

REV	DATE	DESCRIPTION	DR	RV
1	MAY 17 24	ISSUED FOR REZONING	VD	JHHR

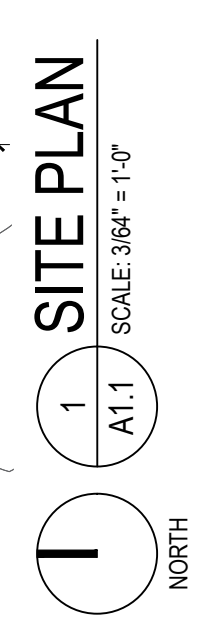
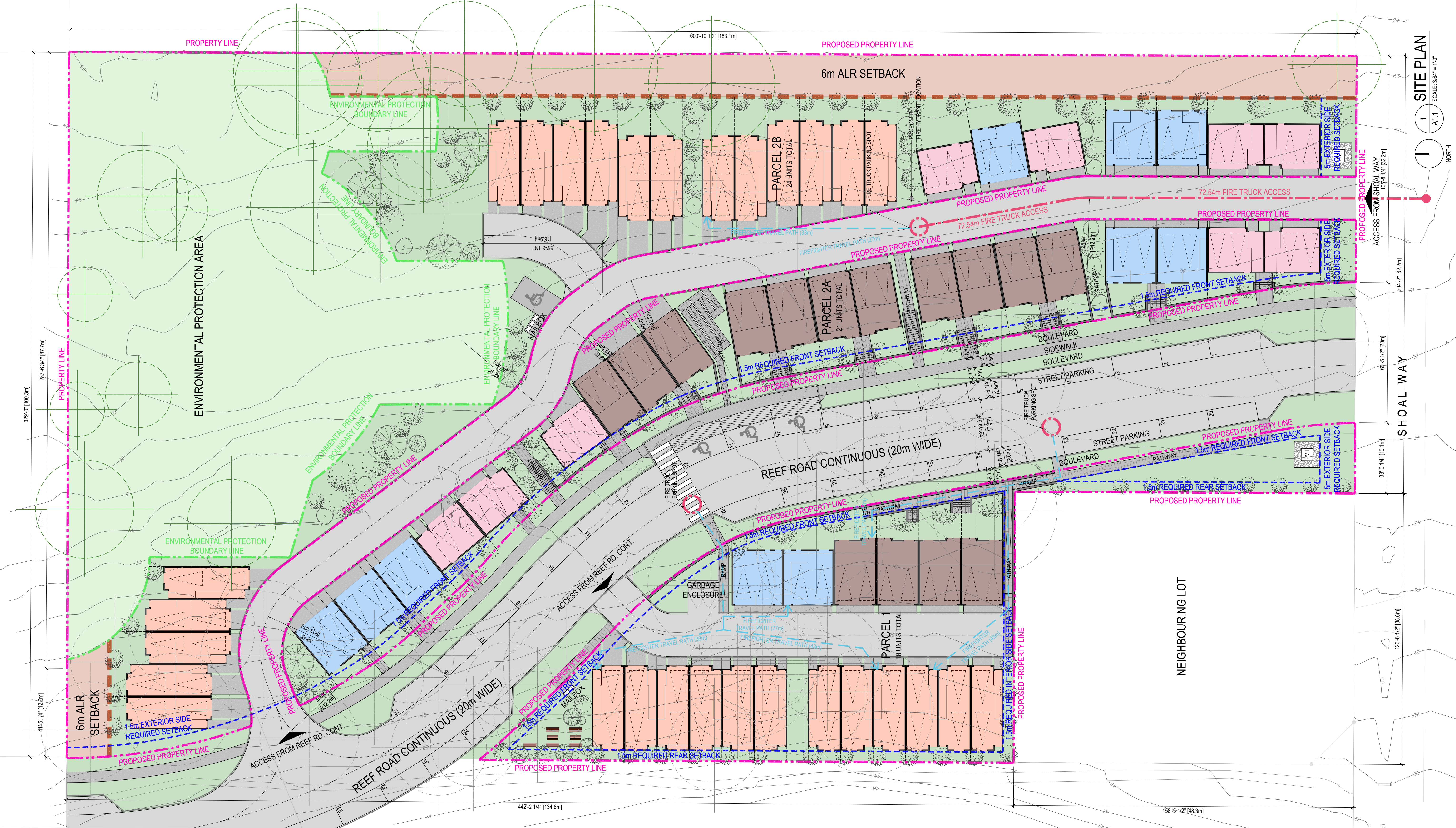
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PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
5626 SHOAL WAY
SCHELTZ, BC V0N 3A6

SHEET TITLE: **SURVEY PLAN**

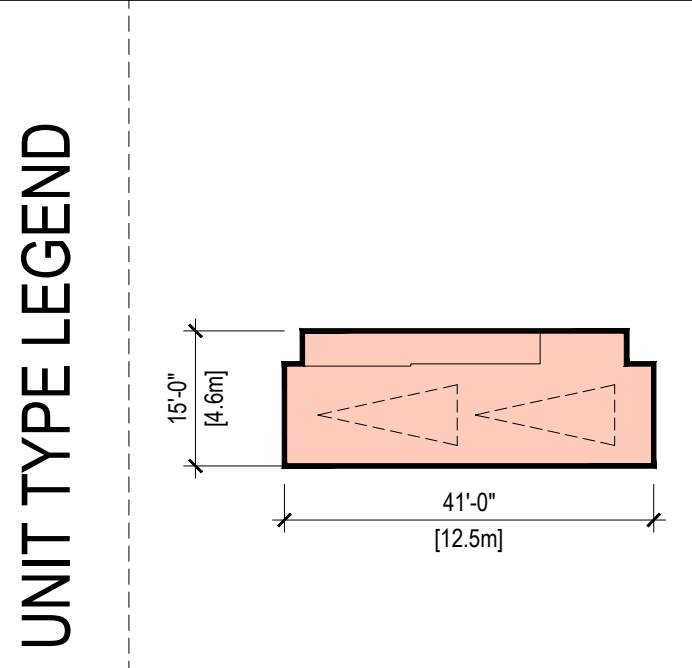
SCALE 3/64" = 1'-0"	REVISION 1
DRAWING NO. A1.0	PROJECT NO. 22-2020



REV	DATE	DESCRIPTION	DR	RV

JUN.06.24 ISSUED FOR REZONING APPLICATION VD JHM/R
REV. DATE DESCRIPTION DR. RV.

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UNITS	LIVABLE AREA		TOTAL	NUMBER OF UNITS
	GARAGE	TOTAL		
TYPE A	1,180 SF	540 SF	1,720 SF	29
TYPE B	1,310 SF	500 SF	1,810 SF	10
TYPE C	1,430 SF	420 SF	1,850 SF	13
TYPE D	1,500 SF	370 SF	1,870 SF	11
TOTAL NUMBER OF UNIT:				63
VISITOR PARKING REQUIRED:	63 UNIT x 0.2 STALL = 12.6 STALLS			11
33 STREET PARKING SPOTS (3 ACCESSIBLE STALLS)				

UNIT AREA CALCULATIONS

PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE: **SITE PLAN**

SCALE: 3/64" = 1'-0"
REVISION: 0
DRAWING NO. PROJECT NO.
A1.1 22-2020

PROJECT STATISTICS

LOT INFO	ADDRESS	5926 SHOAL WAY, SECHELT, BC V0N 3A6
	PID	025-894-811
	LEGAL DESCRIPTION	LOT B, BLOCK 7, PLAN BCP10125, DISTRICT LOT 1471, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EPBCP10126

LAND USE		EXISTING	PROPOSED
	ZONING	RESIDENTIAL TWO ZONE - LOW DENSITY (R2)	RESIDENTIAL FIVE ZONE - MEDIUM DENSITY (R5)
	OCP DESIGNATION	RESIDENTIAL	RESIDENTIAL
	DEVELOPMENT PERMIT AREAS	STEEP SLOPES (DPA #5); MULTIPLE FAMILY RESIDENTIAL (DPA #7)	

SITE STATISTICS		SQUARE METRES	SQUARE FEET
	GROSS LOT AREA	16,547.92	178,120.33
	MINUS: ROAD DEDICATIONS	4,401.22	47,374.32
	NET SITE AREA	12,146.70	130,746.01
	ENVIRONMENTAL PROTECTION AREA	3,470.50	37,356.20
	ALR SETBACKS	984.90	10,601.35
	DEVELOPABLE AREA	7,691.30	82,788.46

DEVELOPMENT STATISTICS		ZONING REGULATION	PROPOSED
	LOT COVERAGE (BUILDINGS)	50% (8,273.96 m ²)	23.2% (3,831.32 m ²)
	LOT COVERAGE (BLDGS., DRWY., PRKG.)	50% (8,273.96 m ²)	29.0% (4,800.95 m ²)
	FLOOR AREA RATIO	0.60 (9,928.20 m ²)	0.46 (7,656.14 m ²)
	UNIT COUNT	Max. 58	63
	BUILDING HEIGHT	10.5 m	10.5 m

LOT DIMENSIONS		ZONING REGULATION	PROPOSED		
			PARCEL 1	PARCEL 2A	PARCEL 2B
	LOT WIDTH	Min. 20m	128.02m	162.76m	199.34m
LOT DEPTH	N/A		Min. 0m	Min. 9.00m	Min. 17.22m
			Max. 40.54m	Max. 16.00m	Max. 100.28m

SETBACKS		ZONING REGULATION	PROPOSED		
			PARCEL 1	PARCEL 2A	PARCEL 2B
	SETBACK: FRONT	5.0 m	1.5m	1.5m	0m
	SETBACK: SIDE (INTERIOR)	1.5 m	1.5m	0m	N/A
	SETBACK: SIDE (EXTERIOR)	3.0 m	5.0m	5.0m	1.5m - 5.0m
SETBACK: REAR	5.0 m	1.5m	0m	6.0m (ALR)	

PARKING		ZONING REGULATION	PROPOSED
	RESIDENTIAL USE	63 UNITS x 2 SPACES = 126 SPACES	126 SPACES
	VISITOR USE	63 UNITS x 0.2 SPACES = 13 SPACES	1 SPACE
	TOTAL PARKING SPACES	139 SPACES	127 SPACES

