

*Civic: 2155 Dowler Place*

Legal Lot 22, Block 1, Section 3, Victoria District,  
Plan 62, except the southerly 10 feet thereof,  
and except part in red on Plan 494 BL

Parcel Identifier: 009-340-050 in the City of Victoria

Lot Area = 489 m<sup>2</sup>

Legal That Part of Lot 22, Block 1, Section 3,  
Victoria District, Plan 62, outlined in red  
on Plan 494 BL

Parcel Identifier: 009-363-734 in the City of Victoria

Lot Area = 126 m<sup>2</sup>

LEGEND

*Elevations are to geodetic datum.*

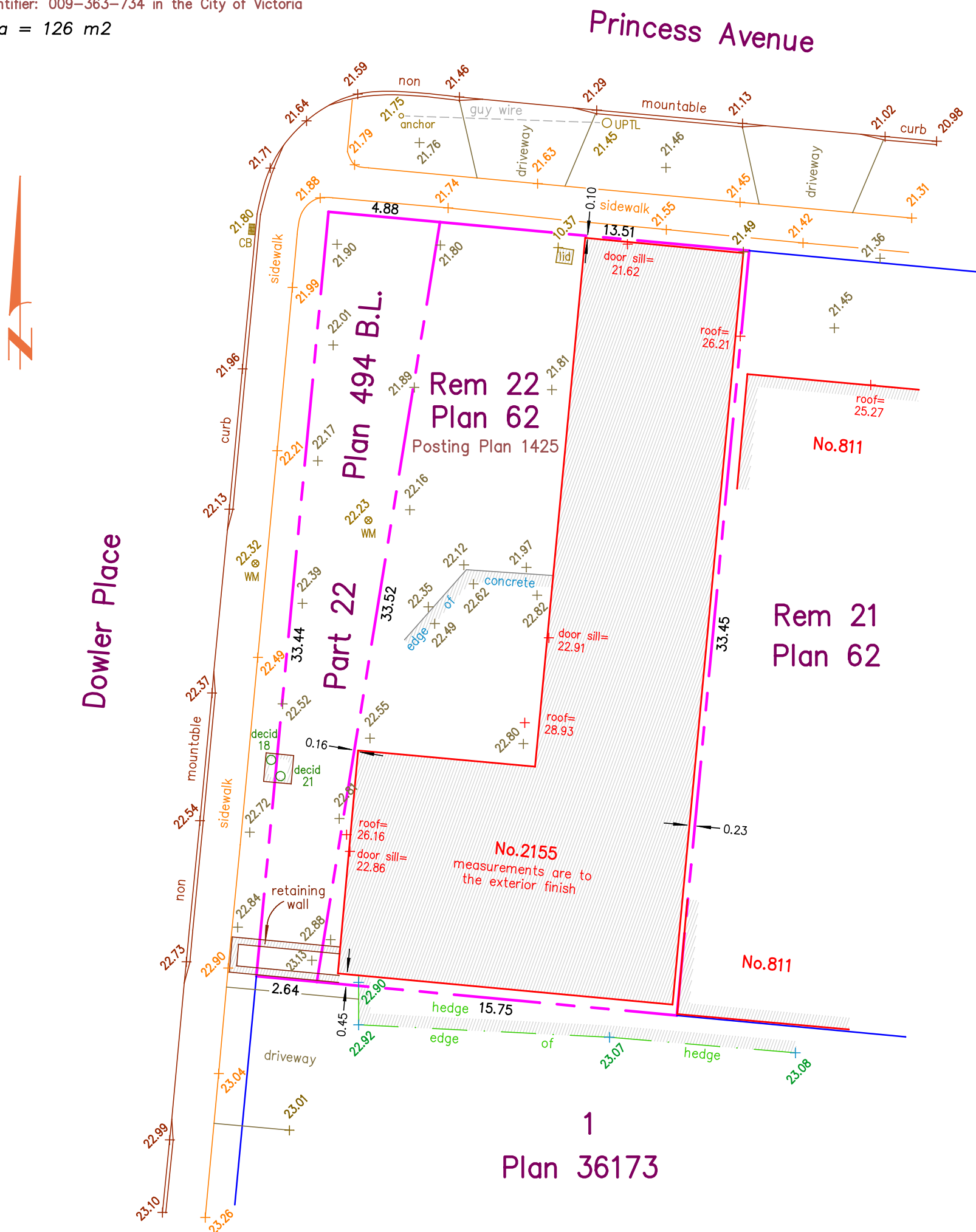
CB  – denotes – catch basin

UPTL ○ – denotes – utility pole with transformer and light

WM  $\otimes$  – denotes – water meter

### + - denotes - existing elevation

*Tree diameters are in centimetres.*



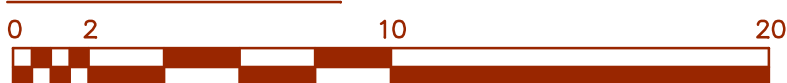
September 11, 2019

File : 13,054-16

---

**POWELL & ASSOCIATES**  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

Scale – 1 : 200      Distances are in metres.



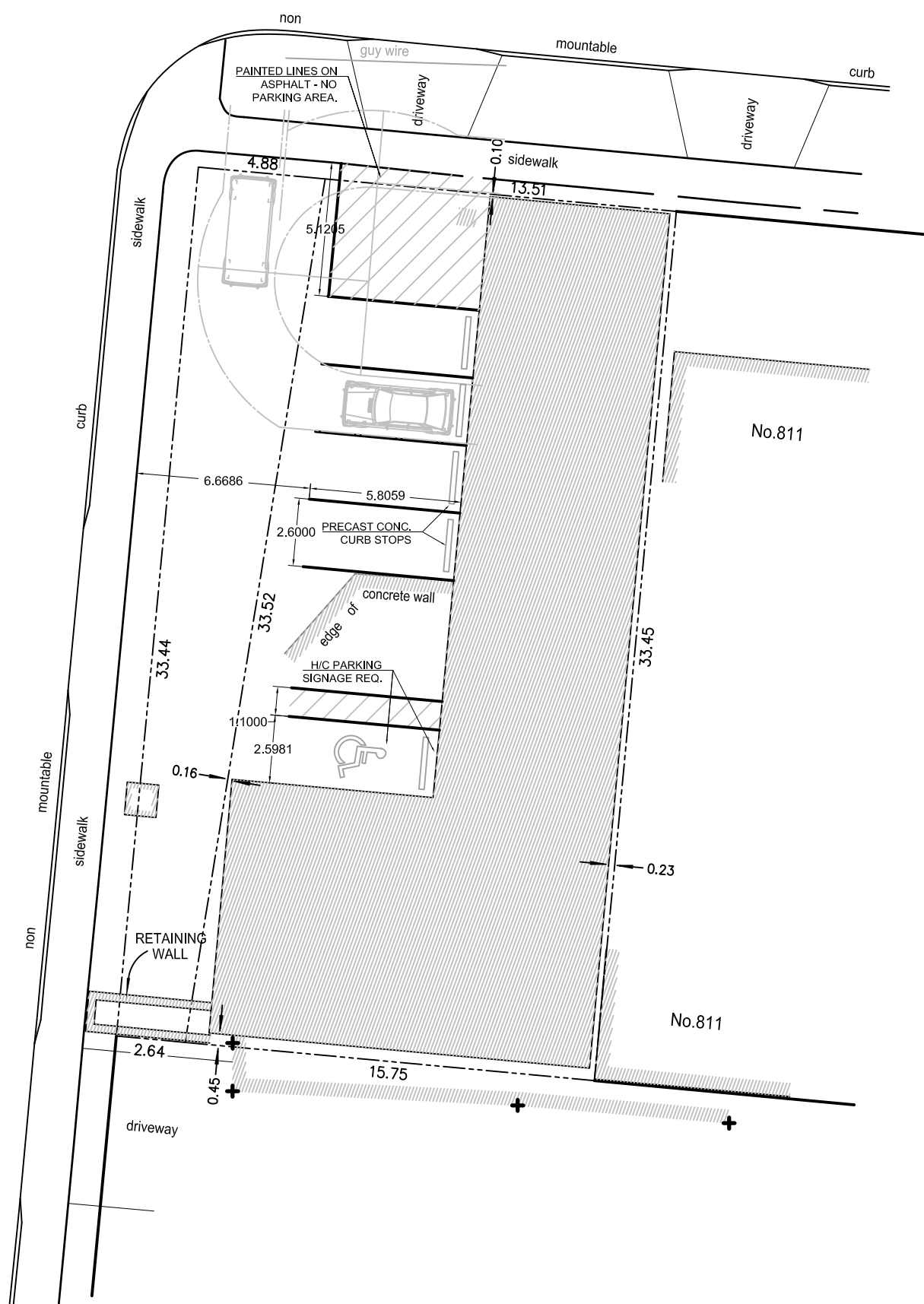
The intended print size is 11" by 17".

