

WEY MAYENBURG
LAND SURVEYING INC.
www.weysurveys.com
#1-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 656-5155

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.



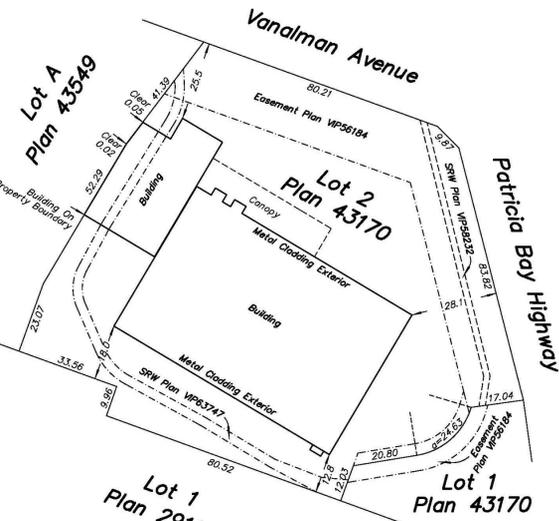
Scale = 1:1000

Distances shown are in metres.

Certified Correct this 17th day of June, 2021.

Brent Mayenburg
CSS1Z1

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



The subject property is affected by the following registered documents:
P110085, R7298, F633114, F6122844,
EG135198, FK86574, FK86575, FM124,
& FM125.
File No.: 50784\Or1\GH

ALL RIGHTS RESERVED
© Copyright by Wey Mayenburg Land Surveying Inc.

2 Survey
1 : 1500

PROJECT INFORMATION

Propert 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 m2
BUILDING AREA "B"	4234 m2
BUILDING AREA "C"	658 m2
TOTAL BUILDING AREA	5975 m2

SCHEDULE C of VICTORIA PARKING BYLAW requires:

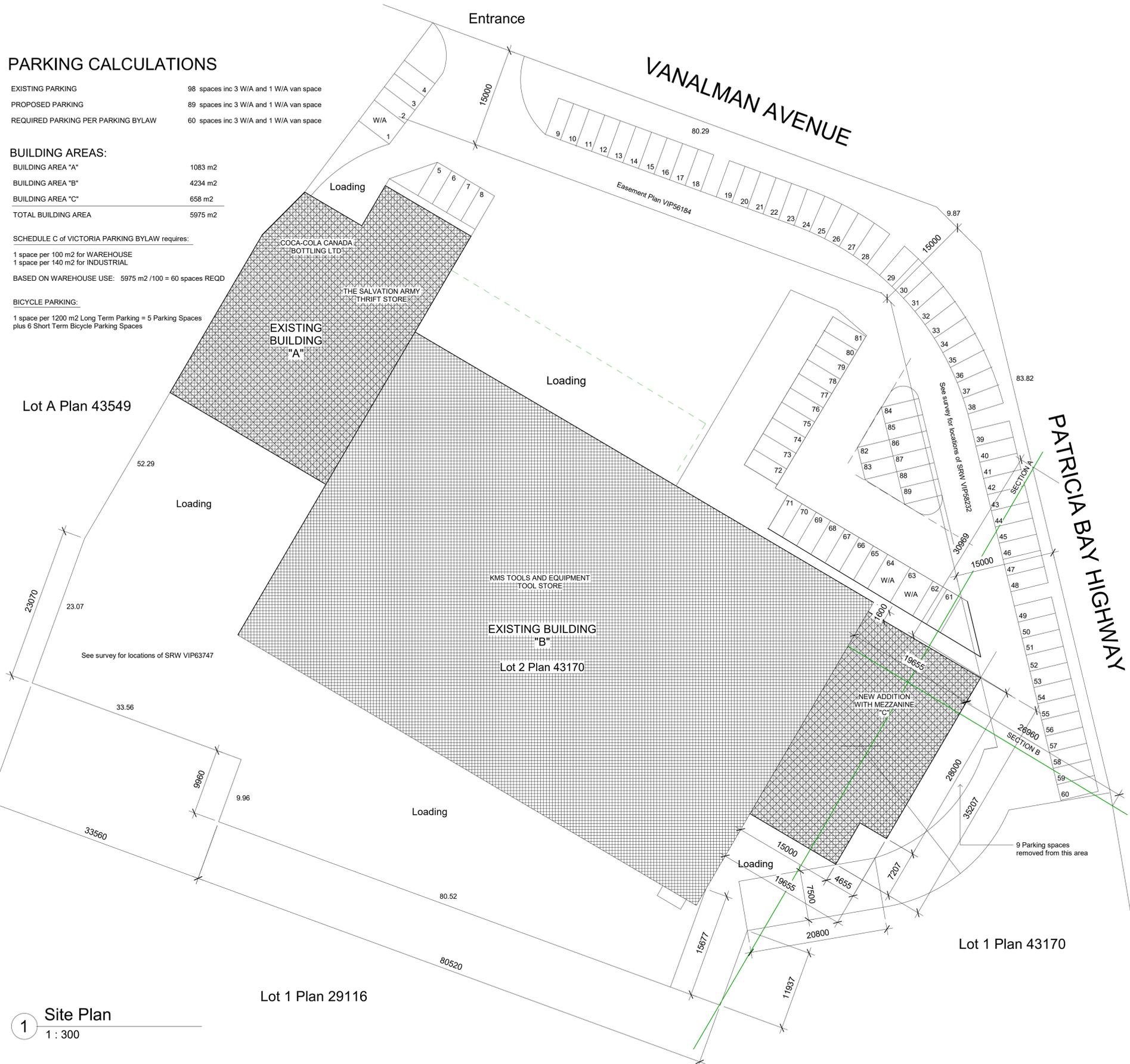
1 space per 100 m2 for WAREHOUSE
1 space per 140 m2 for INDUSTRIAL