1	JUN.06.24	ISSUED FOR REZONING APPLICATION	VD	JH/R
REV	DATE	DESCRIPTION	DR	RV

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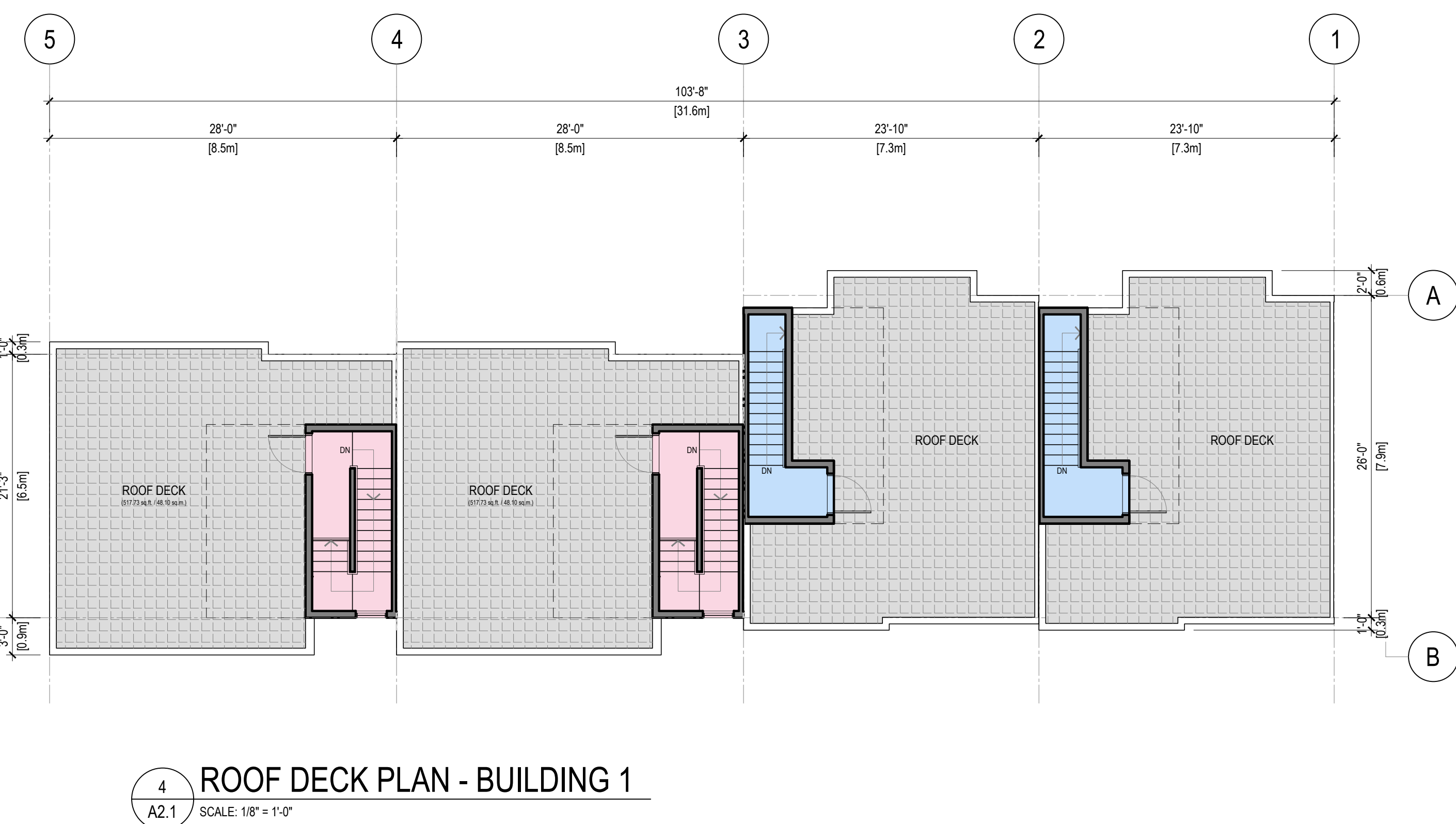
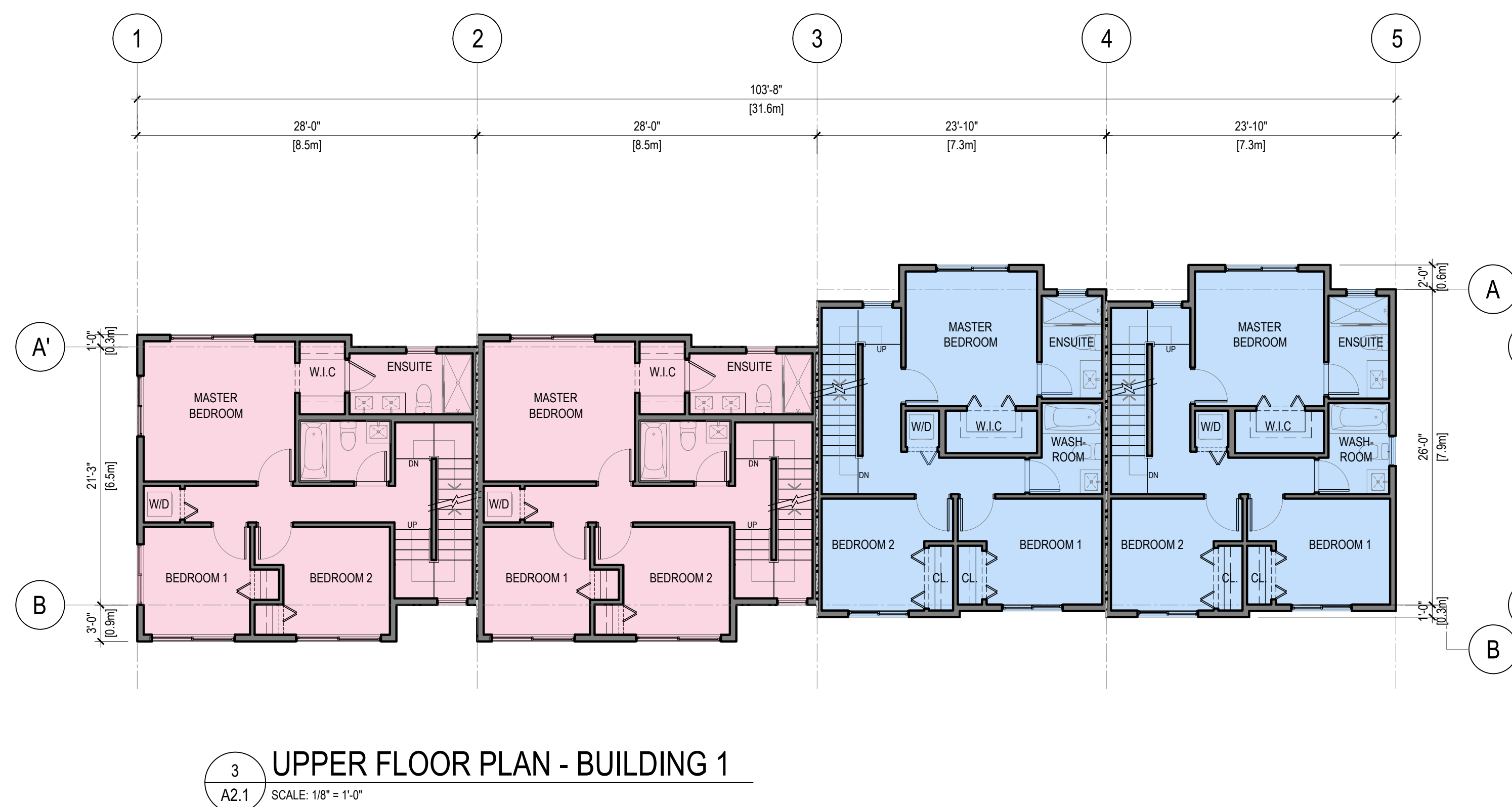
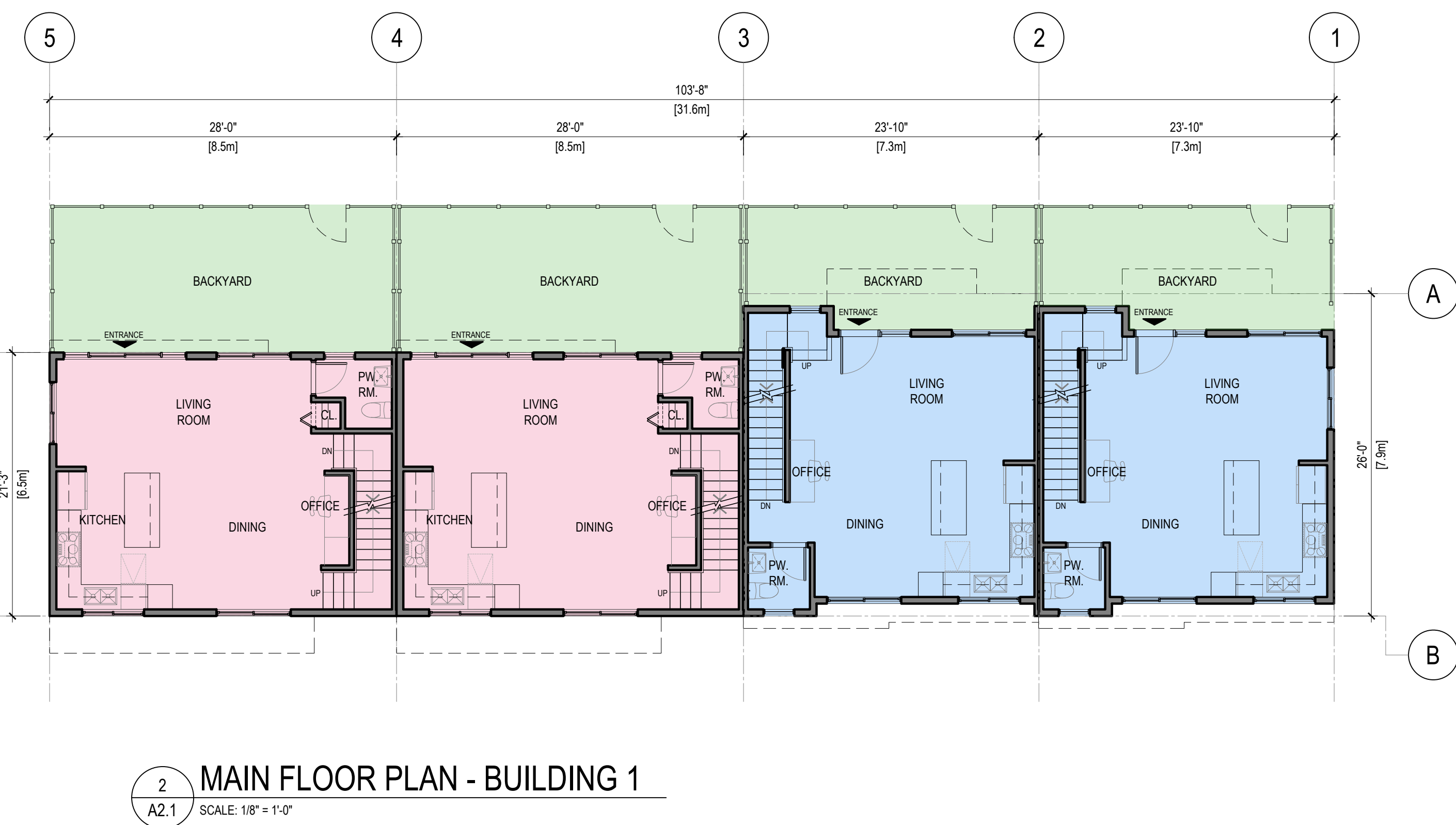
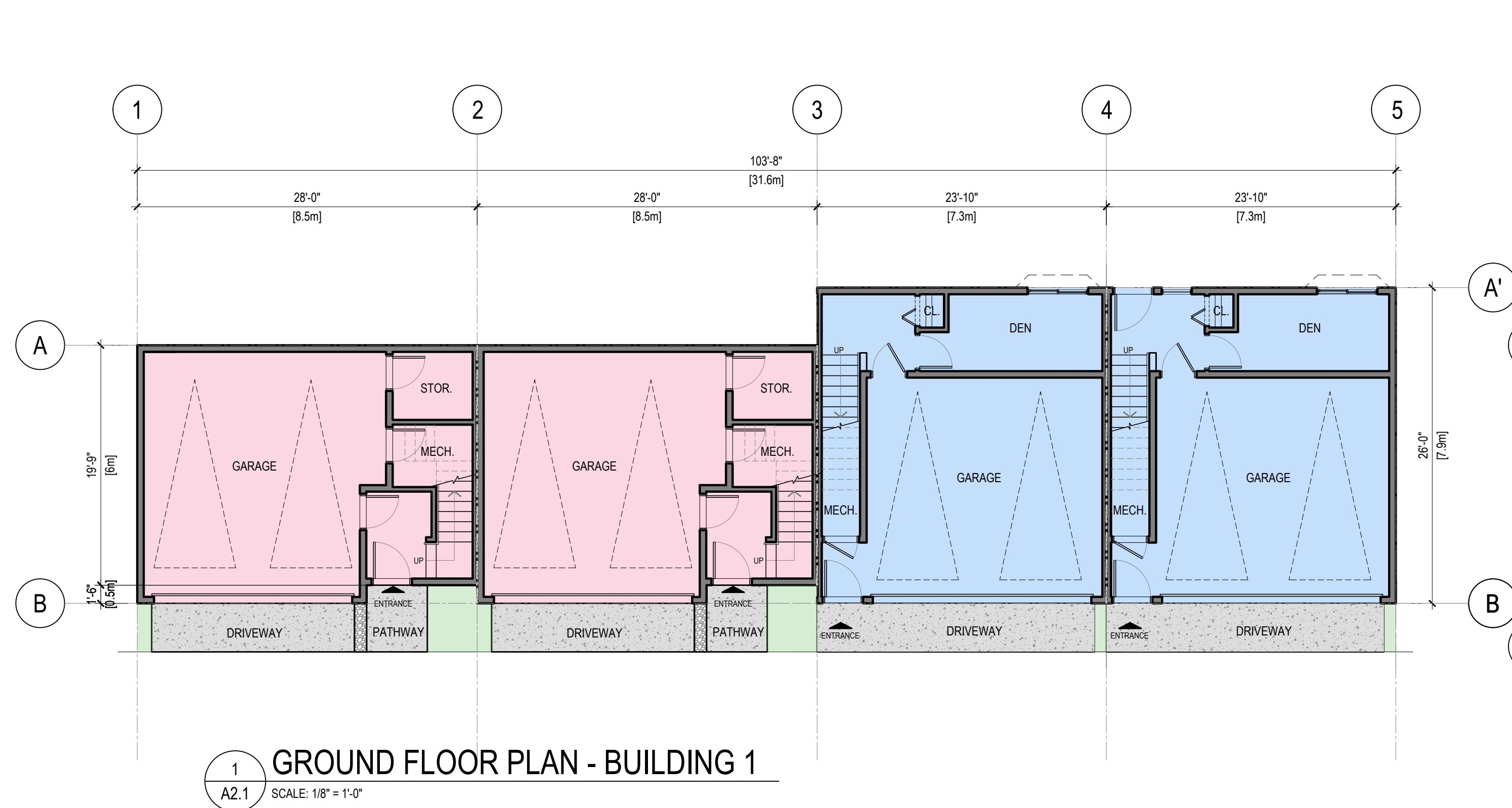
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PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5926 SHOAL WAY
SECHELT, BC V0N 3A6

PROJECT STATISTICS

SCALE	N/A	REVISION	1
DRAWING NO.	A1.2	PROJECT NO.	22-2020



REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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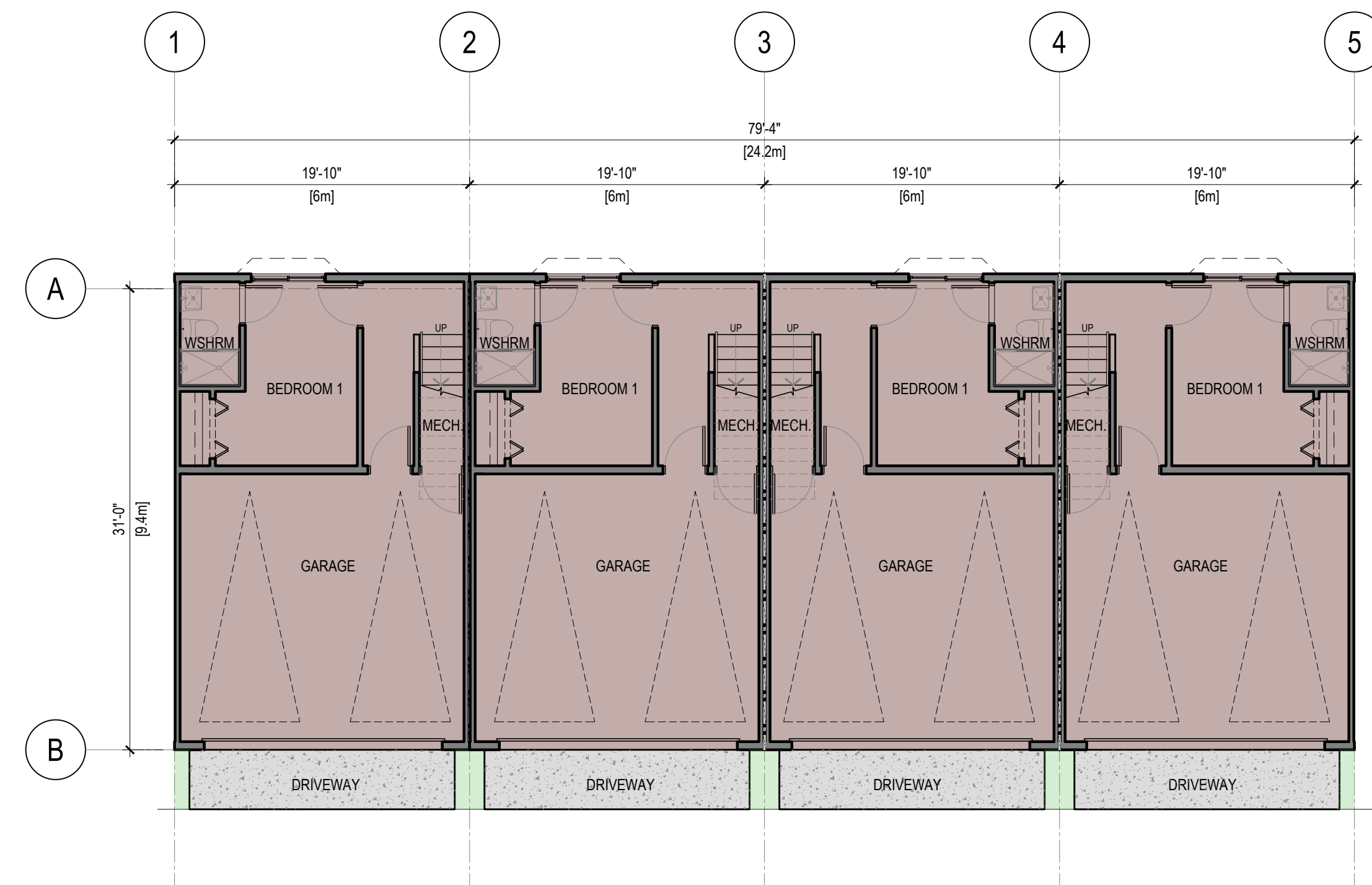
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PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 1
FLOOR PLAN**

SCALE: 1/8" = 1'-0"	REVISION:
DRAWING NO: A2.1	PROJECT NO: 22-2020



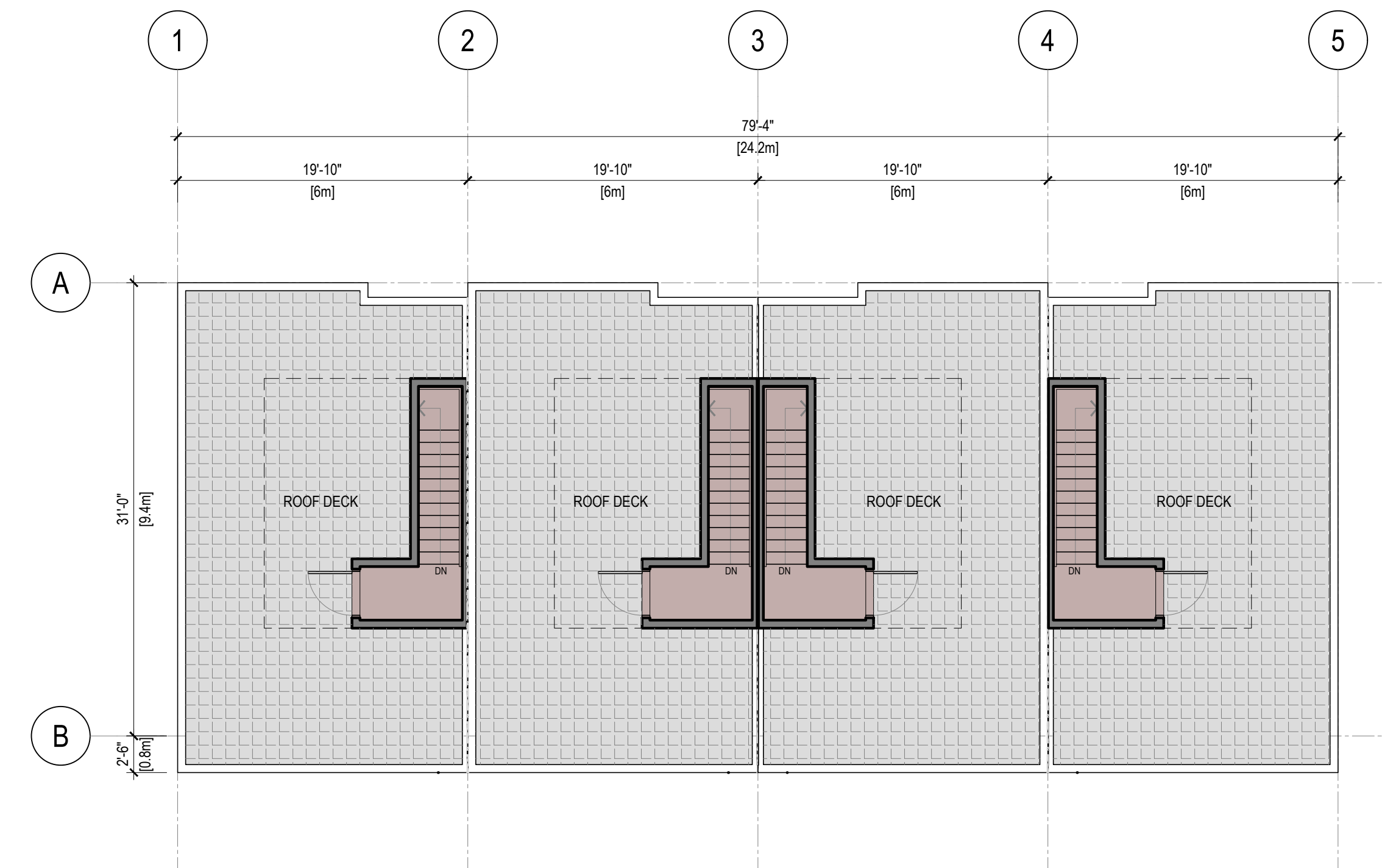
1 GROUND FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 2&3
A2.2 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JMHR

