

BC Land Surveyor's Building Location Certificate On:

Lot 2, Section 100,
Lake District, Plan 43170.
(P.I.D. No. 003-130-151)

Civic Address: 765 Vanalman Avenue

This document was prepared for mortgage and municipal purposes
and is for the exclusive use of our client, Kingston Estates.

This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.

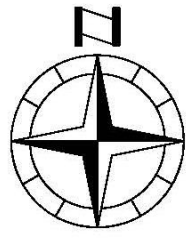
Certified Correct this 17th day of June, 2021.

Brent Mayenburg

CS51Z1

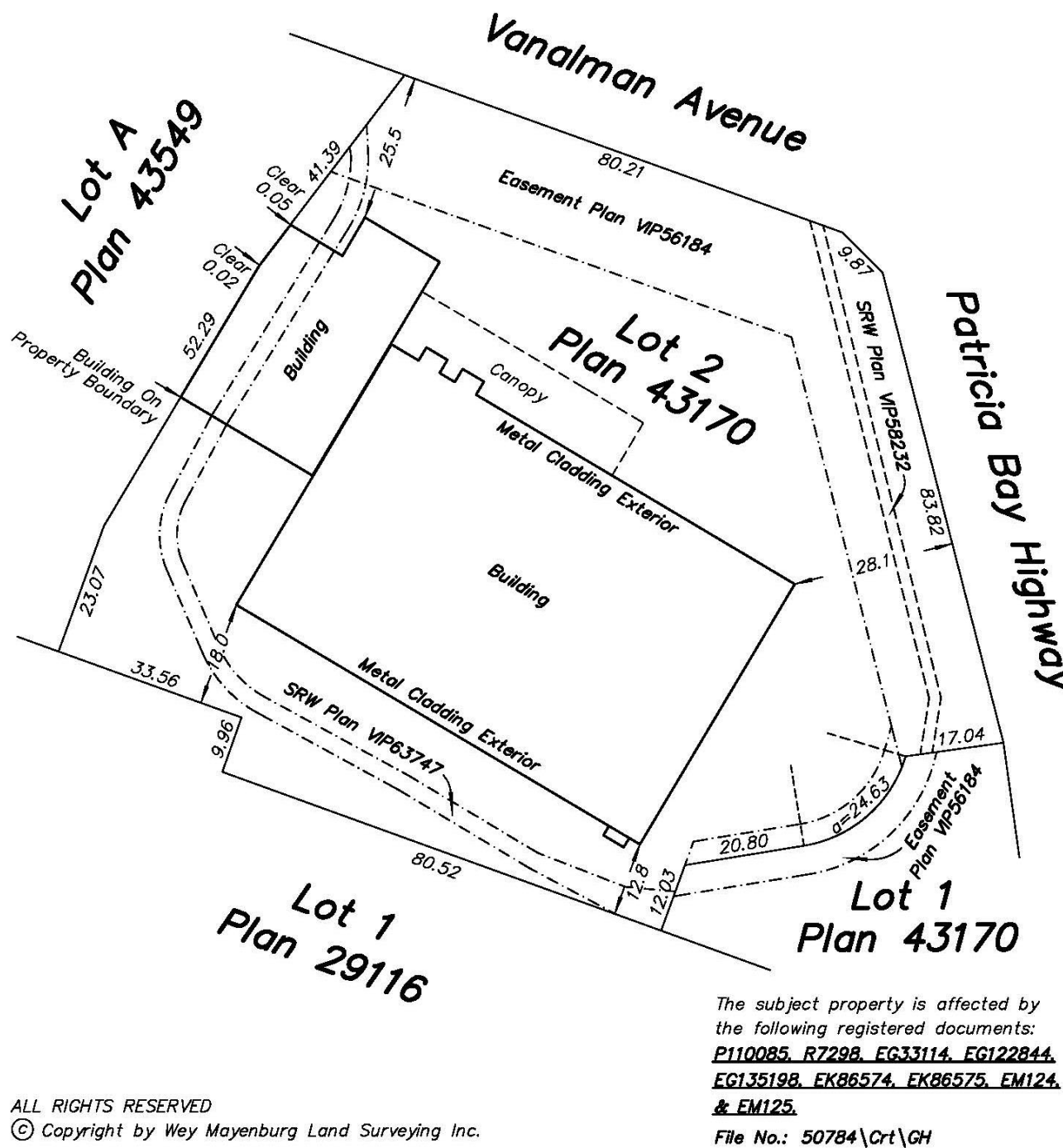
B.C.L.S. (Not valid unless originally signed & sealed)

Digitally signed by Brent Mayenburg CS51Z1
DN: c=CA, ou=Brent Mayenburg CS51Z1, ou=BC Land
Surveyors, ou=Verity ID at www.verity.com/IDP, email=
B5CS51Z1
Date: 2021.07.21 09:52:41 -0700



Scale = 1:1000

Distances shown are in metres.