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

Lot A Plan 43549



1 Site Plan
1 : 300

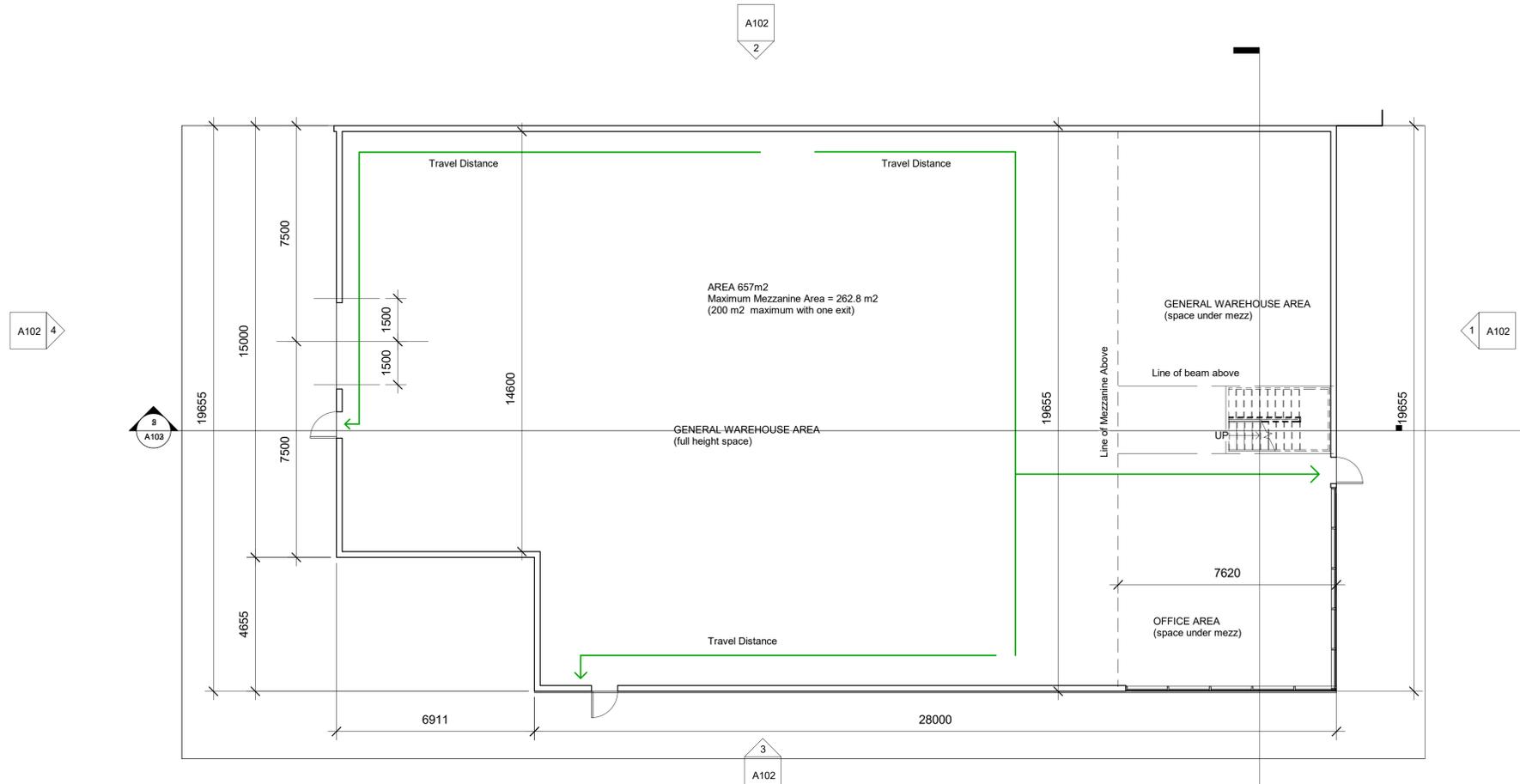
REVISIONS / ISSUES:

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

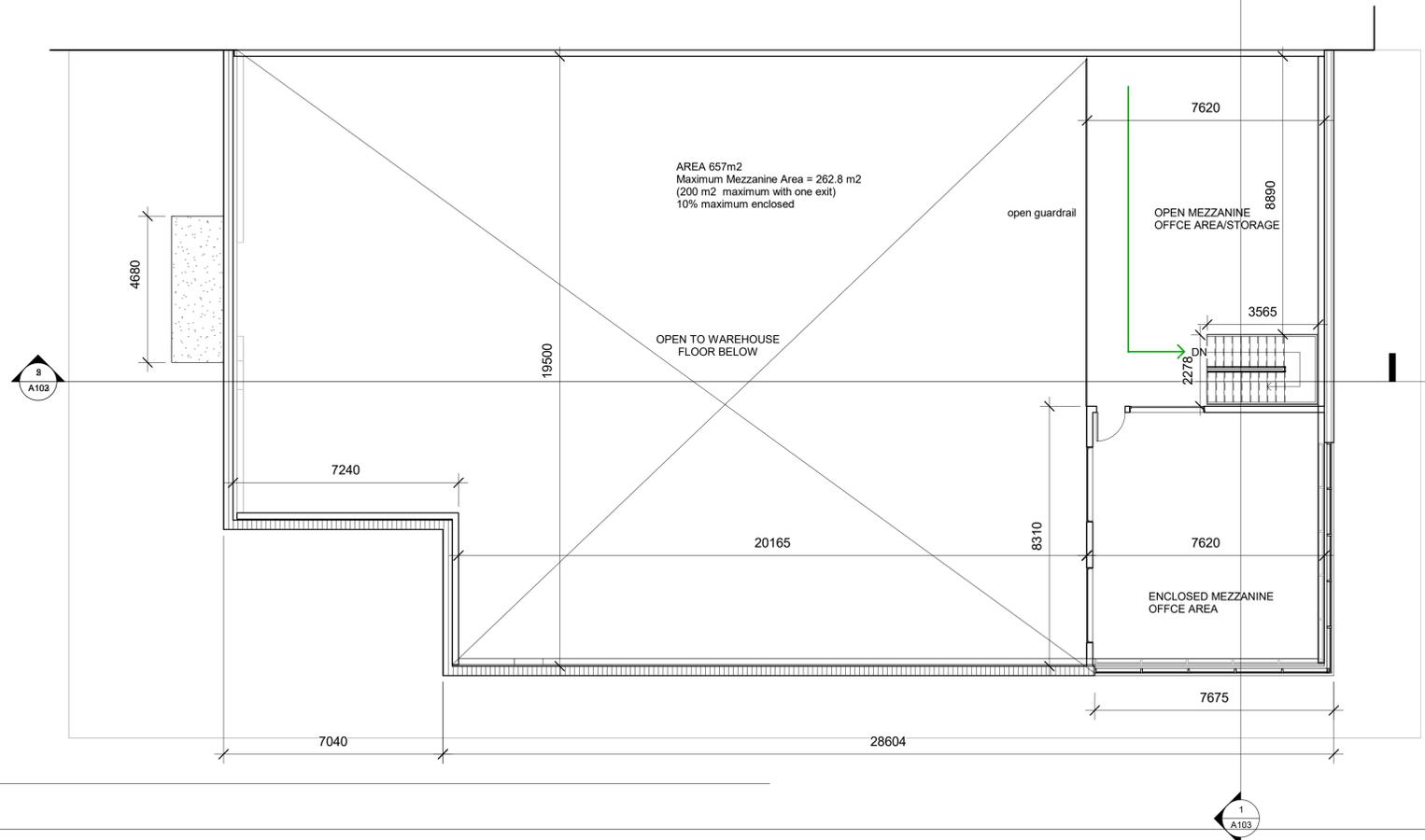
BOSA PROPERTIES
765 VANALMAN AVENUE
SITE PLAN