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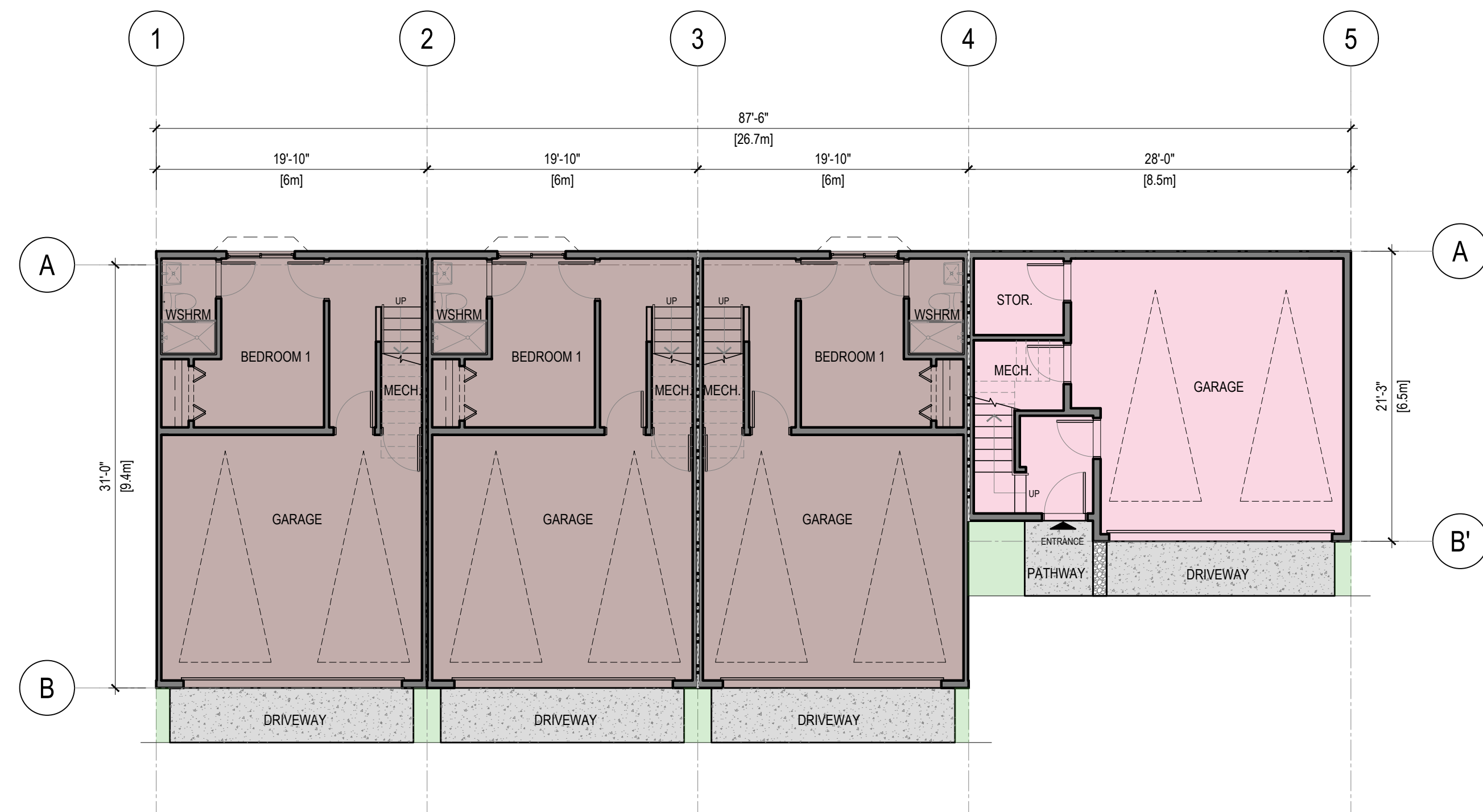
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

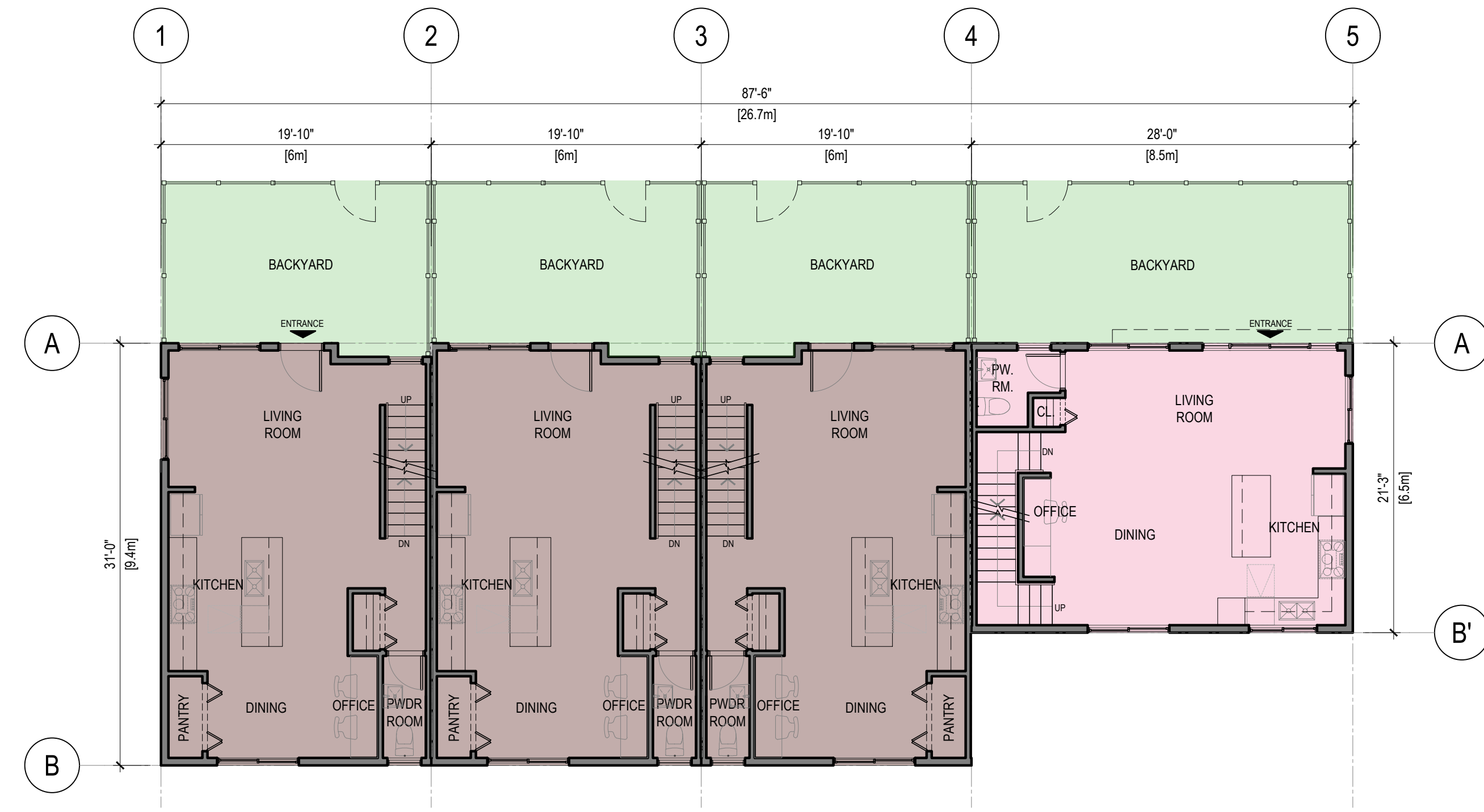
5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING
2&3
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.2	22-2020



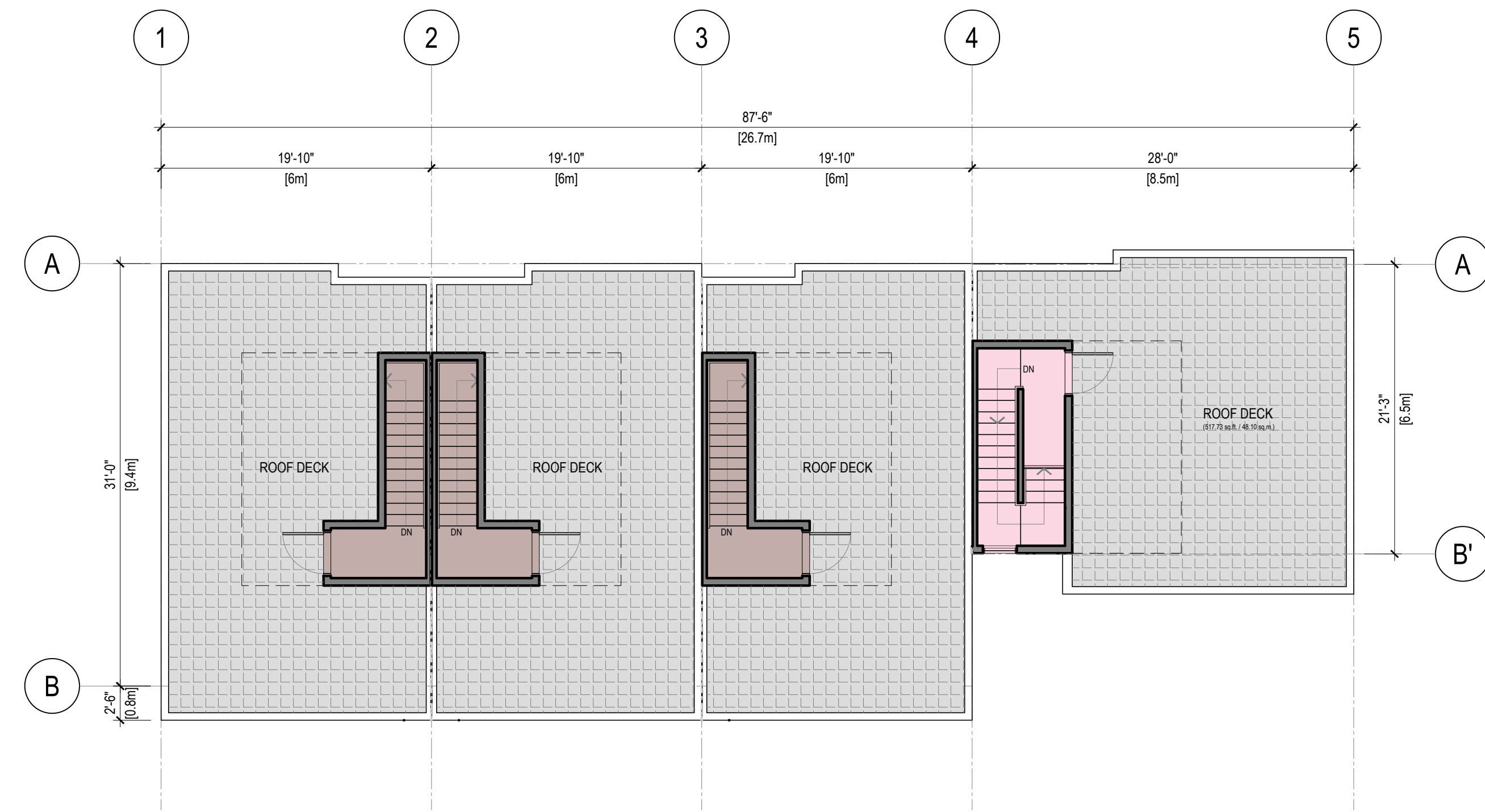
1 GROUND FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 4
A2.3 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JNHR

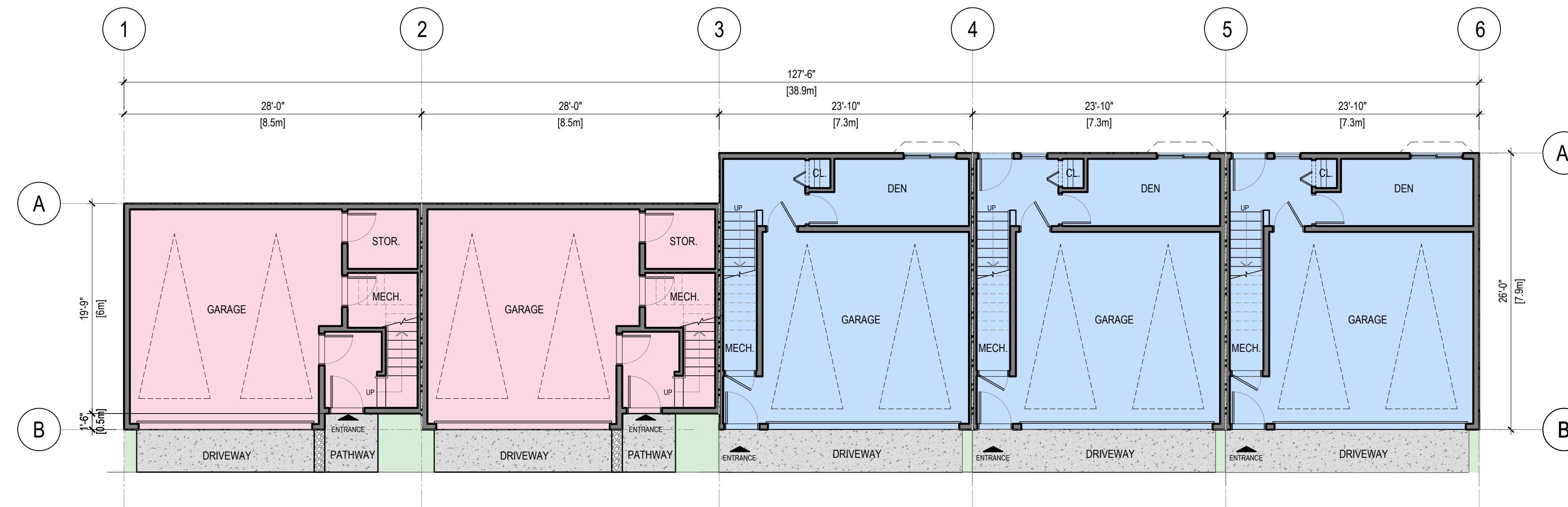
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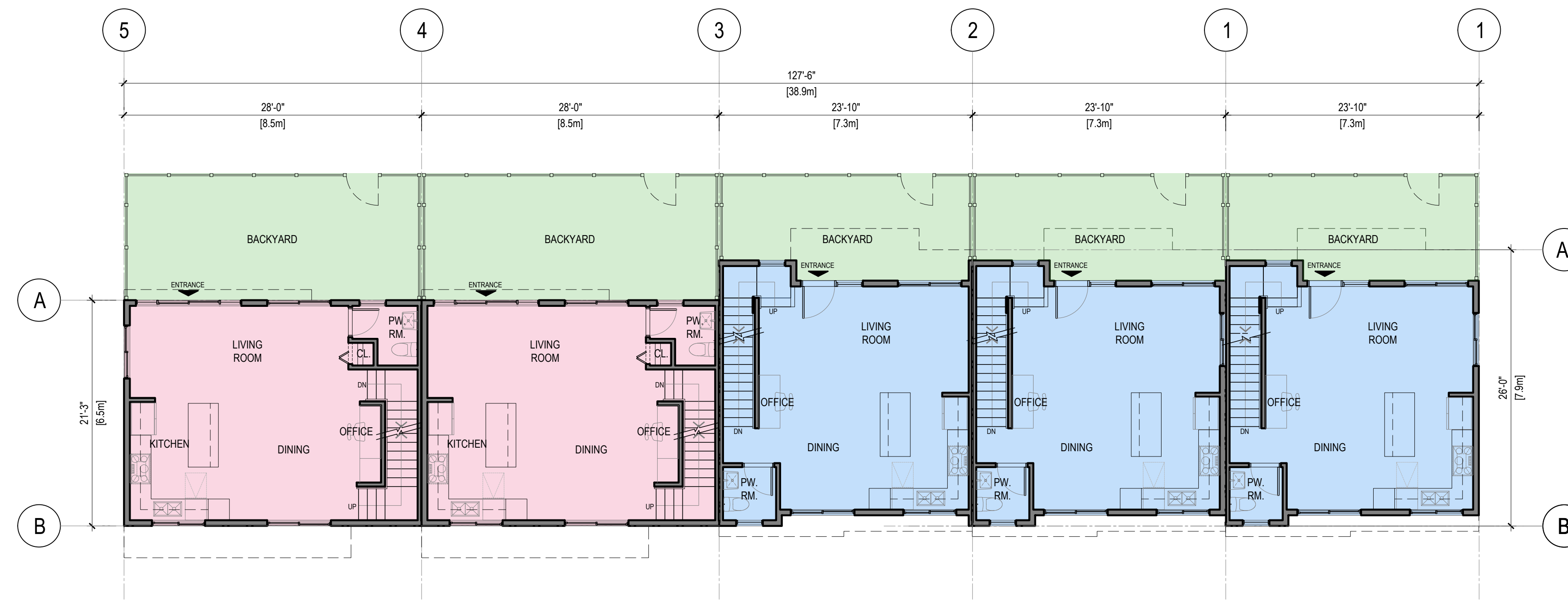
PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING 4
FLOOR PLAN**

SCALE: 1/8" = 1'-0"	REVISION
DRAWING NO: A2.3	PROJECT NO: 22-2020



1
A2.4 **GROUND FLOOR PLAN - BUILDING 5**
SCALE: 1/8" = 1'-0"



2
A2.4 **MAIN FLOOR PLAN - BUILDING 5**
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV

0 MAY 17 24 ISSUED FOR REZONING APPLICATION VD JNHR

REV DATE DESCRIPTION DR RV

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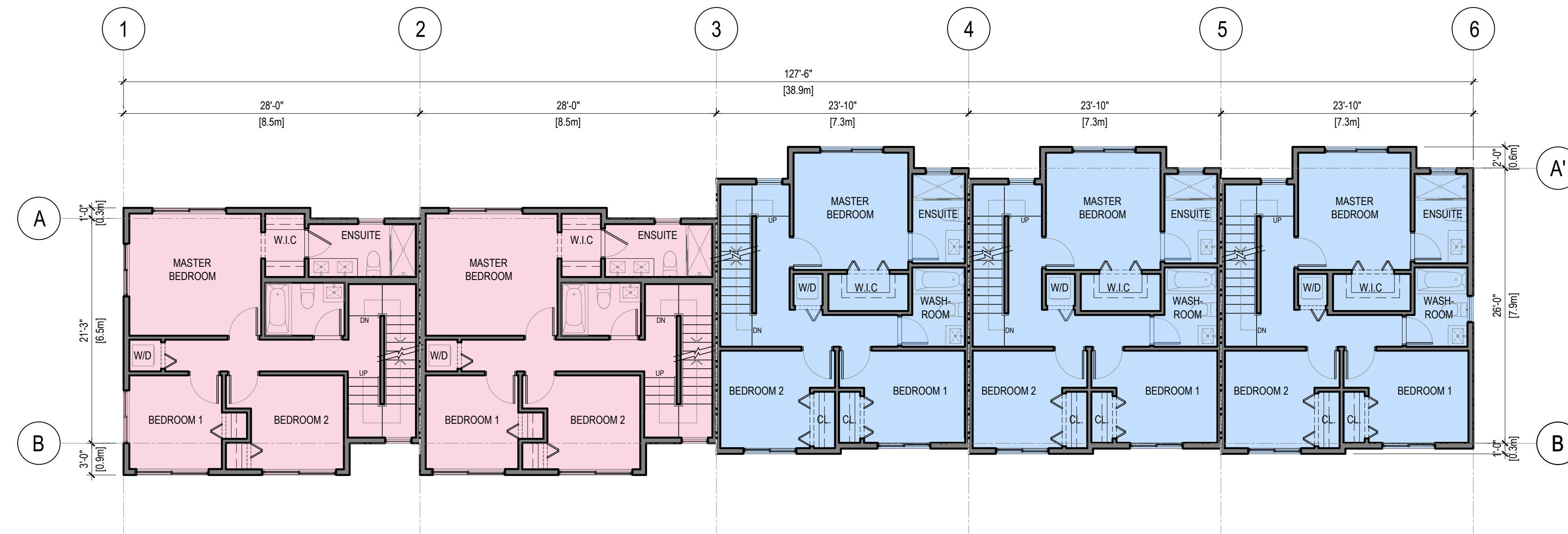
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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