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

*Civic: 2155 Dowler Place*

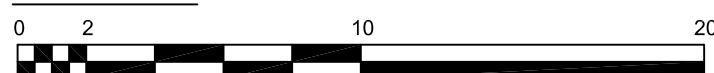


**4 STANDARD STALLS - 5.8m x 2.6m**  
**1 BARRIER FREE STALL - 5.8m x 3.7m**



INHABIT  
ARCHITECTURE INC.

Scale - 1 : 200 Distances are in metres.



Setbacks are derived from field survey.

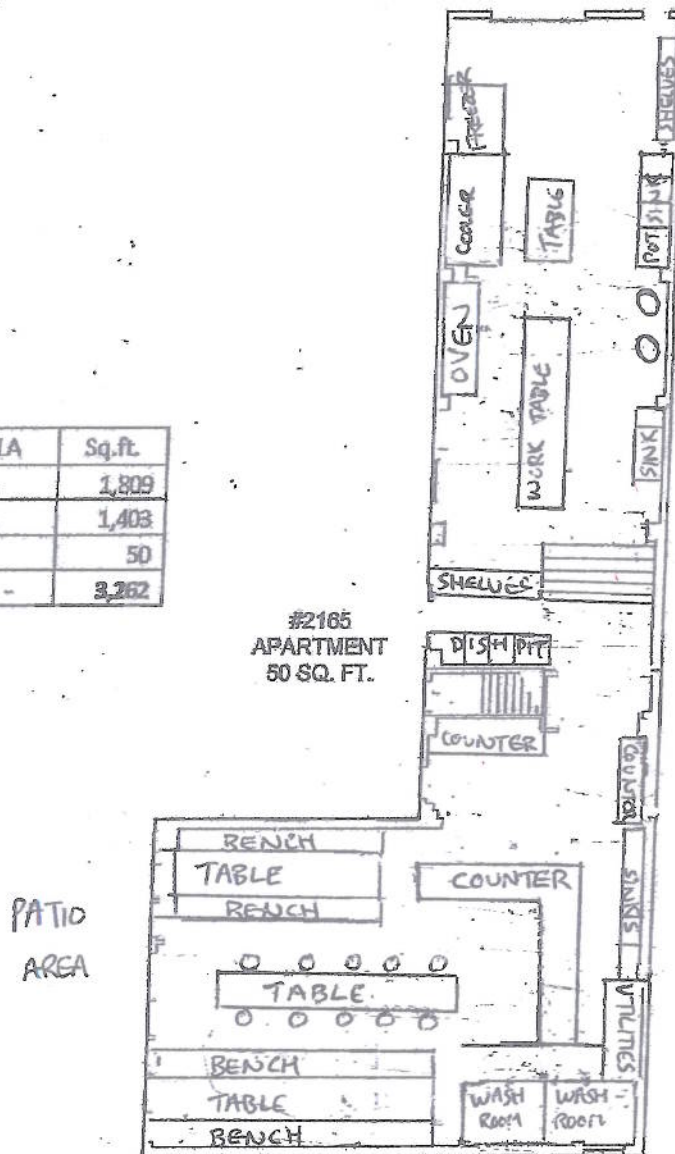
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

# 2155 DOWLER PLACE GROUND FLOOR

DRAFT

Lease	GLA	Sq.ft.
#2155	GLA	1,809
#2175	GLA	1,403
#2165	Apt	50
Total	-	3,262



STORE LEASE AREA  
DETERMINED ACCORDING TO  
RETAIL BUILDINGS: STANDARD  
METHODS OF MEASUREMENTS  
(ANSI/BOMA Z65.5-2010)