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The subject property is affected by
the following registered documents:
P110085, R7298, F633114, F6122844,
F6135198, FK86574, FK86575, FM124,
& FM125.
File No.: 50784\Or1\QH

2 Survey
1 : 1500

PROJECT INFORMATION

Property Address: 765 VANALMAN AVENUE, SAANICH, BC
Legal Description: Lot 2, Section 100, Lake District, Plan 43170
PID: No. 003-130-151
Zoning: M-3 Industrial Park Zone

SETBACKS:

Front Setback: 15.0 m (49.2 feet)
Flanking Setback: 15.0 m (49.2 feet) Exterior Side Yard
Rear Setback: 7.5 m (24.6 feet)

MAXIMUM HEIGHT: 10.0 m (32.8 feet)

PARKING CALCULATIONS

EXISTING PARKING	98 spaces inc 3 W/A and 1 W/A van space
PROPOSED PARKING	89 spaces inc 3 W/A and 1 W/A van space
REQUIRED PARKING PER PARKING BYLAW	60 spaces inc 3 W/A and 1 W/A van space

BUILDING AREAS:

BUILDING AREA "A"	1083 m ²
BUILDING AREA "B"	4234 m ²
BUILDING AREA "C"	658 m ²
TOTAL BUILDING AREA	5975 m ²

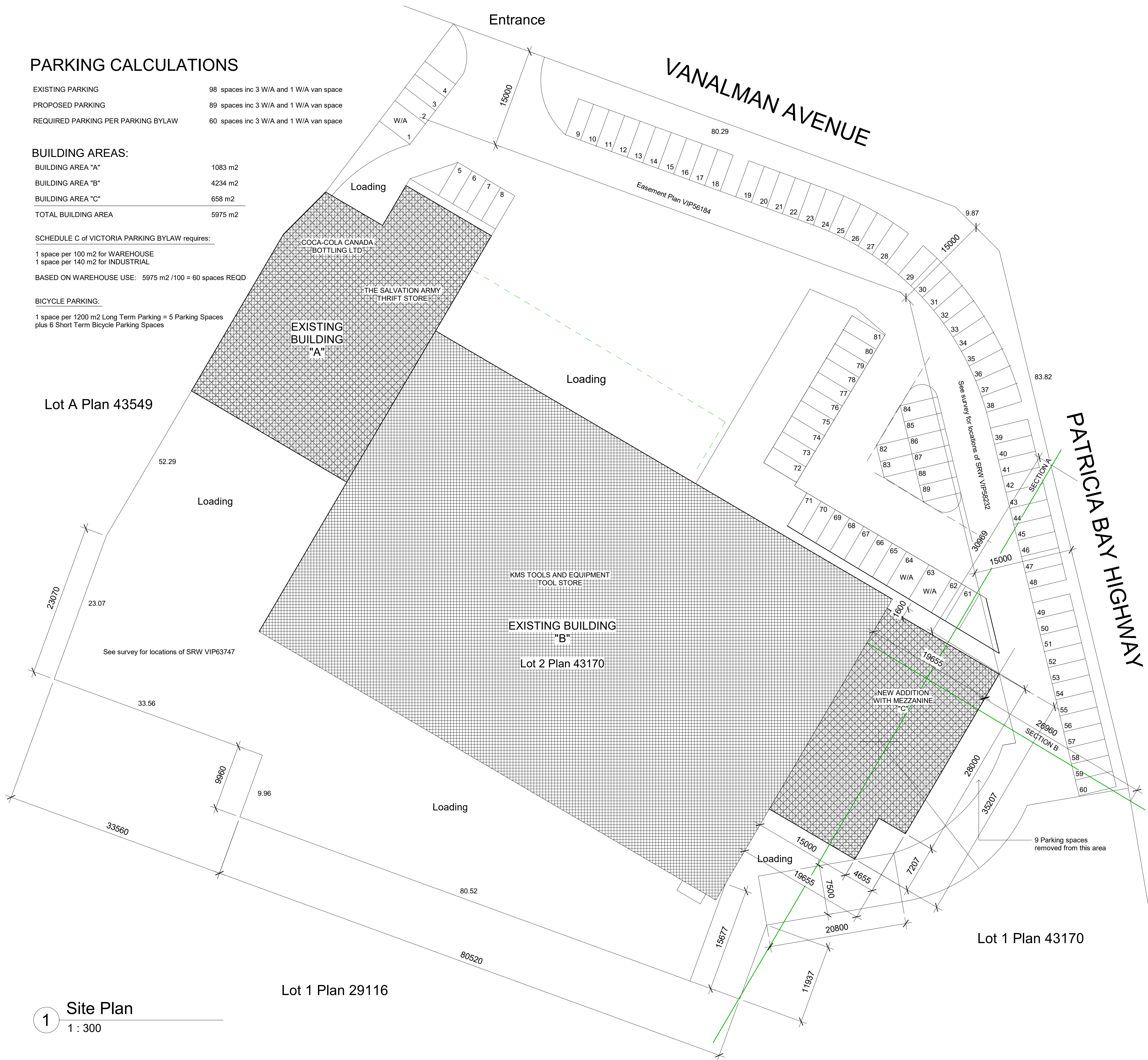
SCHEDULE C of VICTORIA PARKING BYLAW requires:

1 space per 100 m² for WAREHOUSE
1 space per 140 m² for INDUSTRIAL

BASED ON WAREHOUSE USE: 5975 m² / 100 = 60 spaces REQD

BICYCLE PARKING:

1 space per 1200 m² Long Term Parking = 5 Parking Spaces
plus 6 Short Term Bicycle Parking Spaces



1 Site Plan
1 : 300

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REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
1	Parking and area info	16 July, 2024
2	DP Info per City Req	26 July, 2024

BOSA PROPERTIES

765 VANALMAN AVENUE

SITE PLAN

PROJECT NUMBER DATE	Project Number Issue Date
DRAWN BY	RB
CHECKED BY	RB

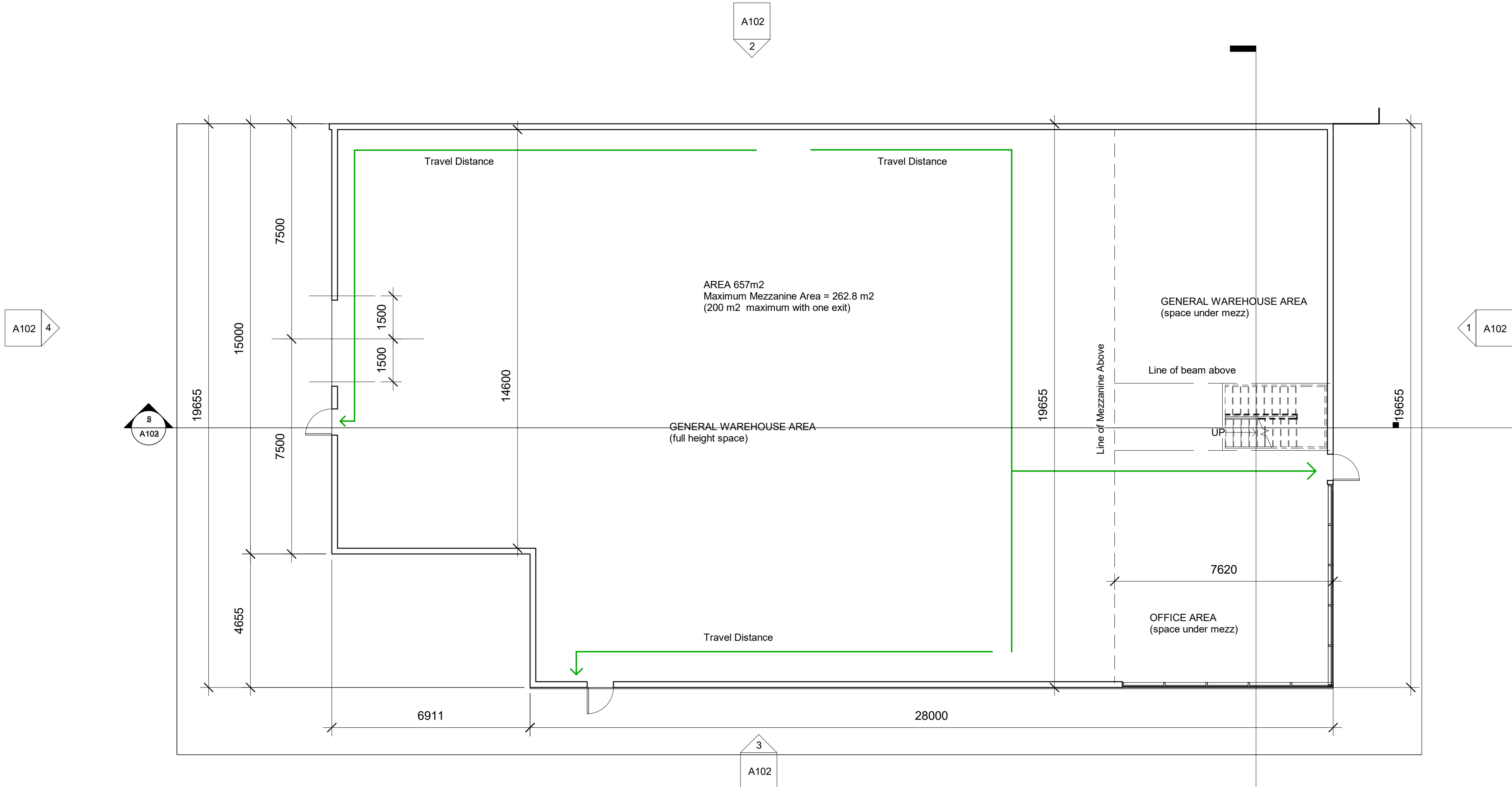
A100

SCALE As indicated

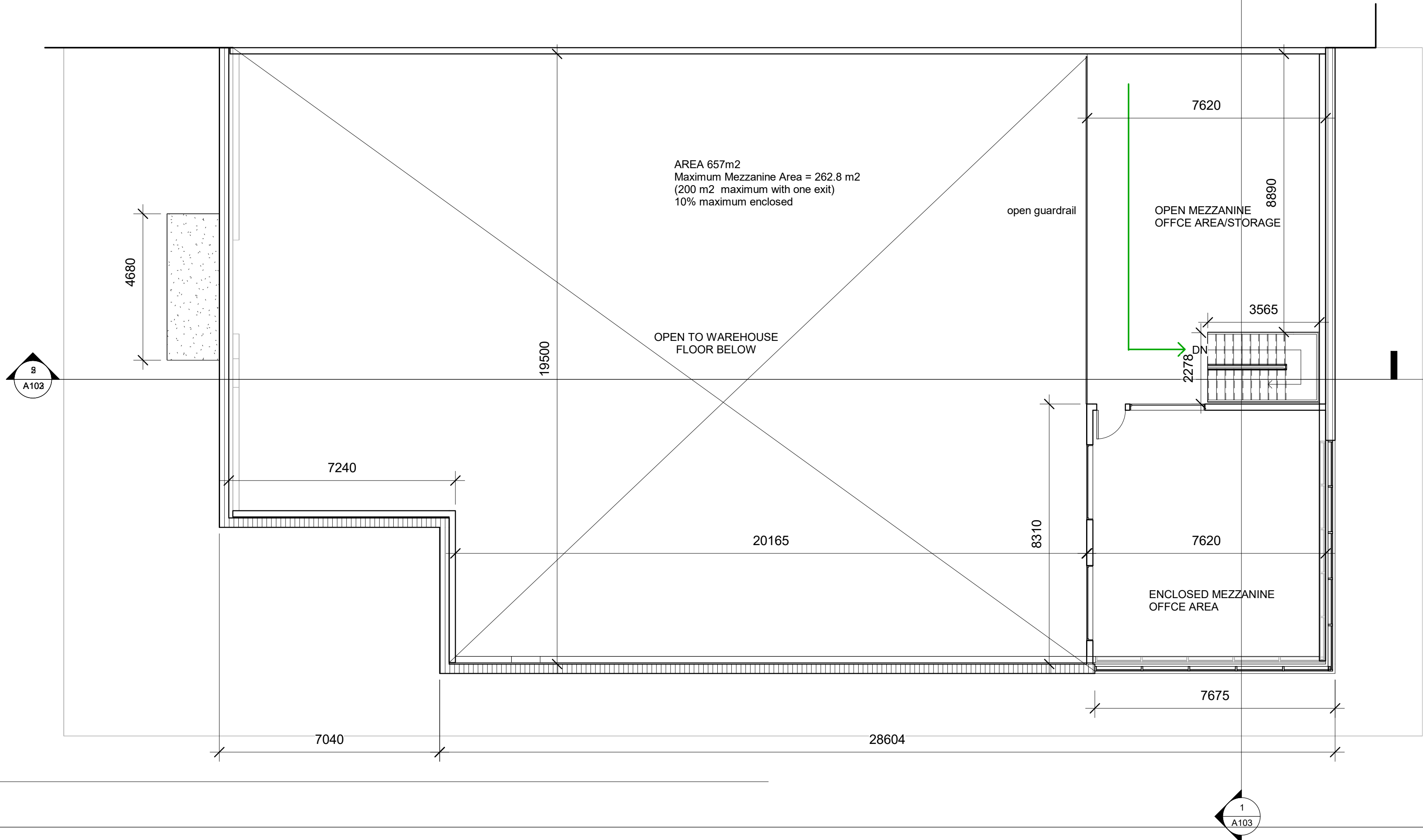
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1 Ground
1 : 100