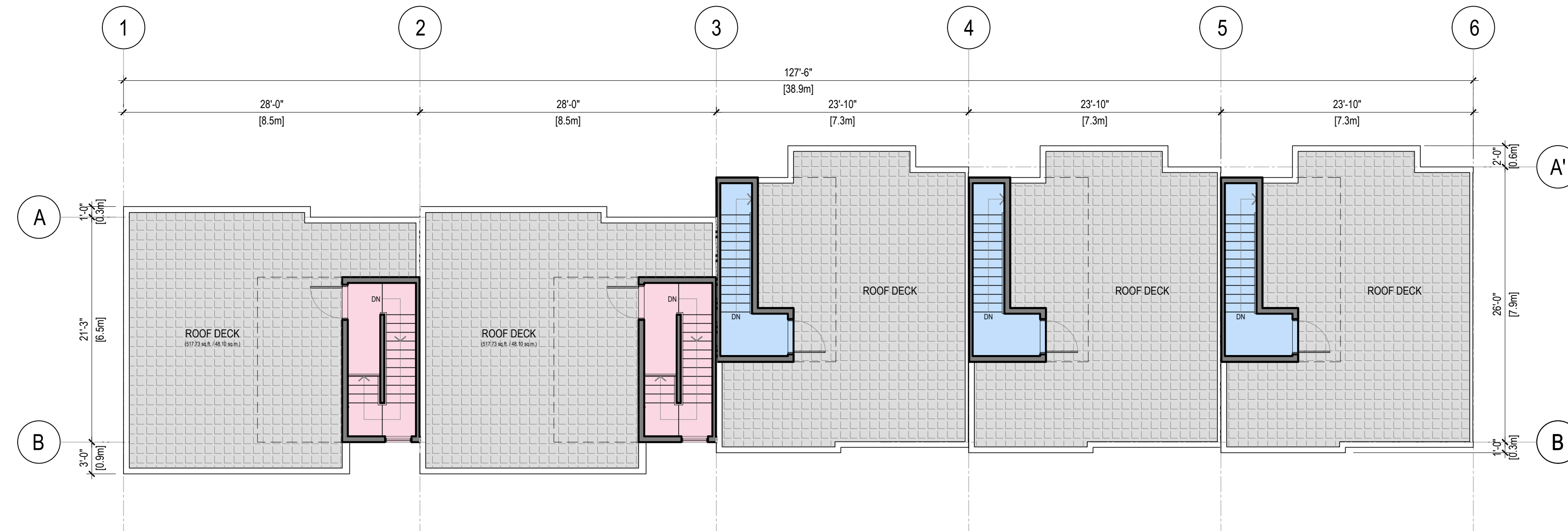
5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 5
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.4	22-2020



1 UPPER FLOOR PLAN - BUILDING 5
A2.5 SCALE: 1/8" = 1'-0"



2 ROOF DECK PLAN - BUILDING 5
A2.5 SCALE: 1/8" = 1'-0"

0	MAY 17 24 ISSUED FOR REZONING APPLICATION	VD	JH/R	
REV	DATE	DESCRIPTION	DR	RV

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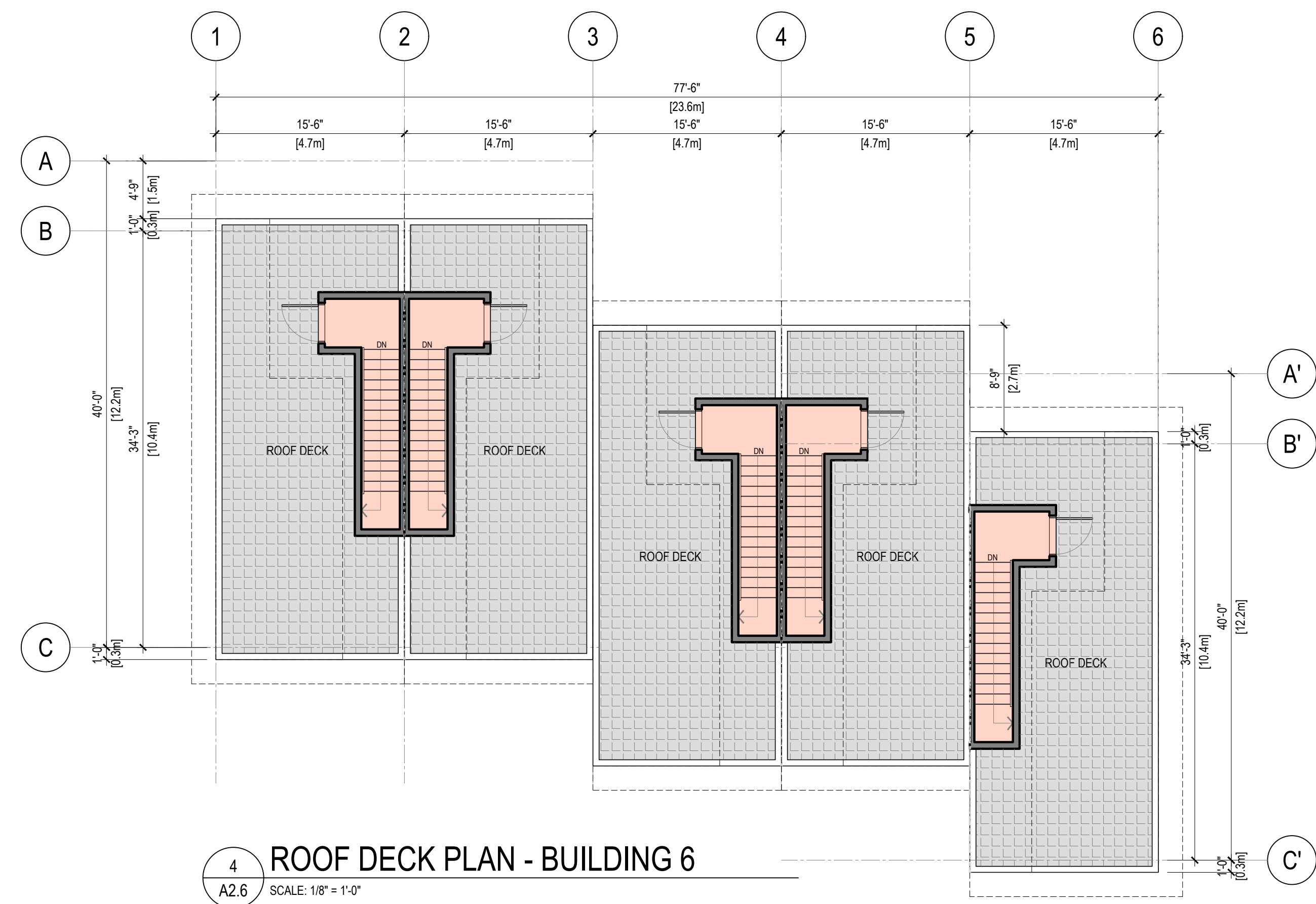
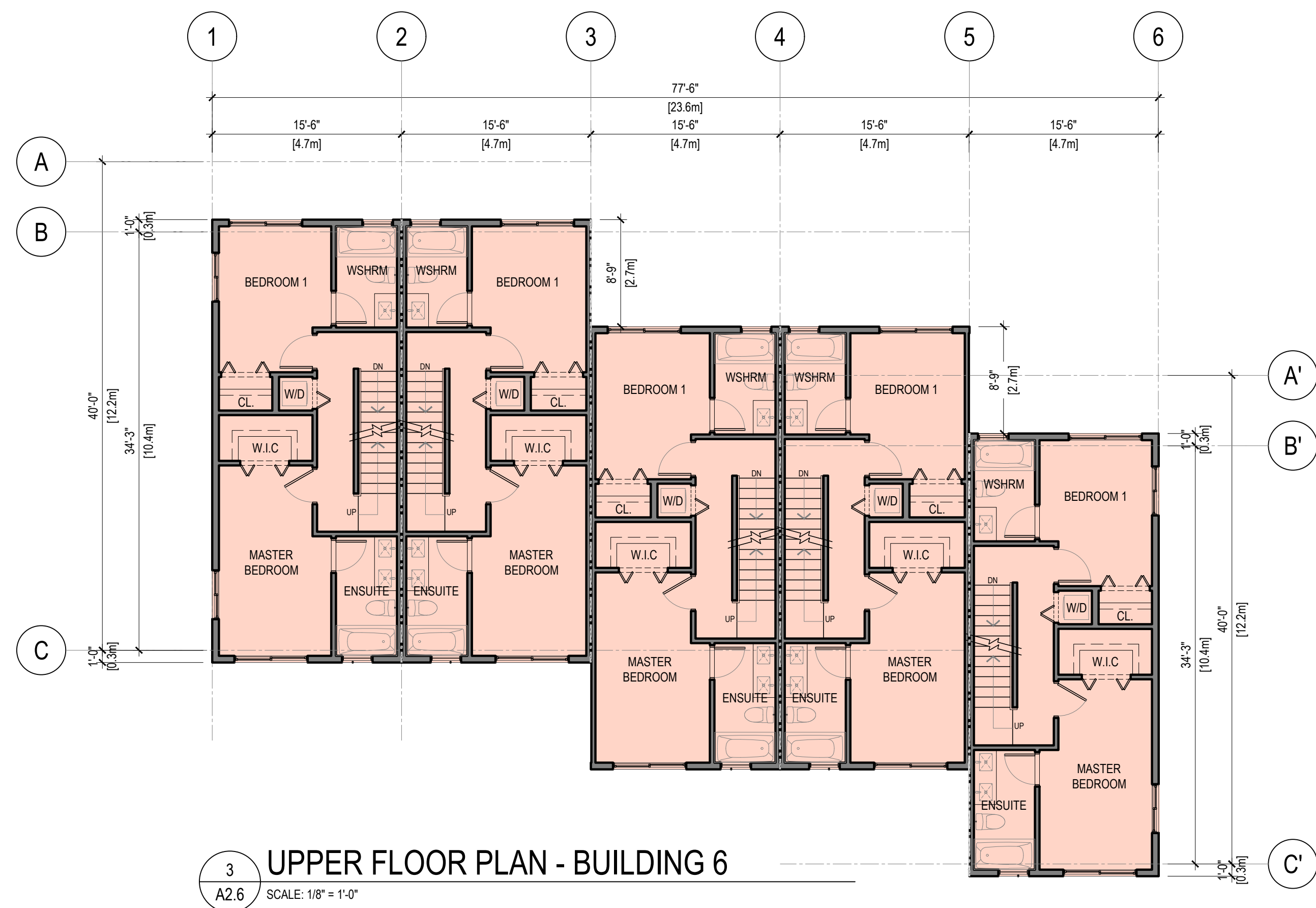
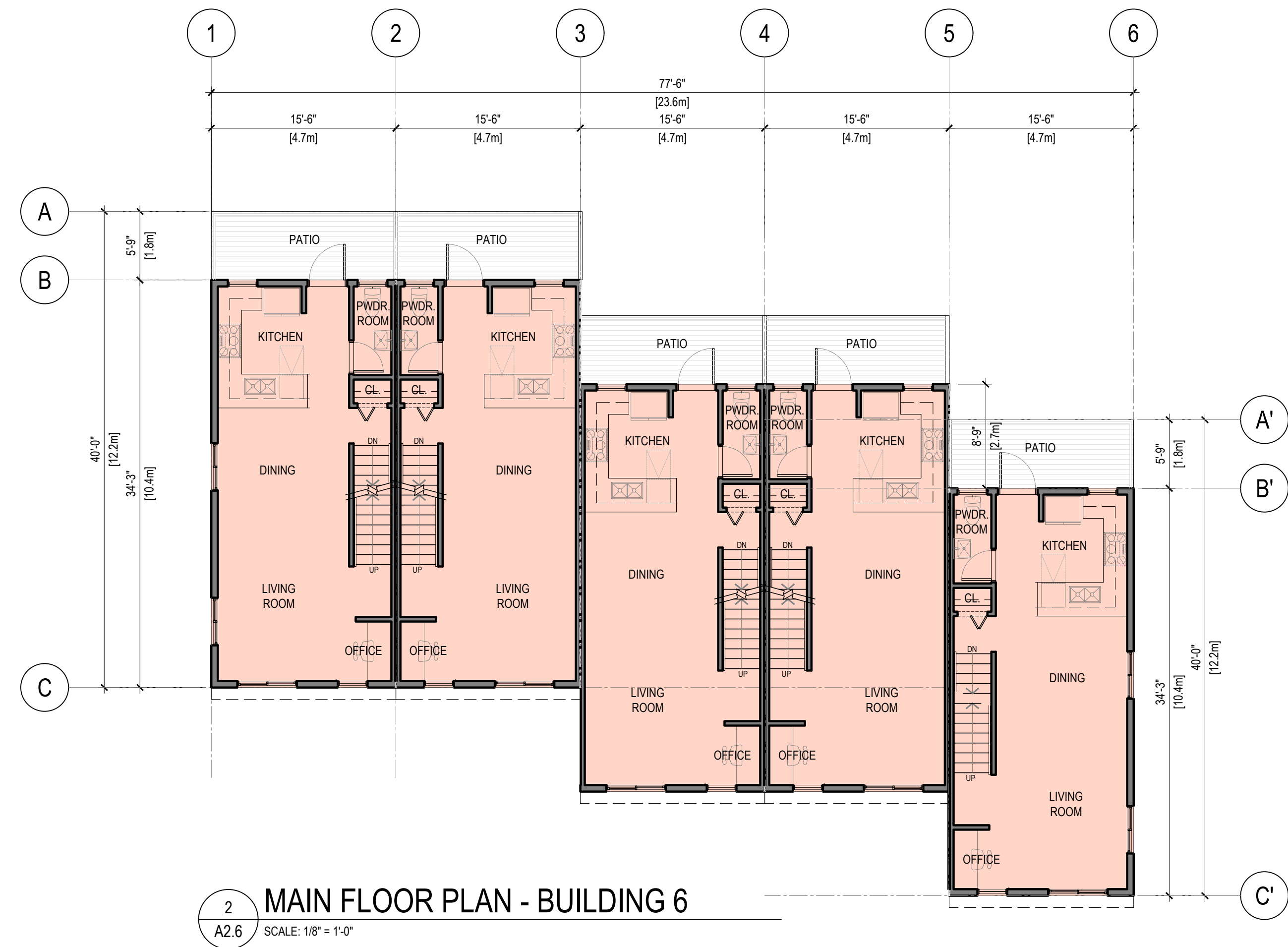
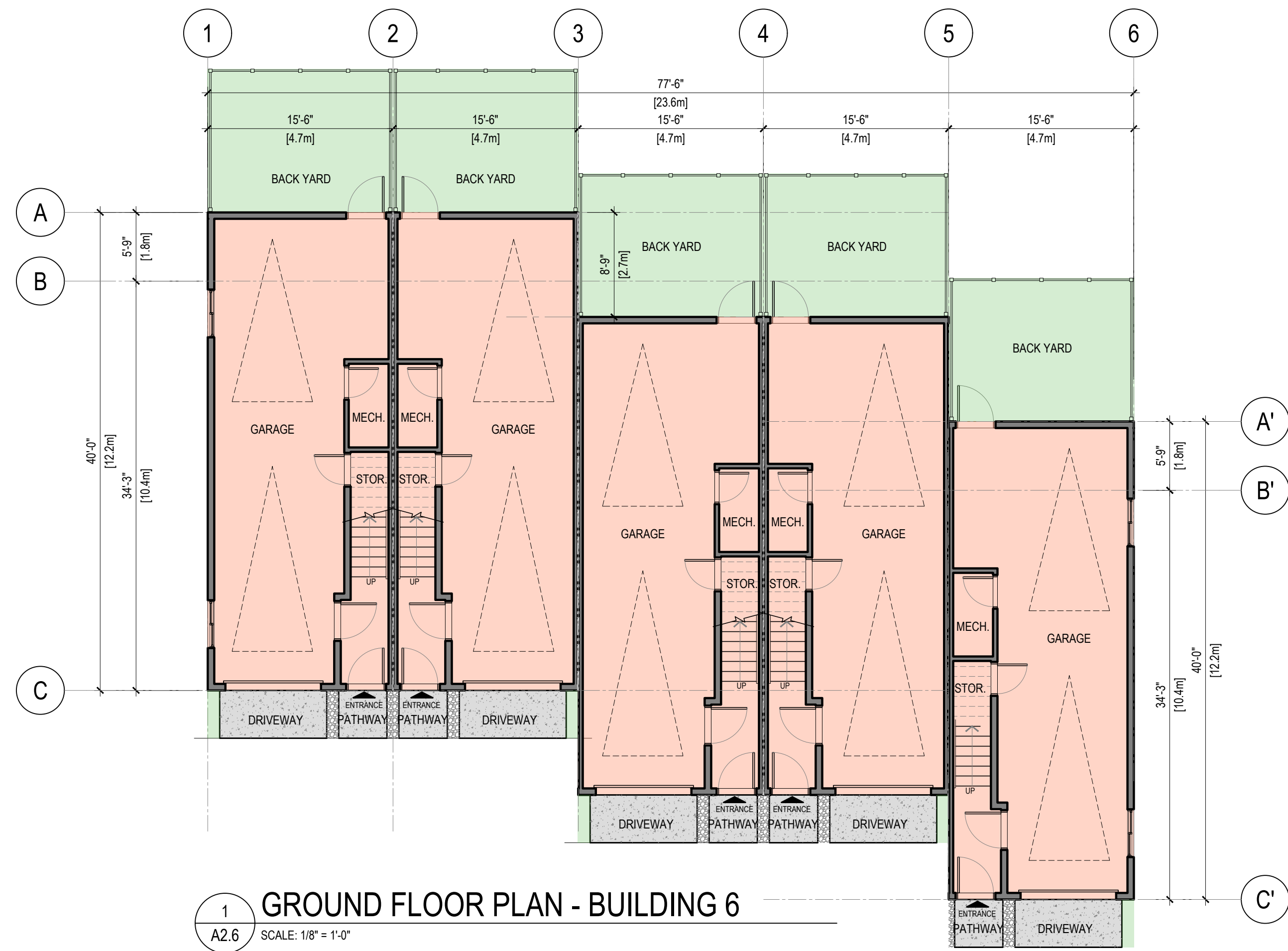
PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:

**BUILDING 5
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.5	22-2020



REV	DATE	DESCRIPTION	DR	RV
0	MAY.17.24	ISSUED FOR REZONING APPLICATION	VD	JHHR

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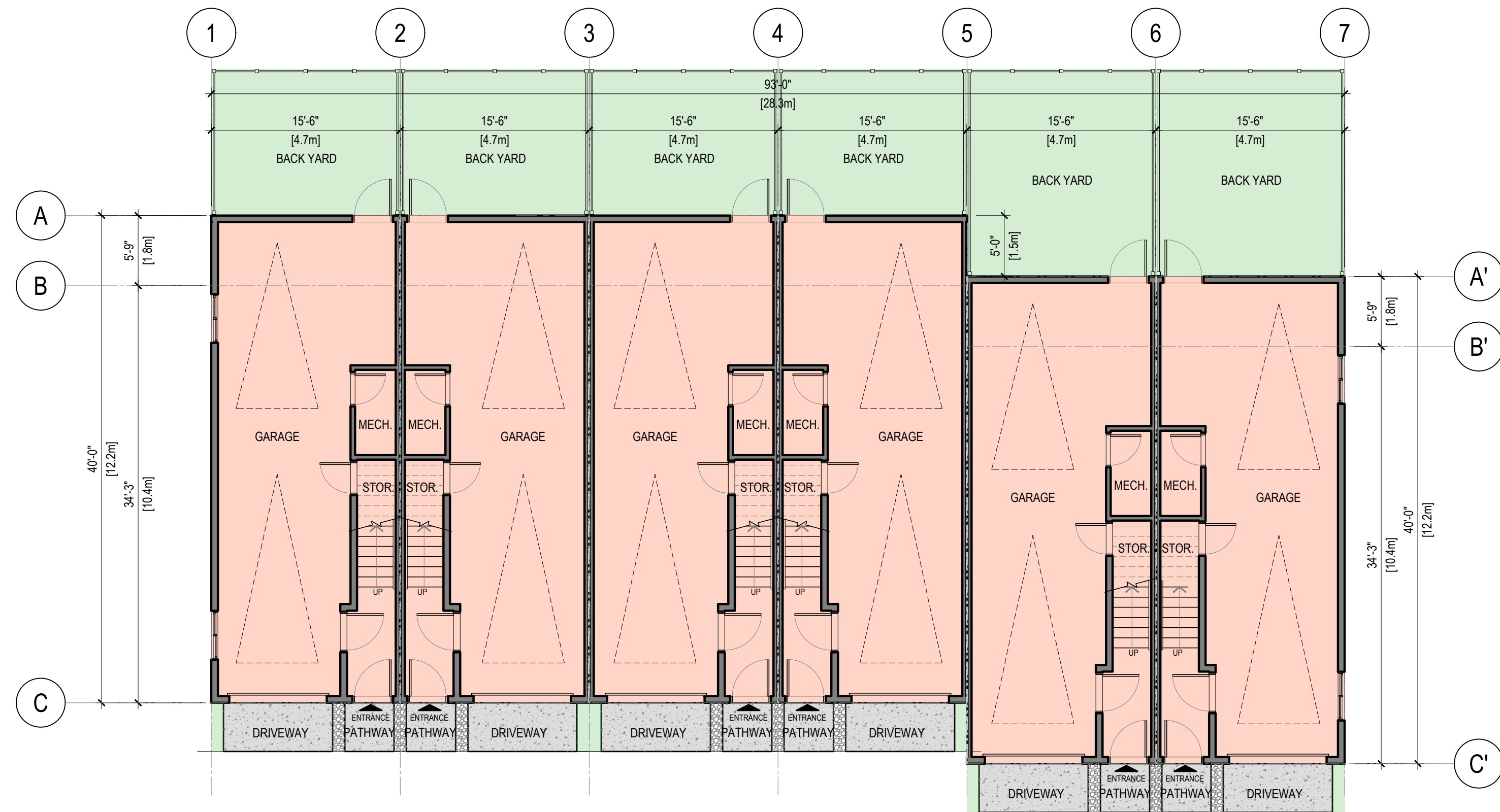
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PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

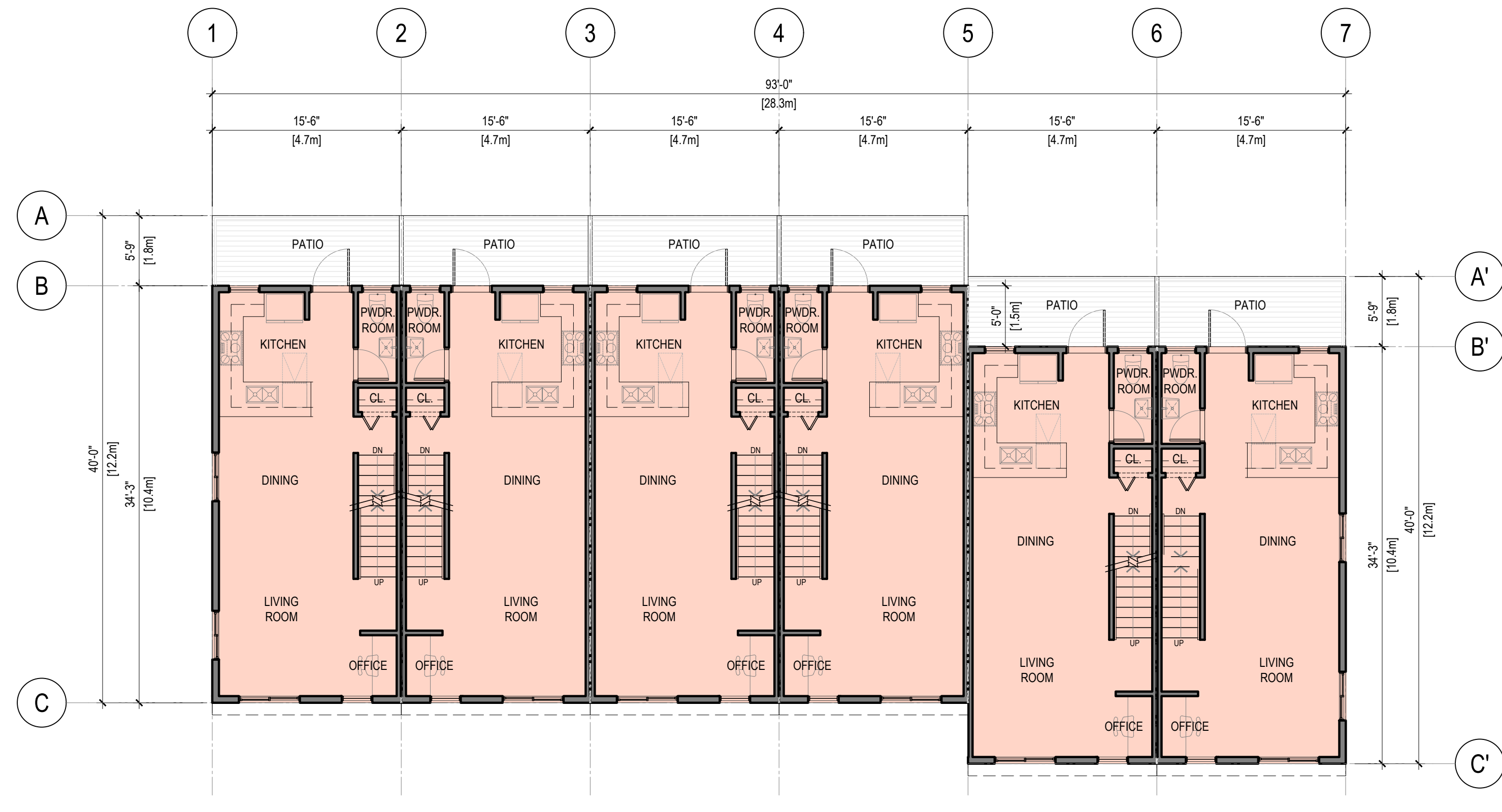
5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE: **BUILDING 6 FLOOR PLAN**

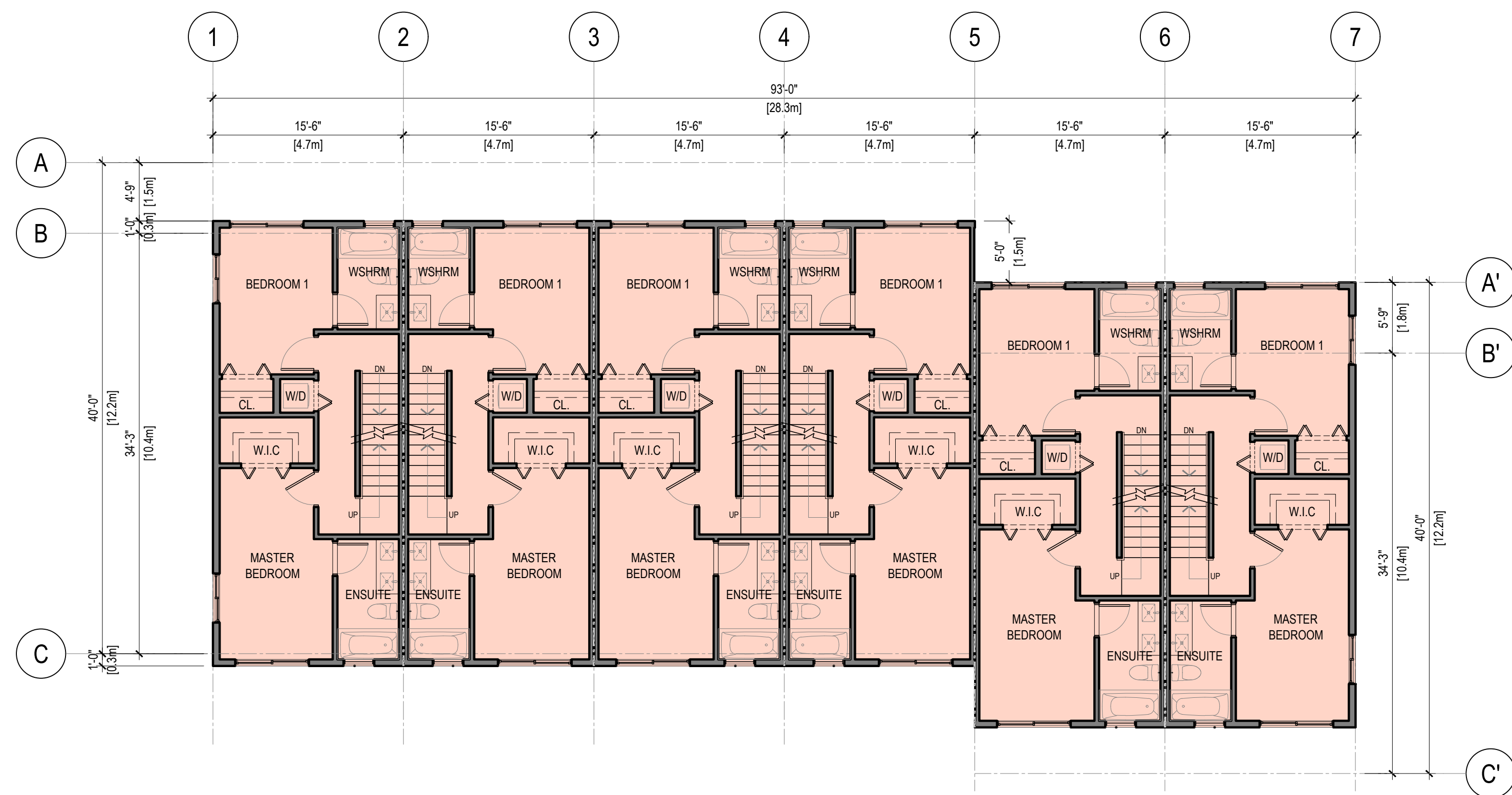
SCALE	REVISION
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DRAWING NO.	PROJECT NO.
A2.6	22-2020



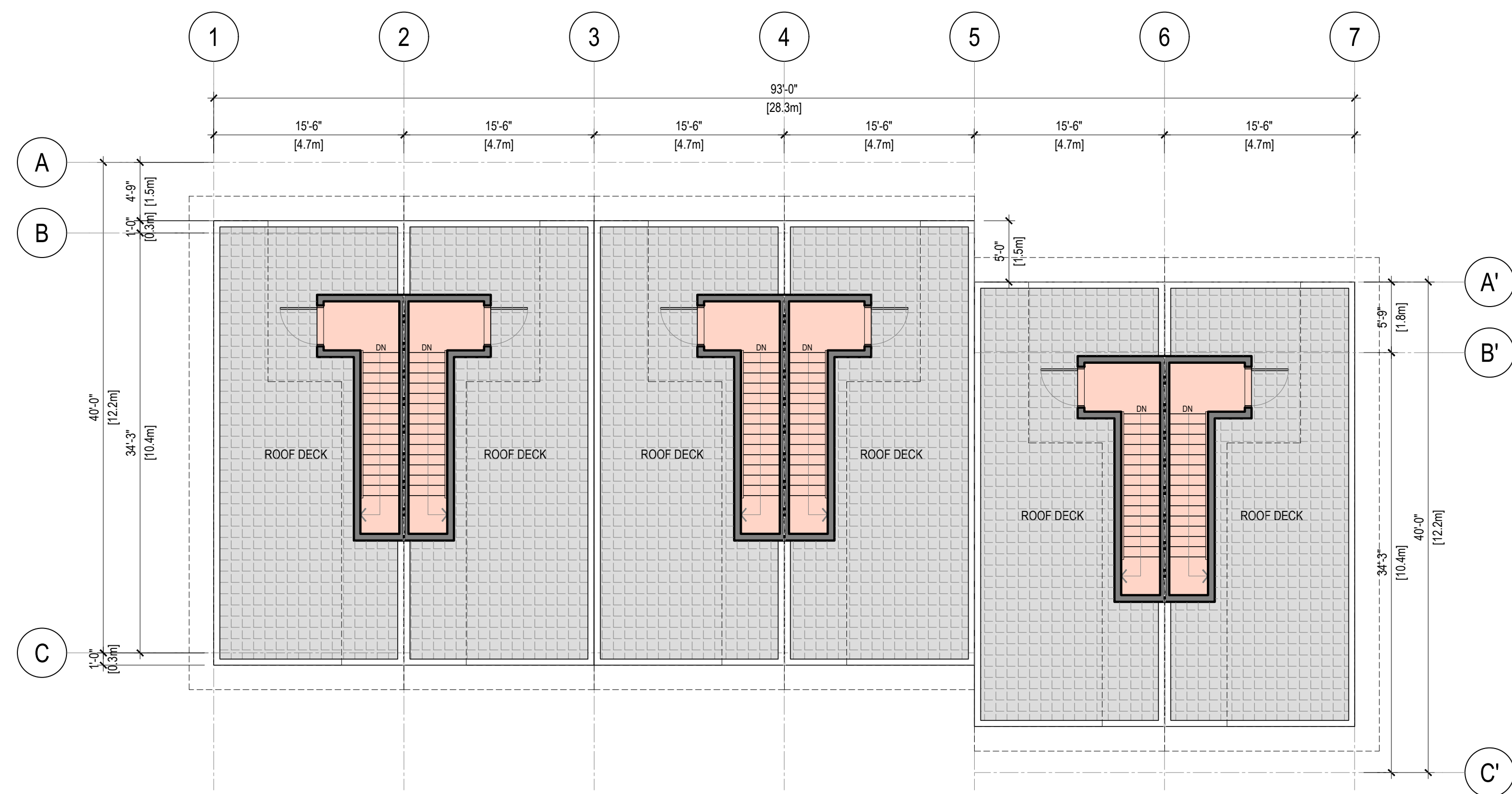
1 GROUND FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 7 & 8
A2.7 SCALE: 1/8" = 1'-0"