CUSHMAN & WAKEFIELD  
730 VIEW ST #340  
VICTORIA, BC V8W 3Y7  
PHONE: (250) 410-3001

2155 DOWLER PLACE  
VICTORIA, BC

GROUND FLOOR

LEASE PLAN

19-2556

MEASURED MARCH 2019

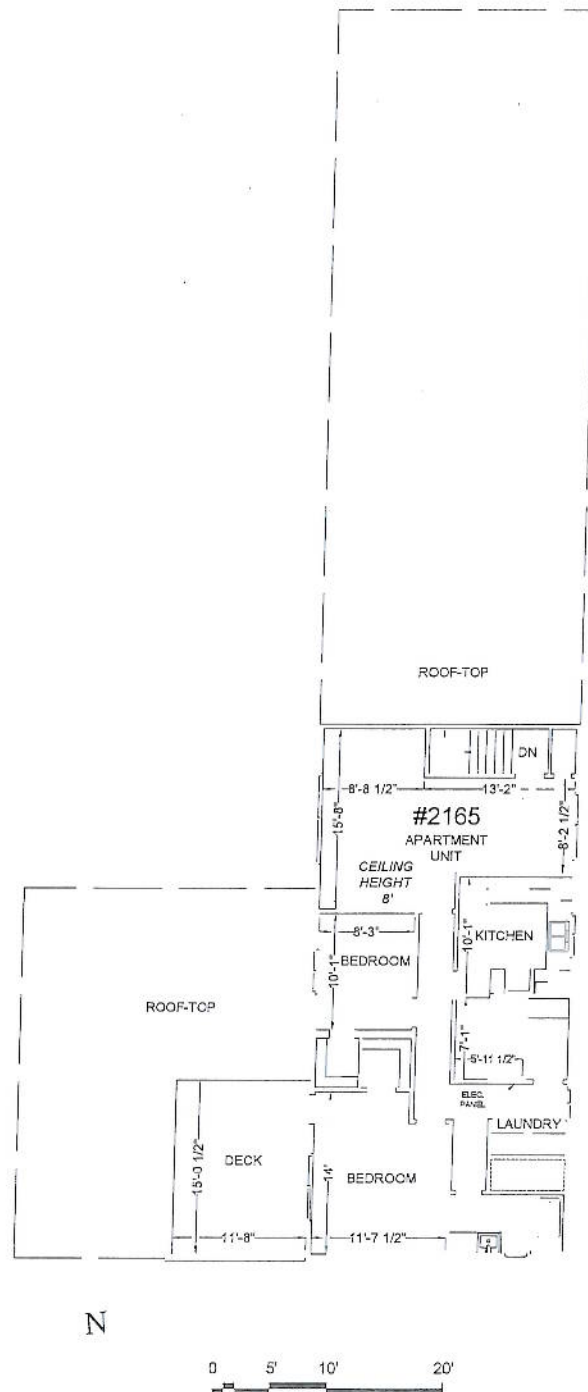
02 APRIL 2019

1/16" = 1'0"



# 2165 DOWLER PLACE SECOND FLOOR

DRAFT



MEASURED MARCH 2019

DUSHMAN & WAKEFIELD  
30 VIEW ST #340  
VICTORIA, BC V8W 3Y7  
PHONE: (250) 410-3001

SECOND FLOOR  
2165 DOWLER PLACE  
VICTORIA, BC

FLOOR PLAN

02 APRIL 2019

19-2556

1/16" = 1'0"



MEASURE MASTERS  
VANCOUVER ISLAND - COMMERCIAL  
604 433 5646  
MMVIC.CA

## Project Information Table

A copy of the Project Information Table (as shown below) must be included on the site plan. Please refer to the *Zoning Regulation Bylaw* for terms within the Project Information Table. This Bylaw is available online at [Zoning | Victoria](#)

### PROJECT INFORMATION TABLE

	Zone Standard	Proposal – if different from Zone Standard
Zoning	C1	
Site area (m <sup>2</sup> )	615	
Total floor area (m <sup>2</sup> )	303.04	
Floor space ratio	1:2	
Site coverage %	49%	
Open site space %	51%	
Height (m)		
Number of storeys	2	
Parking stalls (number) on site	5	14
Bicycle parking number (storage and rack)	6	
<b>Building Setback (m)</b>		
Front yard		
Rear yard		
Side yard (indicate which side)		
Side yard (indicate which side)		