2 Mezzanine
1 : 100

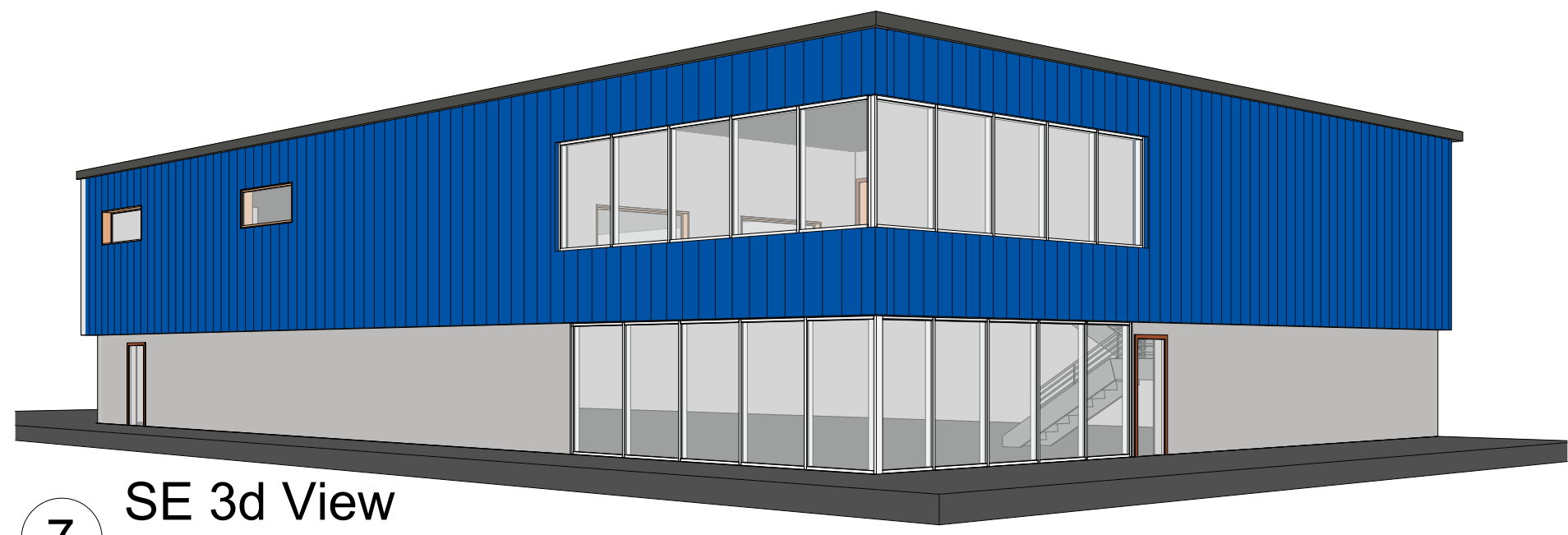
REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE

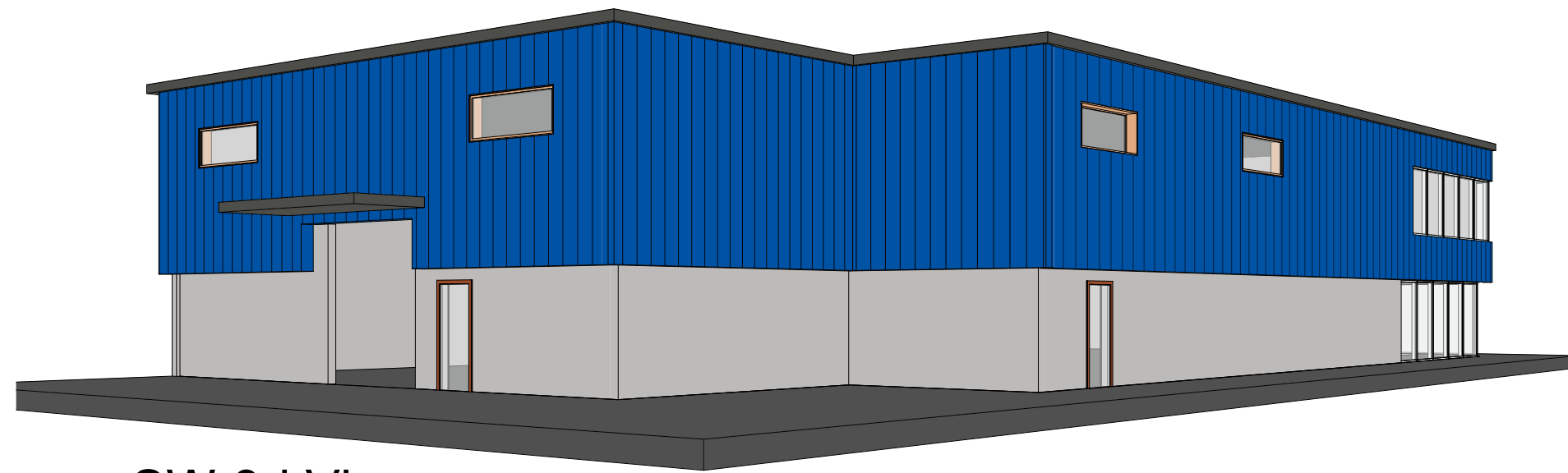
BOSA PROPERTIES	
765 VANALMAN AVENUE	
FLOOR PLAN	
PROJECT NUMBER DATE	Project Number Issue Date
DRAWN BY CHECKED BY	RB RB
A101	
SCALE	1 : 100