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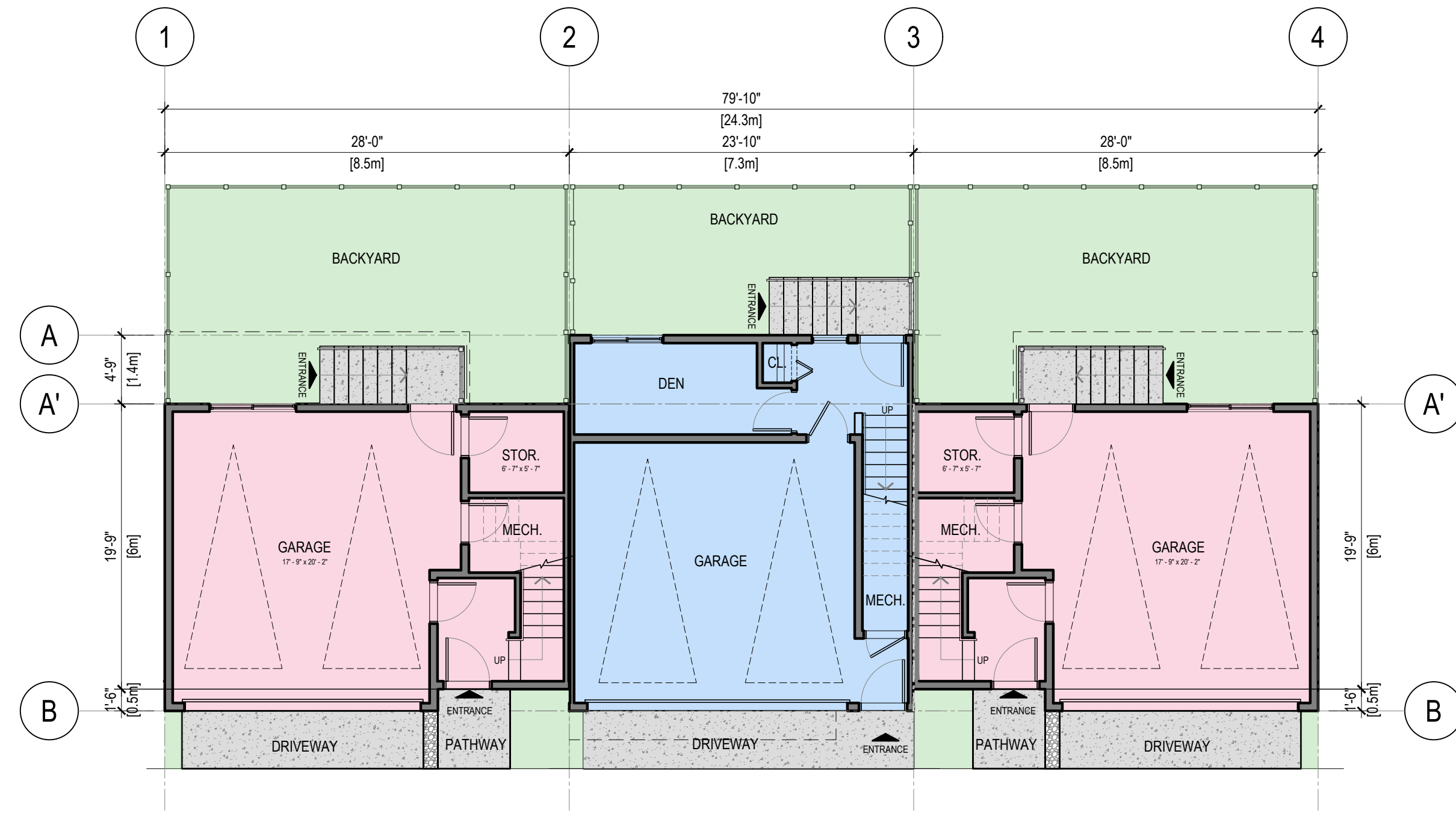
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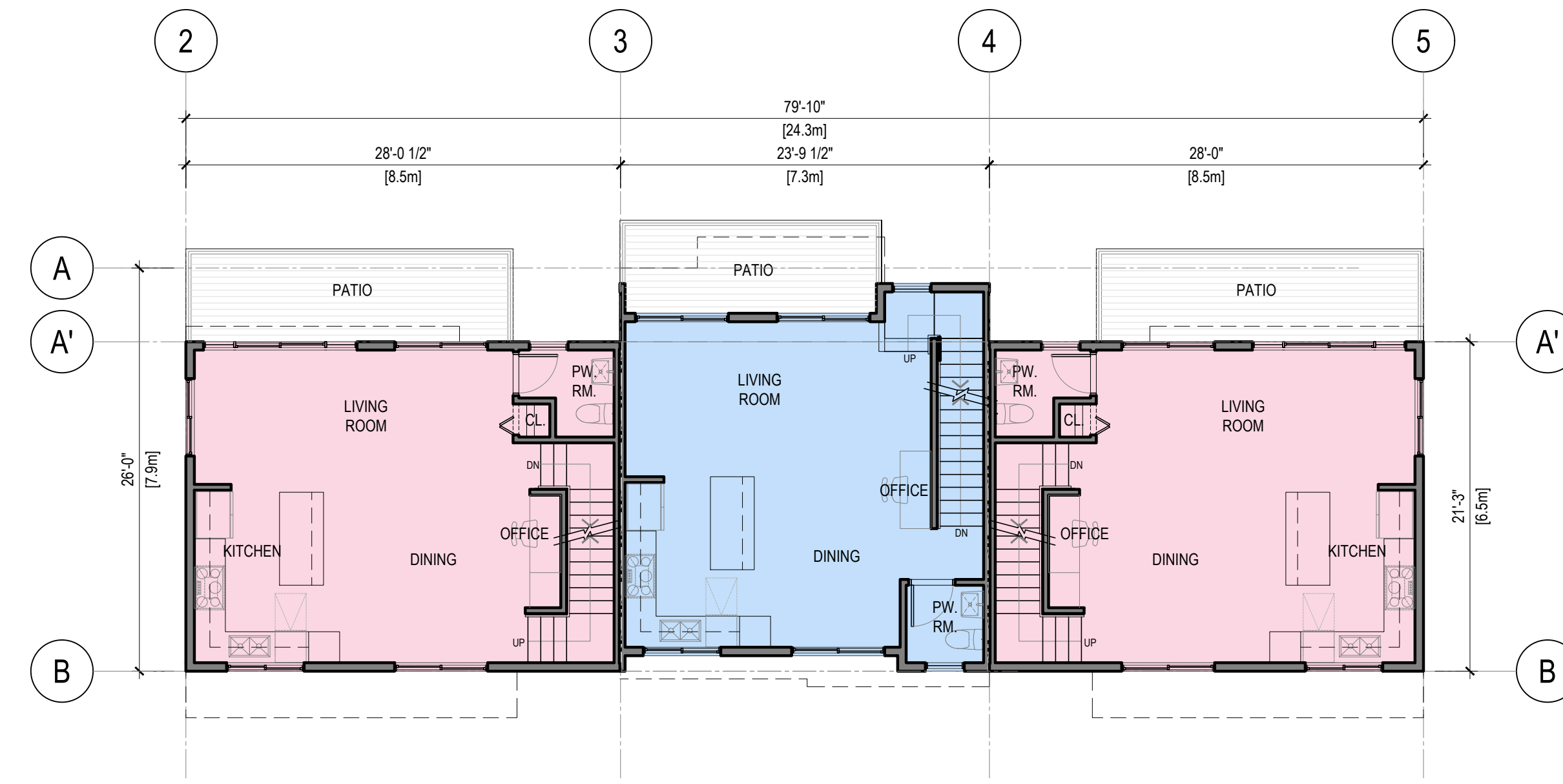
PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V3N 3A6

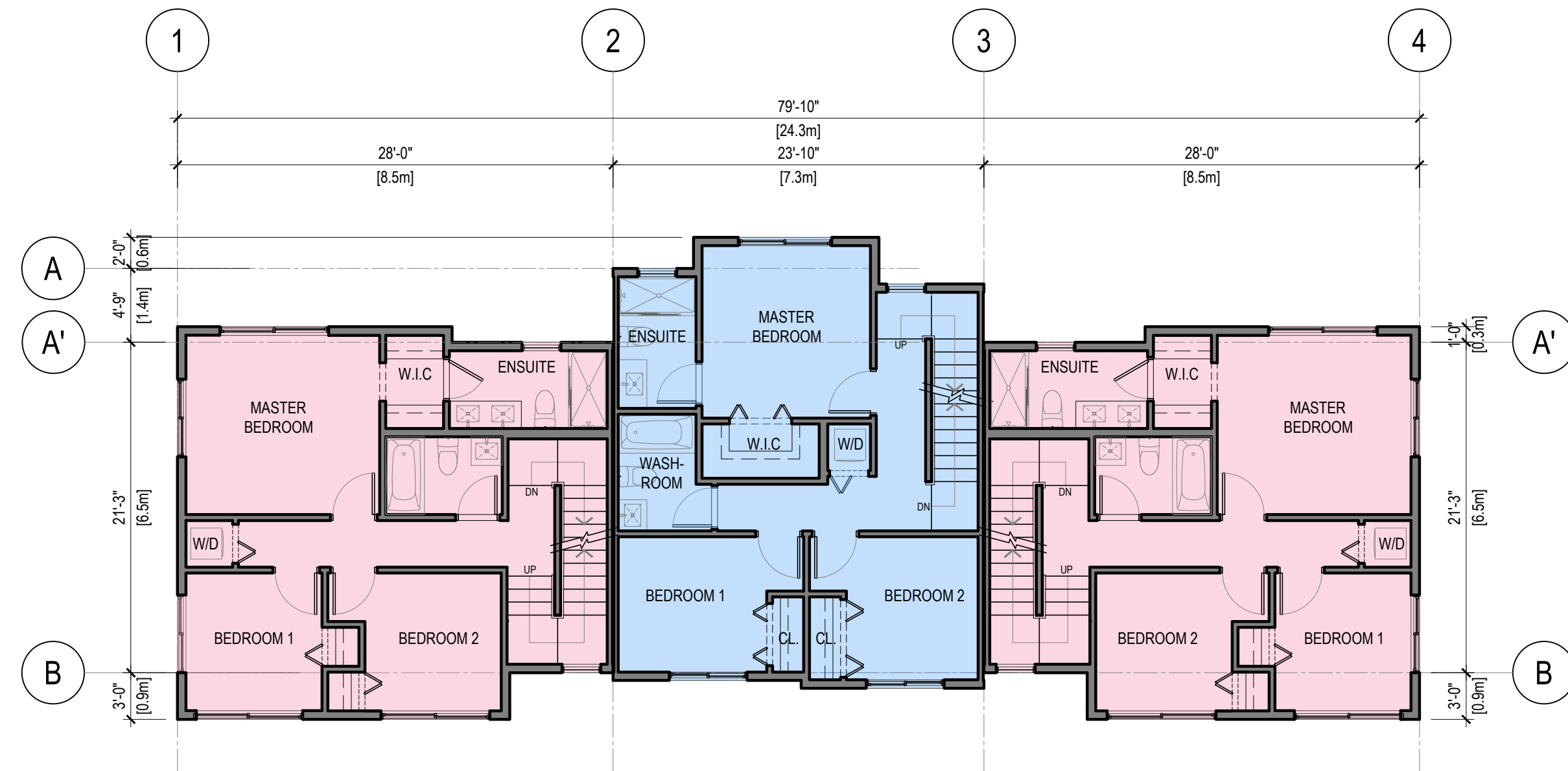
SHEET TITLE: **BUILDING 7 & 8 FLOOR PLAN**



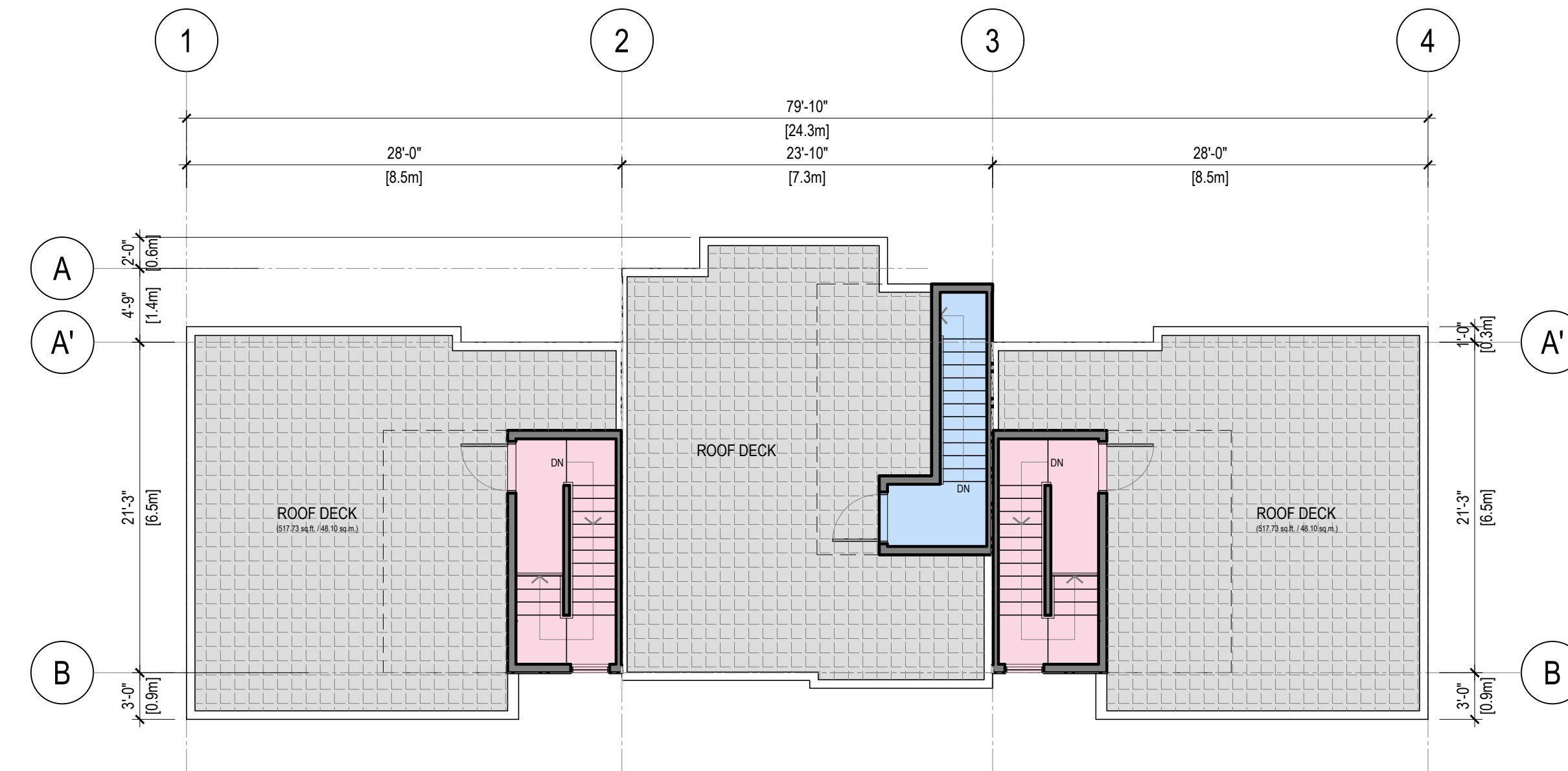
1 GROUND FLOOR PLAN - BUILDING 9
A2.8 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 9
A2.8 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 9
A2.8 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 9
A2.8 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
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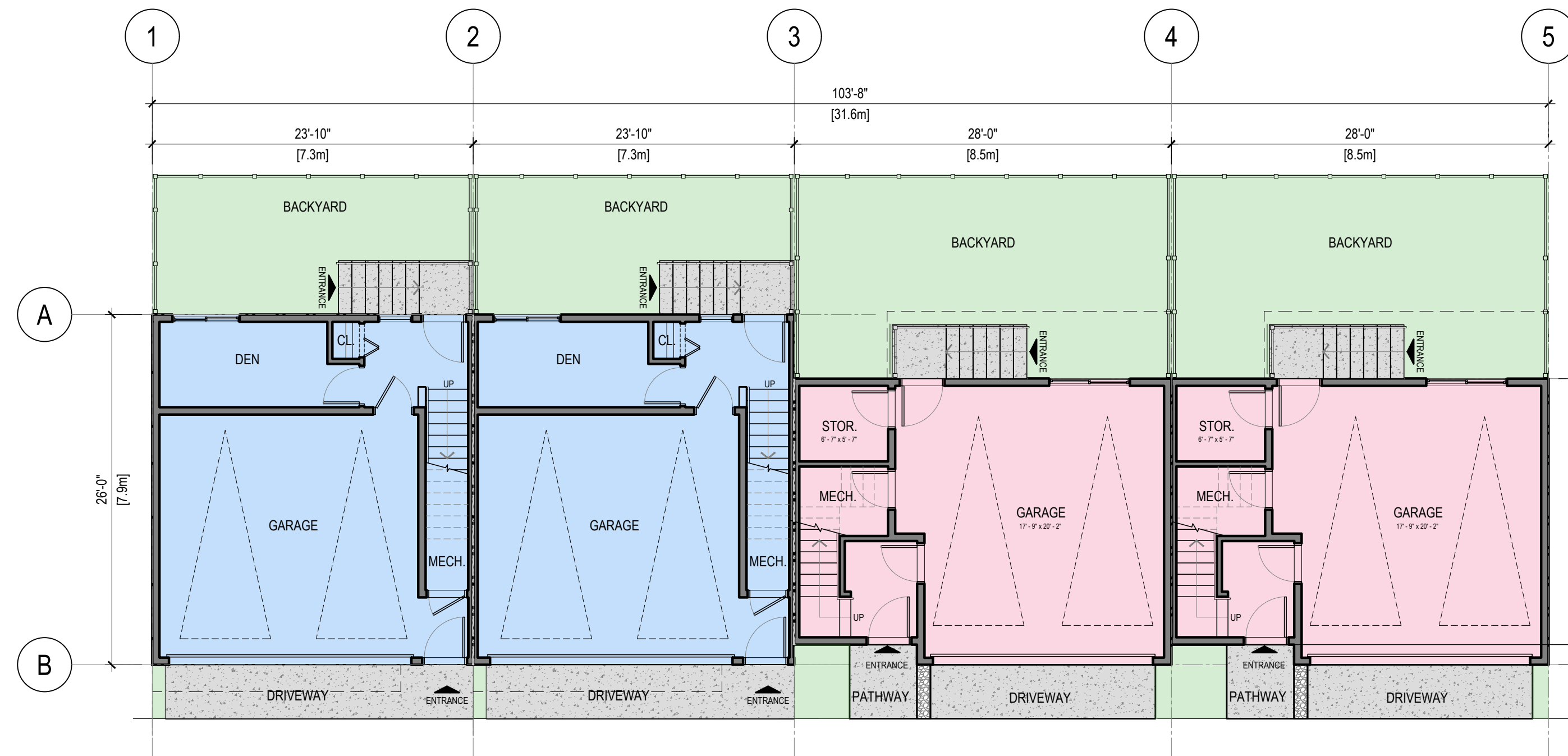
PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5926 SHOAL WAY
SECHELT, BC V0N 3A6

