



1 SITE PLAN
 1/16" = 1'-0"

| ZONING INFORMATION | |
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| PROPERTY INFORMATION | |
| ADDRESS: | |
| LEGAL DESCRIPTION: | LOT 69 SECTION 3 RANGE 4 COMIAKEN DISTRICT PLAN EPP99314 |
| GROSS SITE AREA: | 45,302.14 SF / 4,208.7 SM / 1.04 ACRES / 0.4209 HECTARES |
| BUILDING HEIGHT: | 10M TOWNHOUSES & 12M AMENITY |
| SETBACKS: | |
| NORTH: | 5M PER BYLAW / 3M PROPOSED (VARIANCE REQUESTED) |
| SOUTH: | 3M PER BYLAW / 3M PROPOSED |
| EAST: | 5M PER BYLAW / 5M PROPOSED |
| WEST: | 6M PER BYLAW / 3M PROPOSED (VARIANCE REQUESTED) |
| UNITS: | |
| TOTAL # OF UNITS: | 23 |
| EFFICIENCY: | 22.1 UPA / 54.6 UPHA |
| VISITOR PARKING: | |
| REQUIRED SPACES: | 23 UNITS X 0.15 = 3.45 SPACES |
| SPACES PROVIDED: | 6 SPACES |
| COMMERCIAL AREA: | |
| COMMERCIAL BUILDING: | 265.7 SM / 2,860 SF |
| REQUIRED PARKING: | 265.7 SM / 20 = 13.3 SPACES |
| SPACES PROVIDED: | 14 SPACES |
| UNIT AREA | |
| SIDE BY SIDE - 3 BEDROOM | |
| GROUND LEVEL | 530 SF GARAGE + 103 SF LIVABLE |
| SECOND FLOOR | 633 SF LIVABLE |
| THIRD FLOOR | 633 SF LIVABLE |
| | 1,900 SF GROSS 1,370 SF LIVABLE |

| REV | DATE | DESCRIPTION | DR | RV |
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PROJECT: **MULTI-FAMILY DEVELOPMENT**

KINGSVIEW & MAPLE BAY - LOT 69
 DUNCAN, BC

SHEET TITLE:

PROPOSED SITE PLAN

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| PLOT DATE: | 06/15/2023 | PROJECT NO: | 23074 |
| SCALE: | AS SHOWN | | |
| DRAWING NO.: | A1.0 | REVISION: | |