5 Building Section
1 : 100



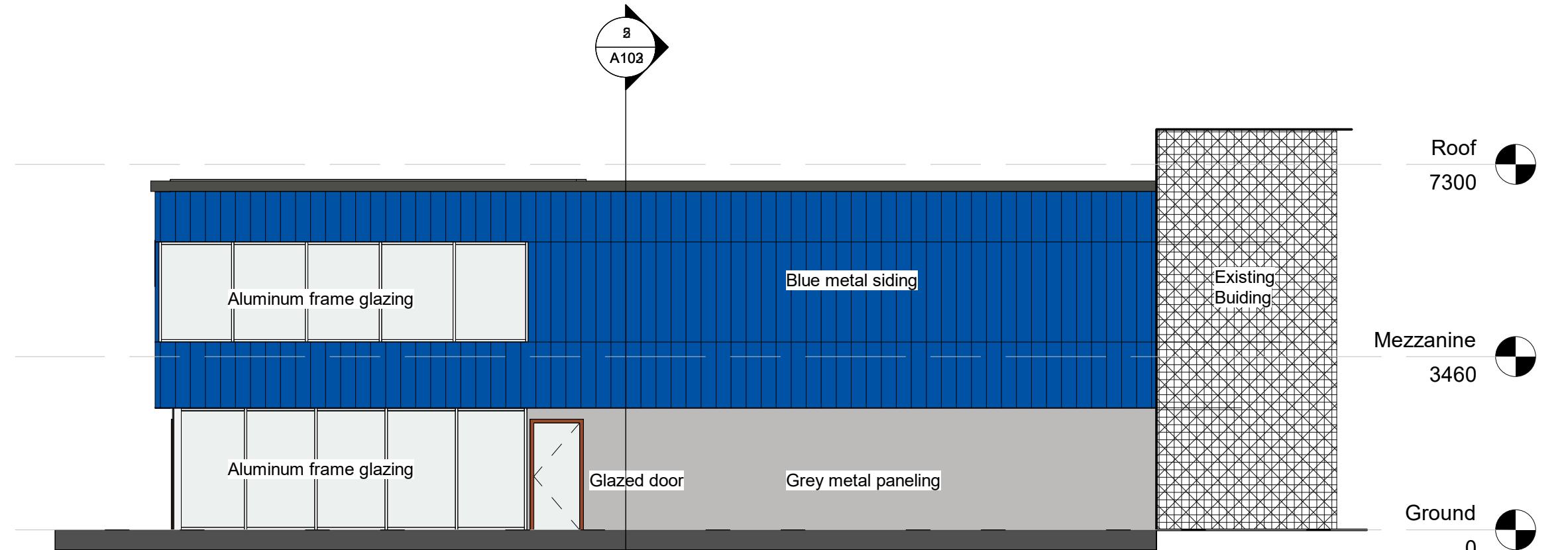
7 SE 3d View



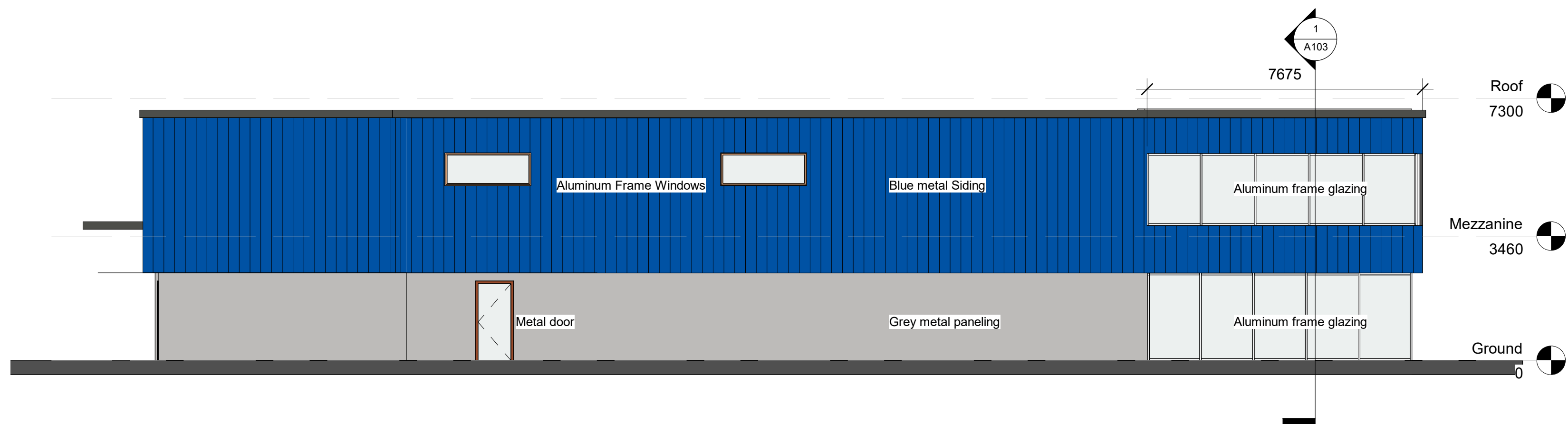
6 SW 3d View



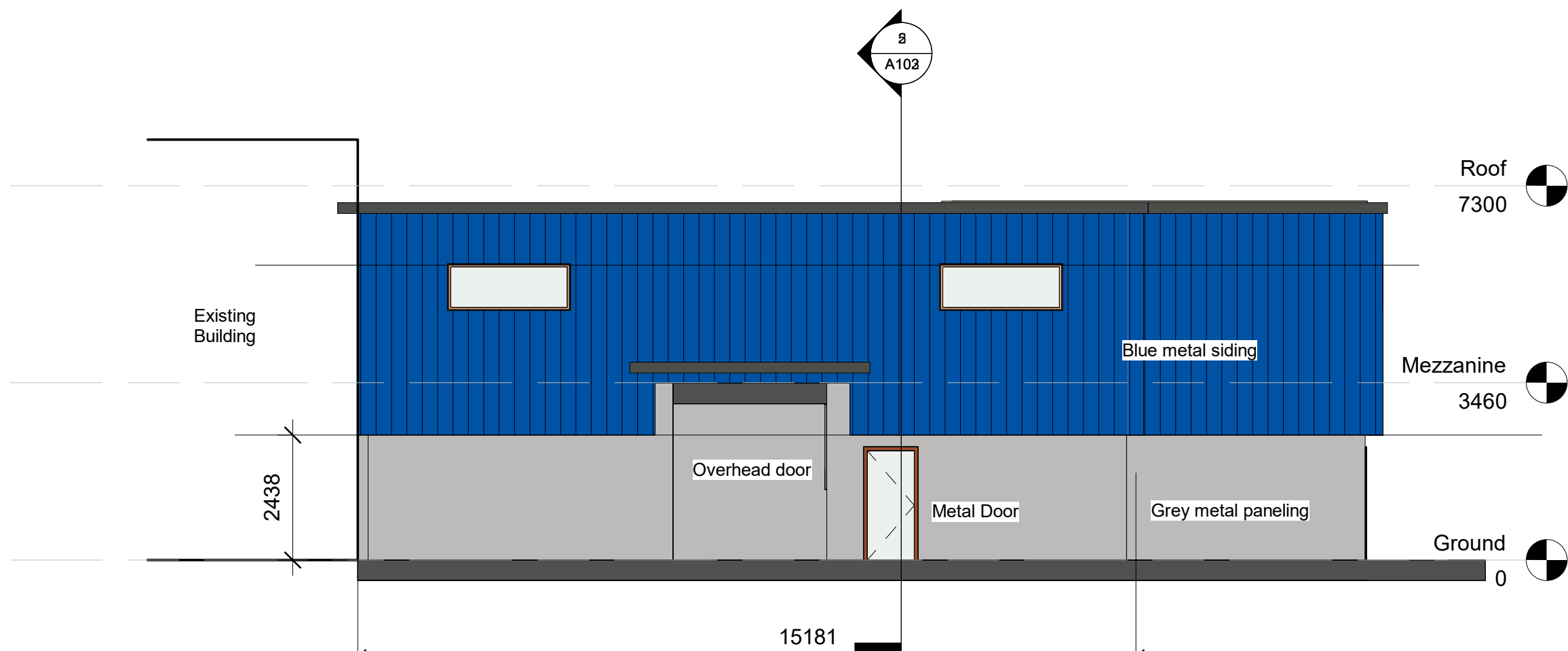
2 North Elevation
1 : 100



1 East Elevation
1 : 100



3 South Elevation
1 : 100

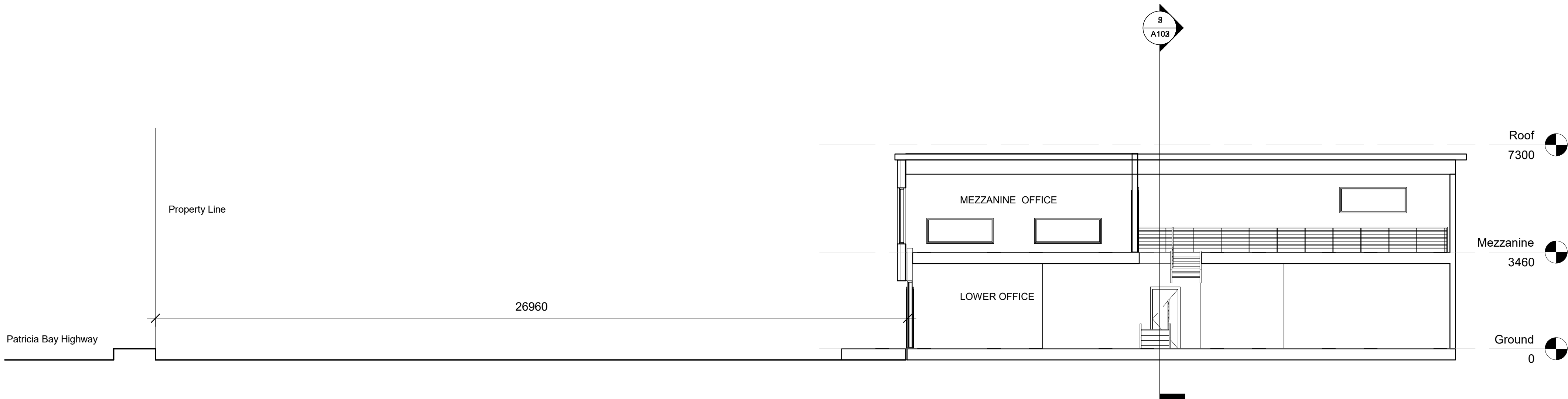


4 West Elevation