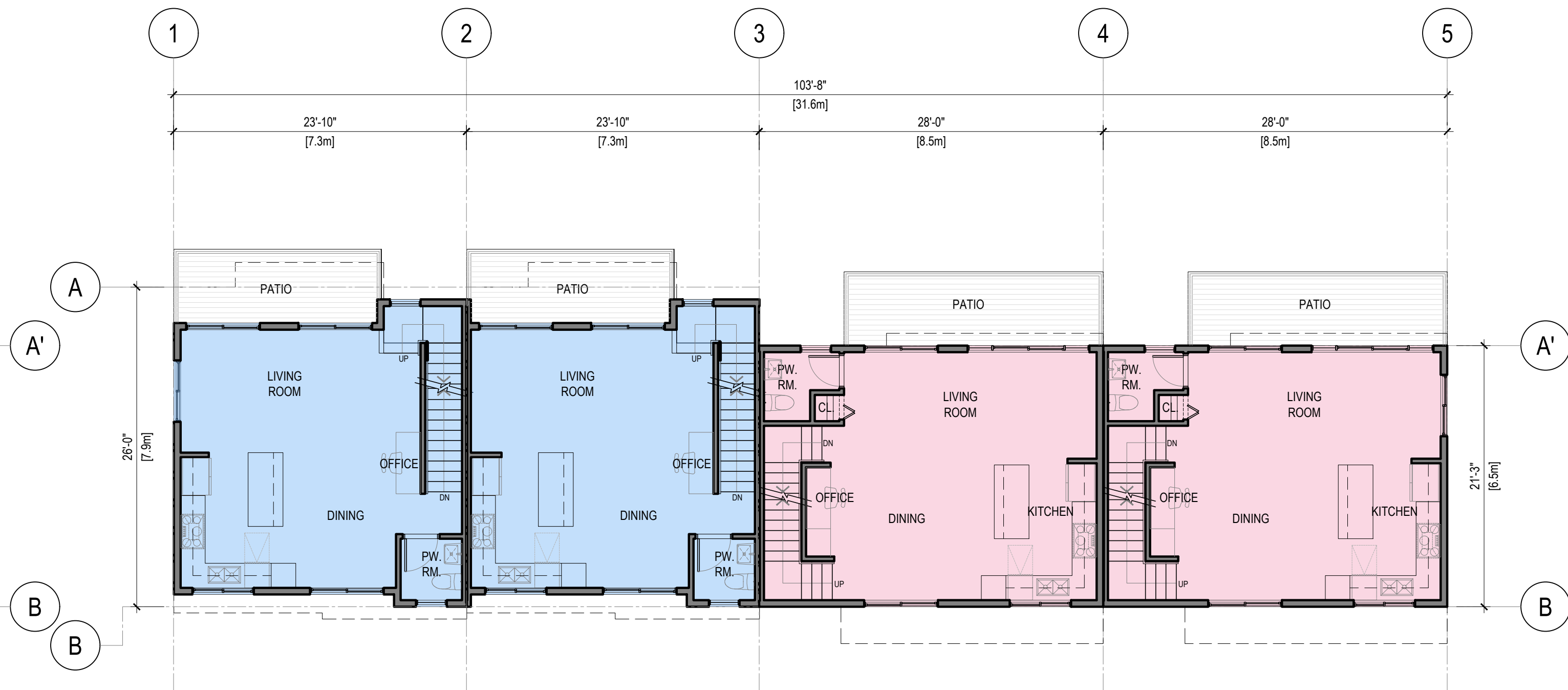
SHEET TITLE:

**BUILDING 9
FLOOR PLAN**

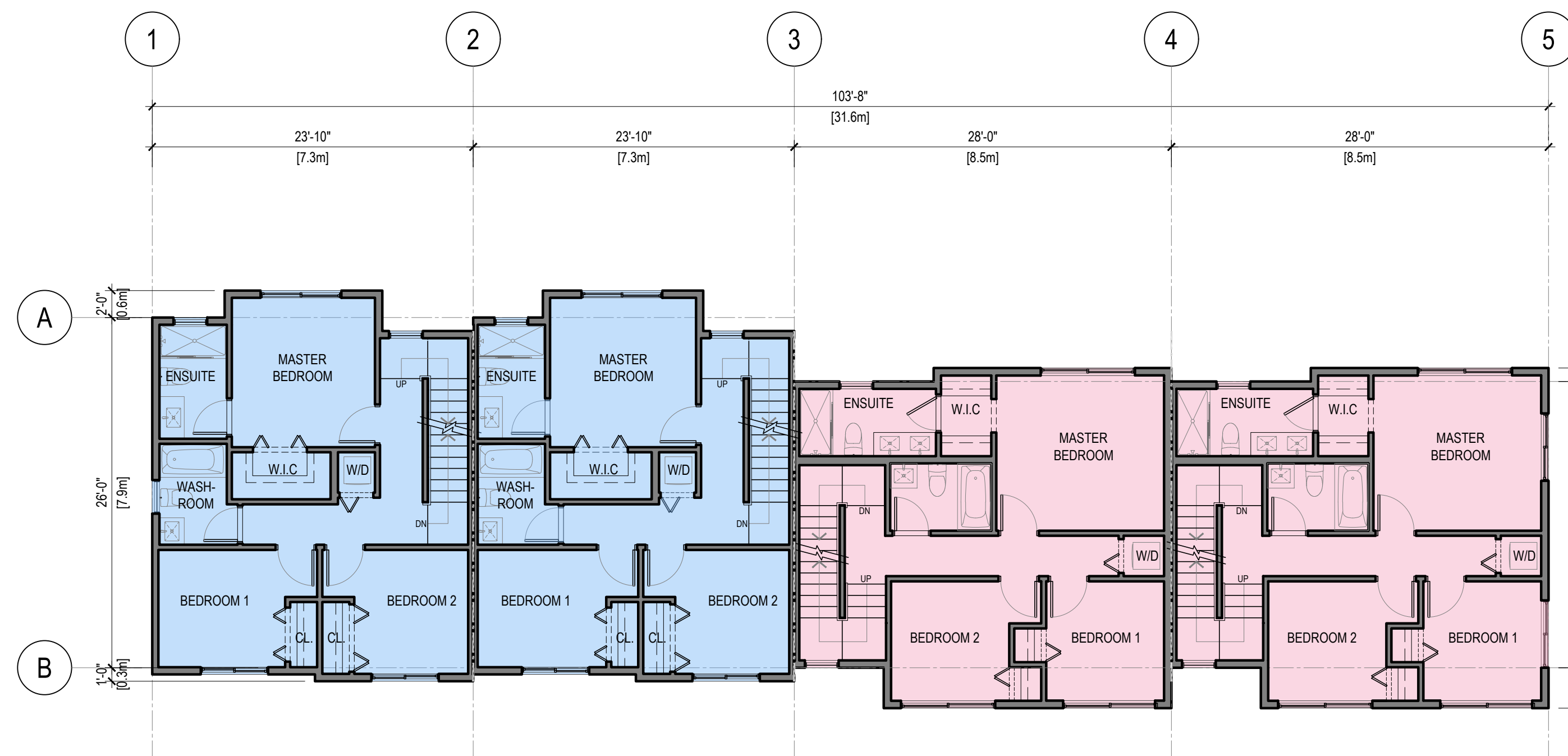
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.8	22-2020



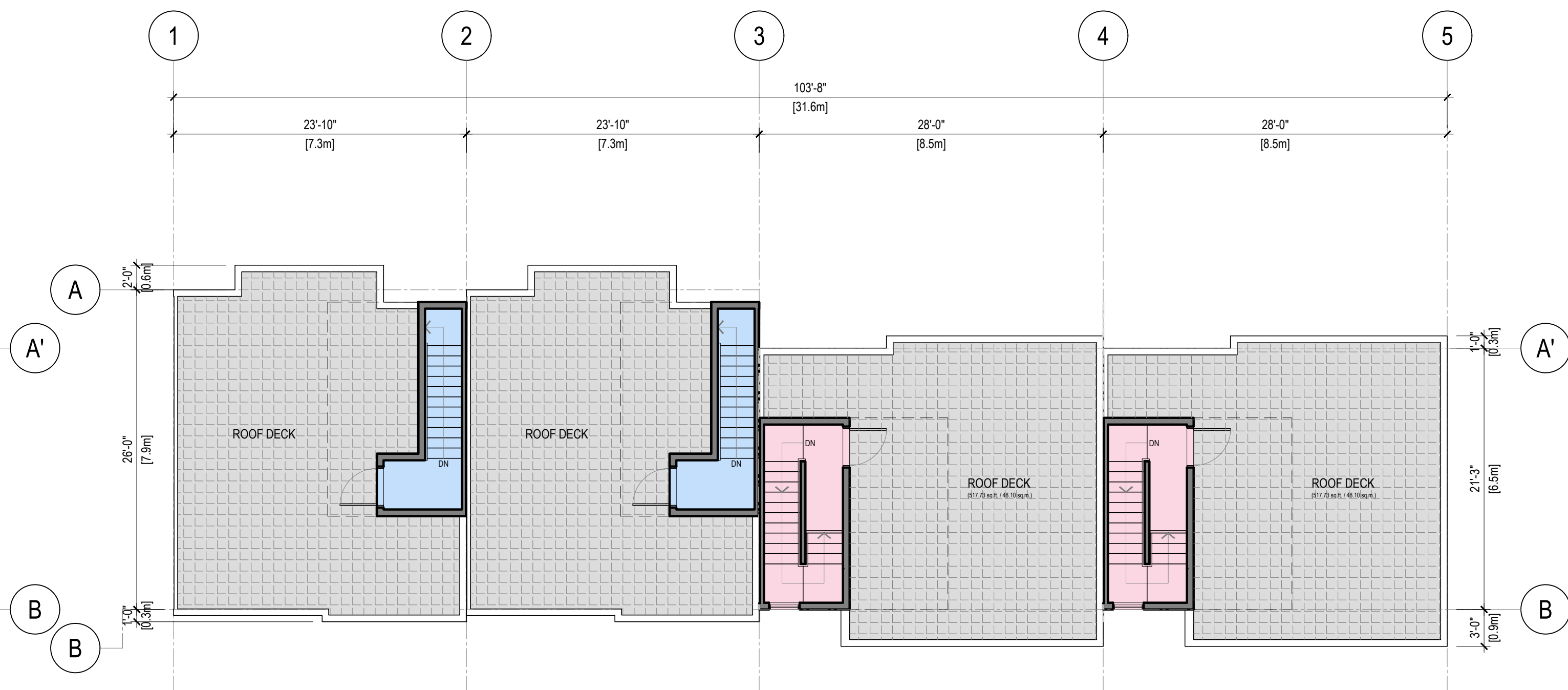
1 GROUND FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 10
A2.9 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JMHR

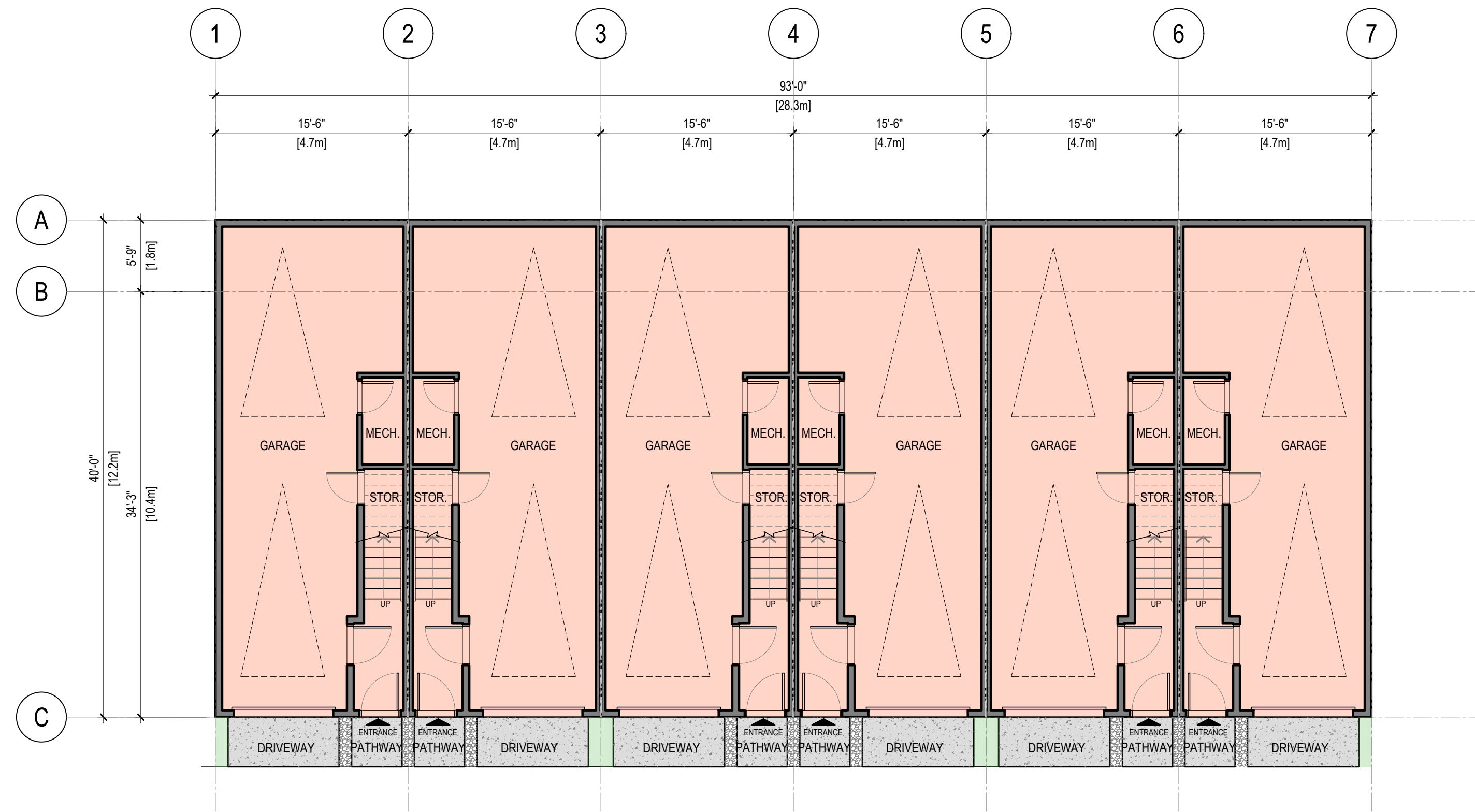
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PROJECT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
5926 SHOAL WAY
SECHELT, BC V3N 3A6

