (1/20m2) 283.0 stalls
 FROST HOUSE - 223m2 (1/20m2) 171.9 stalls
 SERVICE CENTRE (2 + 2/BAY) 11.2 stalls
 WAREHOUSE - 3,219m2 (1/175m2) 26.0 stalls
 OFFICE - 381m2 (1/30m2) 18.4 stalls
 CRU 1 - RETAIL - 374m2 (1/20m2) 12.7 stalls
 CRU 1 - RESTAURANT - 233m2 (1/10m2) 23.3 stalls

PARKING PROVIDED: 205.0 stalls
 ACCESSIBLE: 4 stalls

BICYCLE PARKING
 SPACES REQUIRED:
 SHOPPING CENTRE
 5,000m2 (1/250m2) 20.0 spaces
 56m2 (1/500m2) 0.1 spaces
 WAREHOUSE 3,219m2 3.4 spaces

BICYCLE PARKING REQUIRED* 9 CLASS 1 16 CLASS 2
 BICYCLE PARKING PROVIDED 10 CLASS 1 20 CLASS 2
 * CLASS 1 BICYCLES LOCATED WITHIN ENCLOSED SPACE WITH POWER

1 PROPOSED SITE PLAN
 A-101 SCALE: 1/32" = 1'-0"



3 EXISTING SITE PLAN
 A-101 SCALE: 1" = 50'-0"

STATISTICS	EXISTING (IMPERIAL / METRIC)	PROPOSED EXPANSION (IMPERIAL / METRIC)
1 RETAIL	52%	28,559 / 2,653
WAREHOUSE		+37,008 / 3,438
2 GROUND FLOOR		7,829 / 727
3 MEZZANINE		2,450 / 228
3b BASEMENT		+12,777 / 1,187
4 TOTAL	48%	10,307 / 958
5 SERVICE CENTRE (12 BAYS)		20,586 / 1,913
6 GROUND FLOOR		6,553 / 609
7 MEZZANINE		230 / 21
7 TOTAL		6,783 / 630 (10)
8 OFFICES		6,783 / 630 (10)
9 GROUND FLOOR		369 / 34
9 MEZZANINE		3,735 / 347
10 TOTAL		4,104 / 381
11 GROUND FLOOR COVERAGE		4,104 / 381
12 CTC (1+2+5+8)		43,310 / 4,023
13 TOTAL		+/-55,497 / 5,156
14 BUILDING STRUCTURAL AREA (13+3b+6+9)		57,582 / 5,350
15 BUILDING FUNCTIONAL AREA (14+3)		+/-69,769 / 6,482
16 GARDEN CENTRE		60,032 / 5,577
17 CANOPY		6,037 / 561
18 COMPOUND		3,737 / 347
18 TOTAL		+/-8,548 / 794
19 CRU 1 BUILDING AREA		9,774 / 908
20 TOTAL		+/-8,548 / 794.1
21 TOTAL GROUND FLOOR COVERAGE (13+19+20)		6,530 / 607
22 TOTAL		49,840 / 4,630
23 TOTAL		+/-62,027 / 5,762
24 SITE AREA	5.13 ac. / 223,348 / 20,750	5.13 ac. / 223,348 / 20,750
25 CTC STORE SITE PARKING		181
26 CRU 1 SITE PARKING		27
27 TOTAL		208
28 OVERALL SITE PARKING (26+27+28)		205
29 PARKING RATIO (/1000 SF)		4.17
30 PARKING RATIO (/100 SM)		4.49
31 TOTAL		3.56

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