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

A100
SCALE As indicated



1 Ground
1 : 100



2 Mezzanine
1 : 100

REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE

BOSA PROPERTIES

765 VANALMAN AVENUE

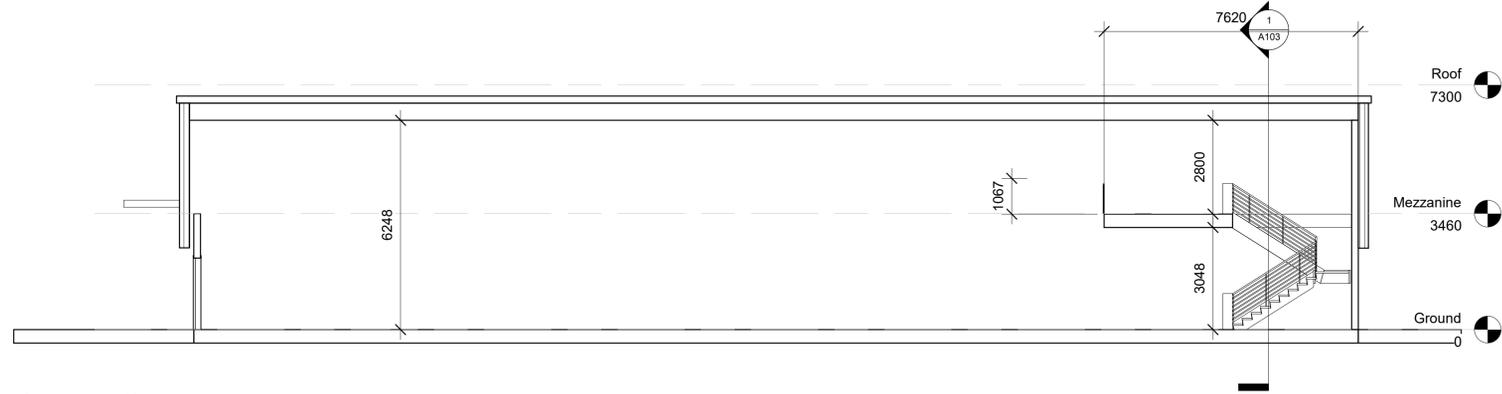
FLOOR PLAN

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

A101

SCALE 1 : 100

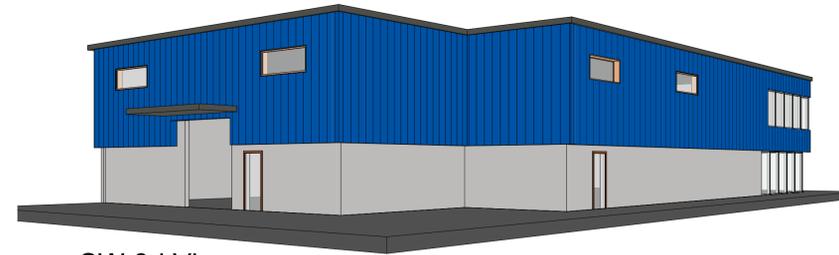