SHEET TITLE: **BUILDING 10 FLOOR PLAN**

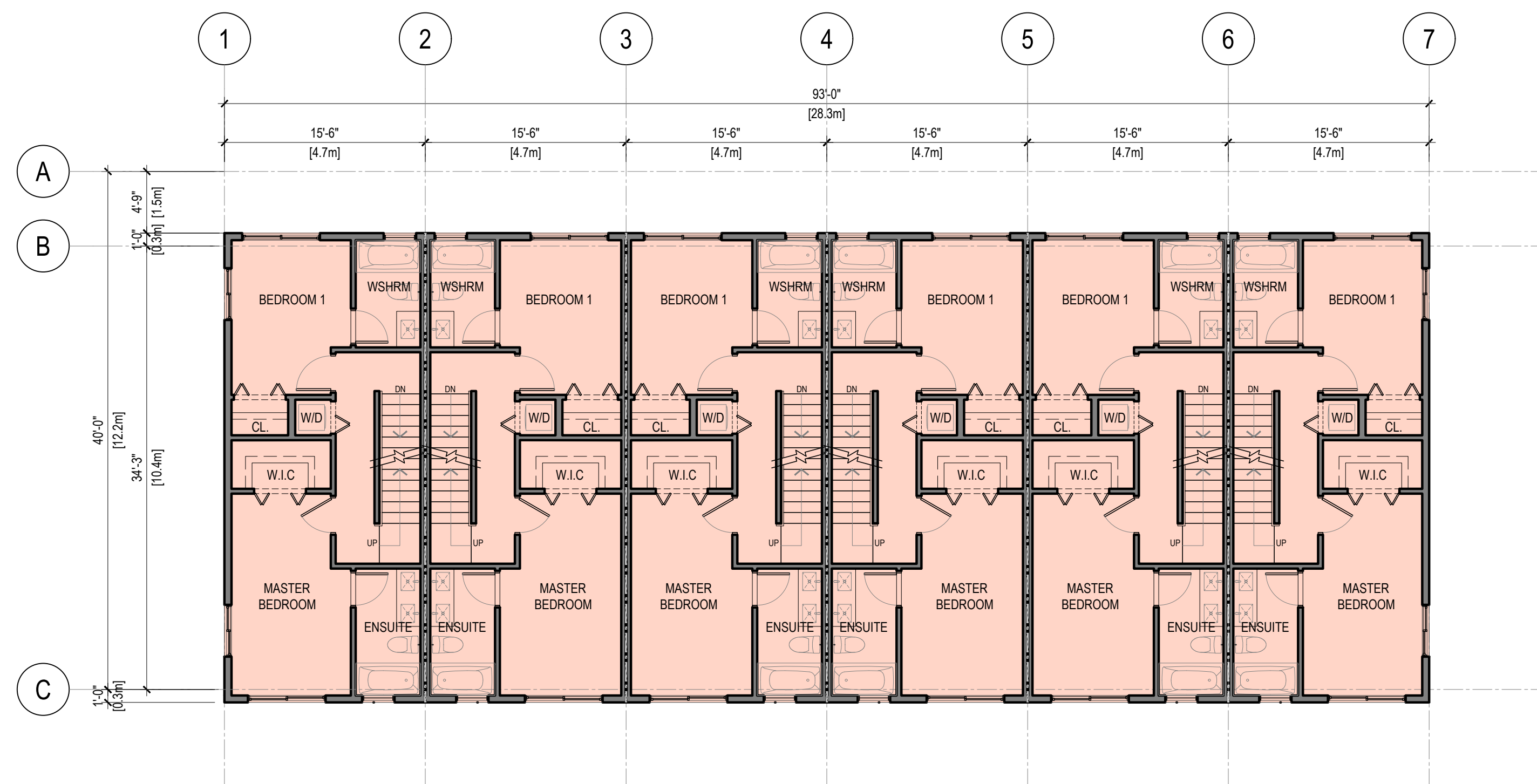
SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO. A2.9	PROJECT NO. 22-2020



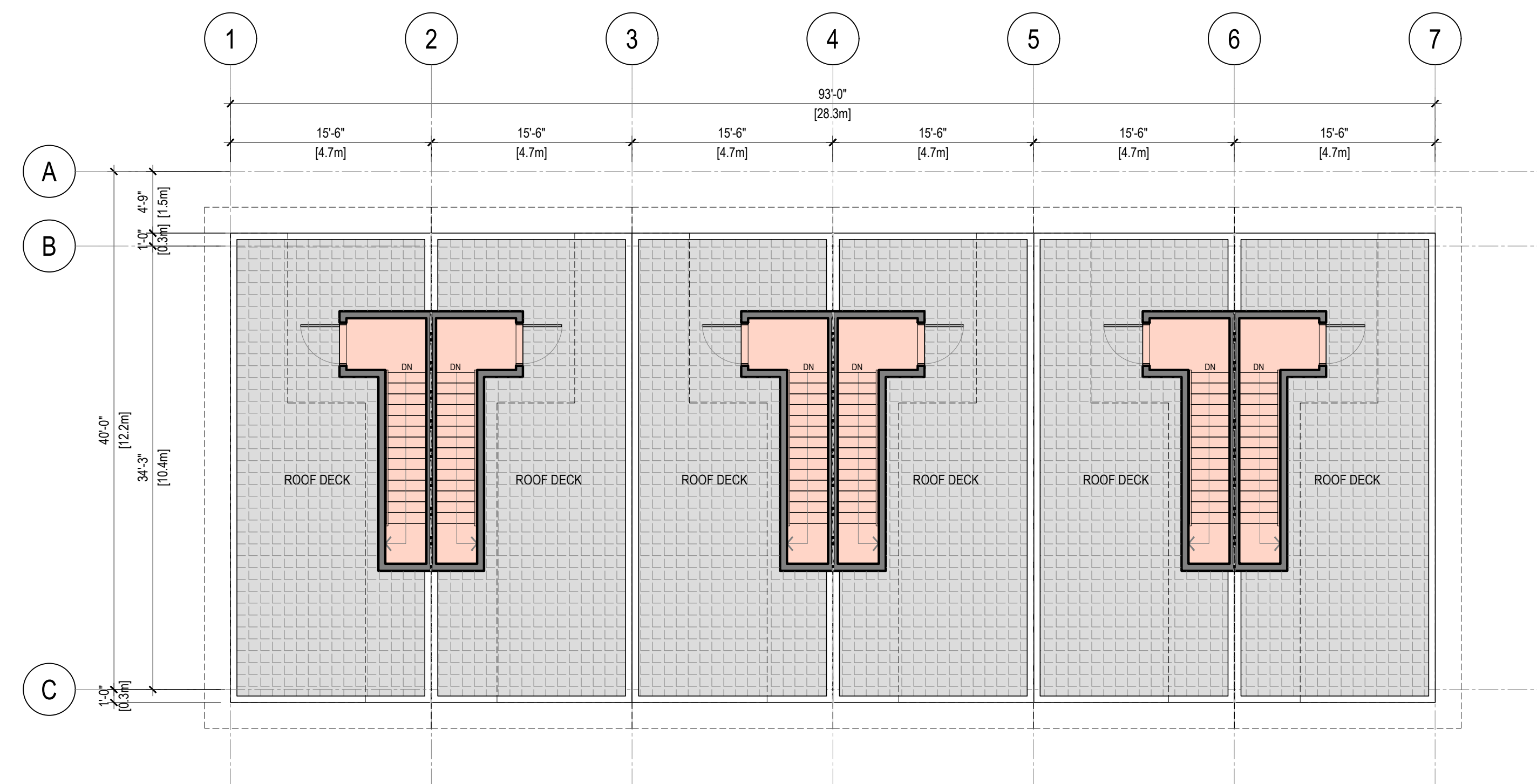
1 GROUND FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



3 UPPER FLOOR PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"



4 ROOF DECK PLAN - BUILDING 11 & 12
A2.10 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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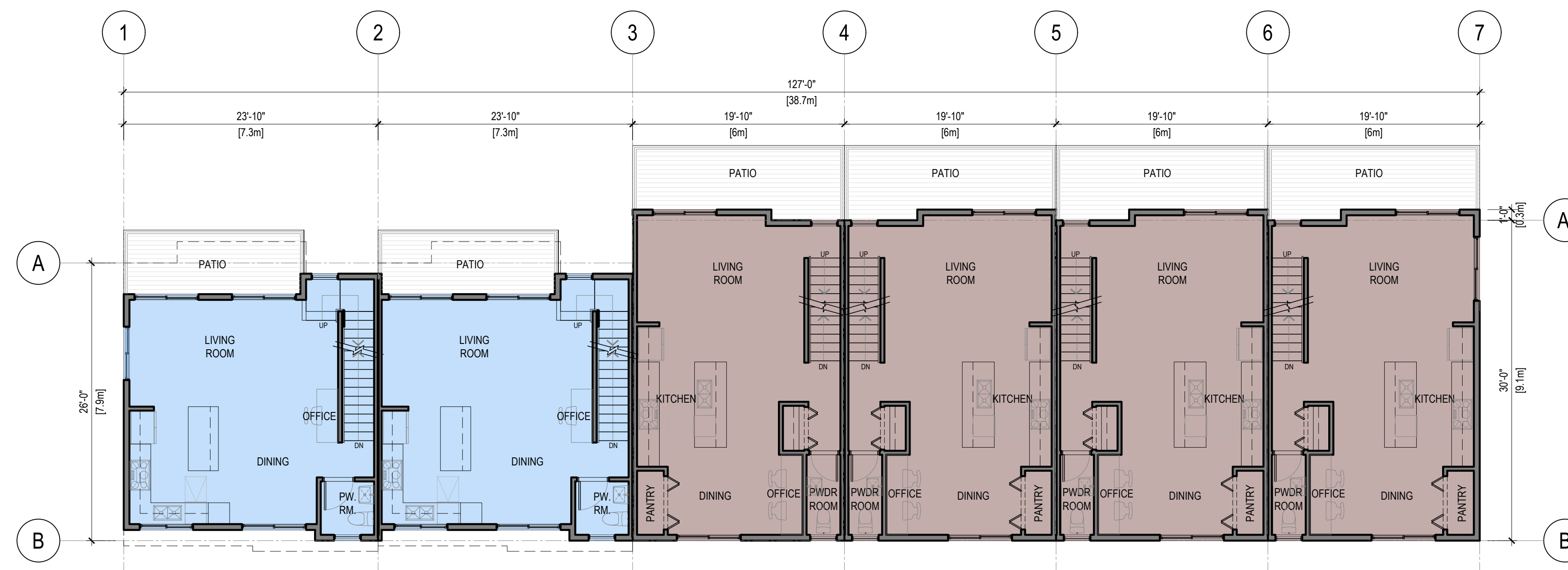
PROJECT: **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
5926 SHOAL WAY
SECHELT, BC V3N 3A6

**BUILDING
11 & 12
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.10	22-2020



1 GROUND FLOOR PLAN - BUILDING 13
A2.11 SCALE: 1/8" = 1'-0"



2 MAIN FLOOR PLAN - BUILDING 13
A2.11 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/R

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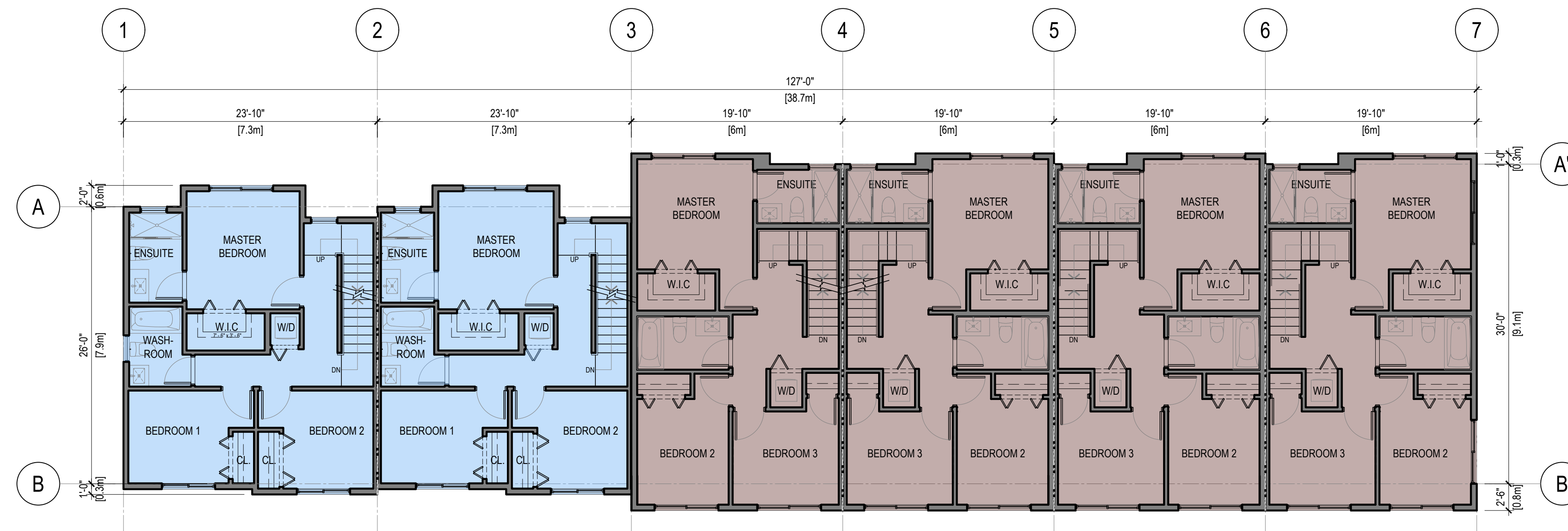
PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

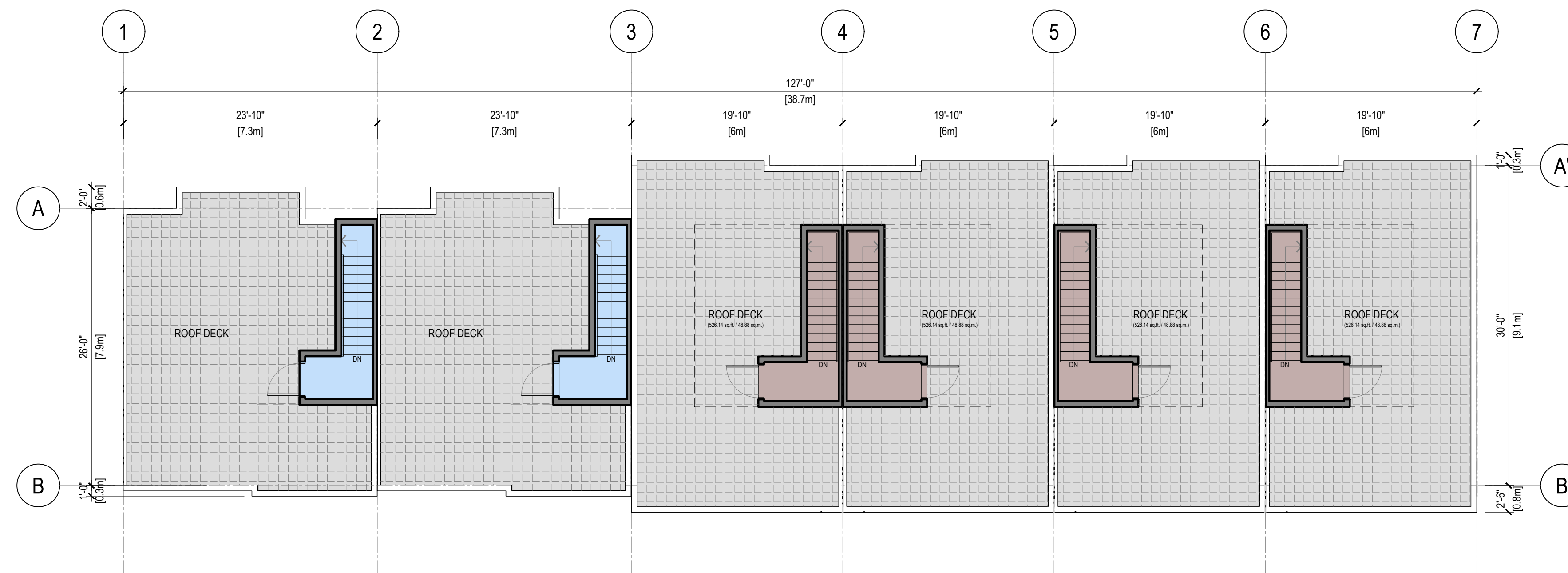
SHEET TITLE:

**BUILDING 13
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.11	22-2020



1 UPPER FLOOR PLAN - BUILDING 13
A2.12 SCALE: 1/8" = 1'-0"



2 ROOF DECK PLAN - BUILDING 13
A2.12 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV
0	MAY 17 24	ISSUED FOR REZONING APPLICATION	VD	JH/HR

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

**BUILDING 13
FLOOR PLAN**

SCALE	REVISION
1/8" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.12	22-2020



1 BUILDING ELEVATION - BUILDING 1
 A3.1 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 2 & 3
 A3.1 SCALE: 1/8" = 1'-0"

0	MAY.17.24 ISSUED FOR REZONING APPLICATION	VD	JH/R	
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5926 SHOAL WAY
 SECHELT, BC V0N 3A6

SHEET TITLE:

BUILDING ELEVATION

SCALE:	REVISION:
1/8" = 1'-0"	
DRAWING NO.:	PROJECT NO.:
A3.1	22-2020



1 BUILDING ELEVATION - BUILDING 4 & 5
A3.2 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 6
A3.2 SCALE: 1/8" = 1'-0"

0	MAY.17.24	ISSUED FOR REZONING APPLICATION	VD	JNHR
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE: 1/8" = 1'-0"	REVISION
DRAWING NO. A3.2	PROJECT NO. 22-2020



1 BUILDING ELEVATION - BUILDING 9 & 10
A3.3 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 7 & 8
A3.3 SCALE: 1/8" = 1'-0"

0 MAY 17 24 ISSUED FOR REZONING APPLICATION VD JNHR

REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE: 1/8" = 1'-0"	REVISION:
DRAWING NO. A3.3	PROJECT NO. 22-2020



1 BUILDING ELEVATION - BUILDING 11 & 12
A3.4 SCALE: 1/8" = 1'-0"



1 BUILDING ELEVATION - BUILDING 13
A3.4 SCALE: 1/8" = 1'-0"

0	MAY.17.24 ISSUED FOR REZONING APPLICATION	VD	JNHR	
REV	DATE	DESCRIPTION	DR	RV

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PROJECT:
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

5926 SHOAL WAY
SECHELT, BC V0N 3A6

SHEET TITLE:
**BUILDING
ELEVATION**

SCALE: 1/8" = 1'-0"	REVISION:
DRAWING NO. A3.4	PROJECT NO. 22-2020