1 : 100

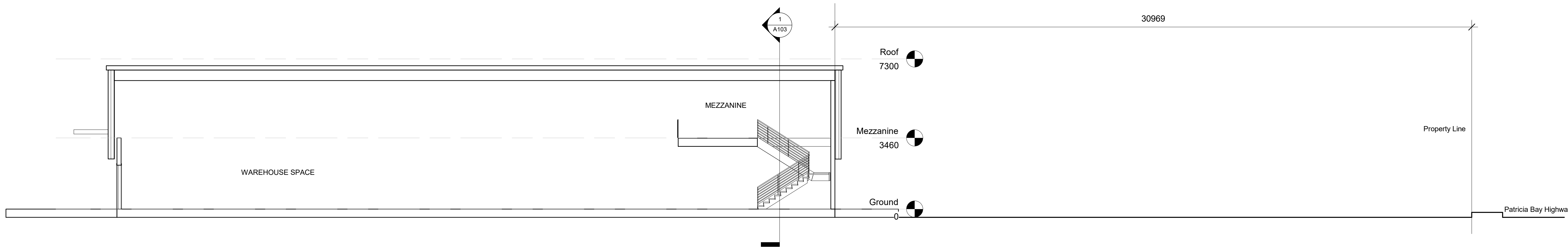
REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE

BOSA PROPERTIES	
765 VANALMAN AVENUE	
Elevations, Section and 3D	
PROJECT NUMBER	Project Number
DATE	Issue Date
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A102	
SCALE	1 : 100



1 Section B
1 : 100



2 Section A
1 : 100

REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE
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BOSA PROPERTIES

765 VANALMAN AVENUE

Site Sections

PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker

A103

SCALE	1 : 100
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