PLOT DATE: 2024-07-26 4:56:56 PM



5 Building Section
1 : 100



7 SE 3d View



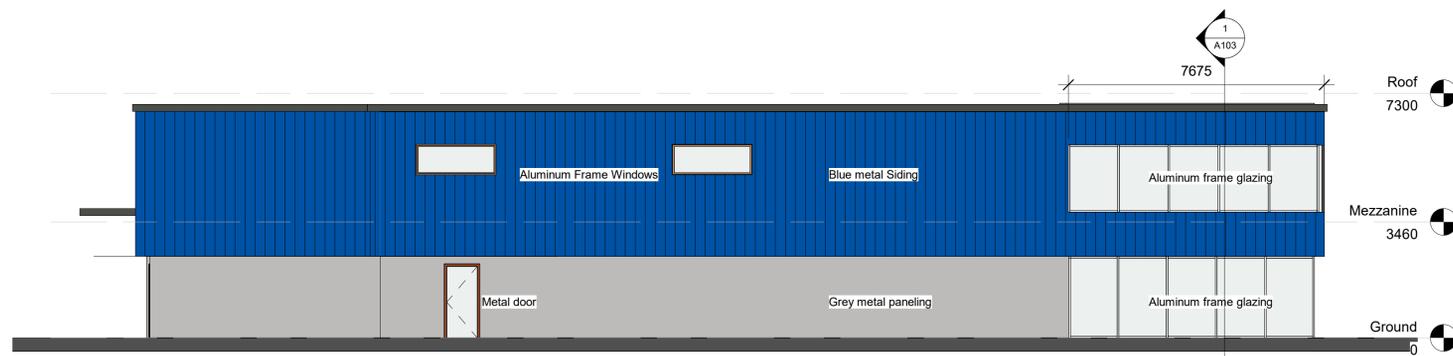
6 SW 3d View



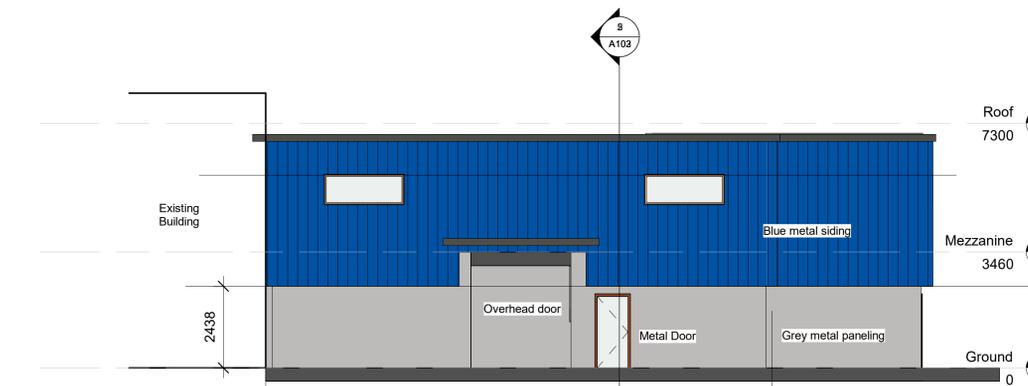
2 North Elevation
1 : 100



1 East Elevation
1 : 100



3 South Elevation
1 : 100



4 West Elevation
1 : 100

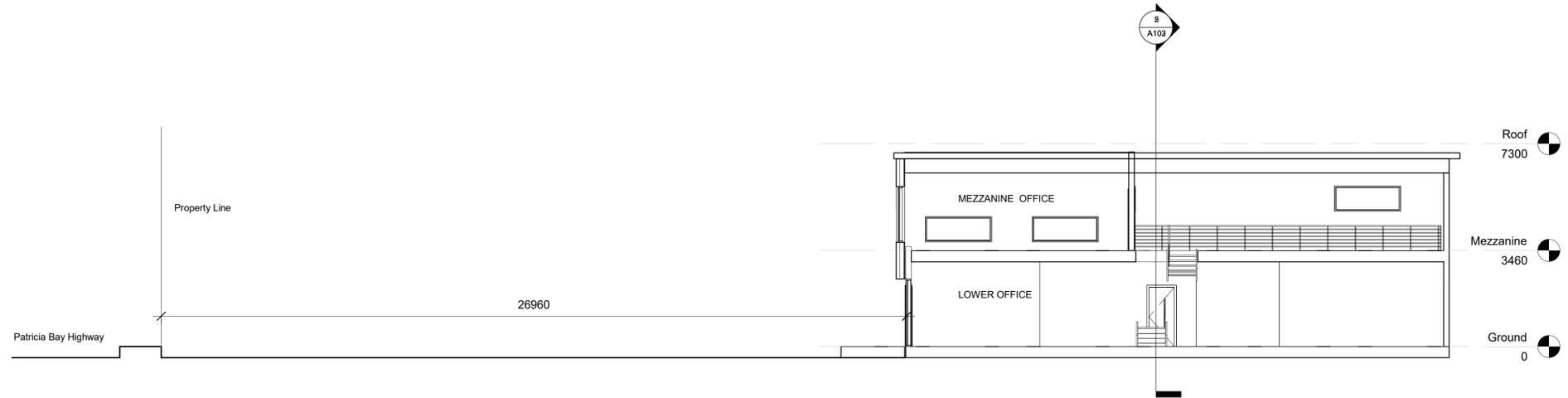
REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE

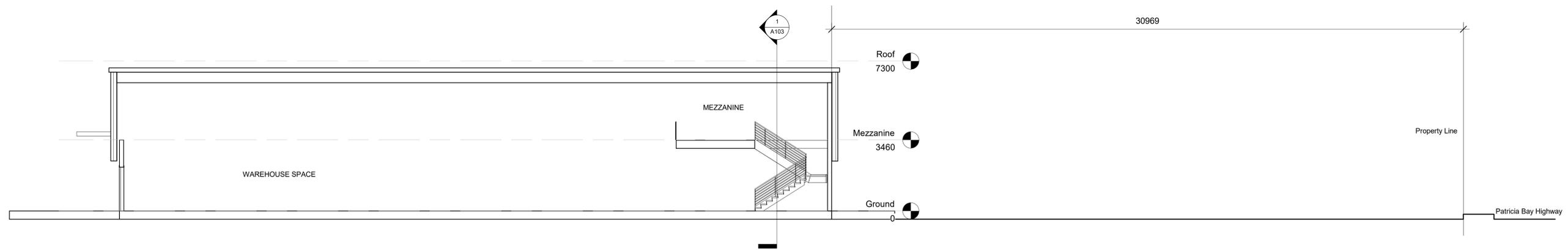
BOSA PROPERTIES
765 VANALMAN AVENUE
Elevations, Section and 3D

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

A102
SCALE: _____ 1 : 100



1 Section B
1 : 100



2 Section A
1 : 100

REVISIONS / ISSUES:

NO.	DESCRIPTION	DATE

BOSA PROPERTIES

765 VANALMAN AVENUE

Site Sections

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

A103

SCALE 1 : 100