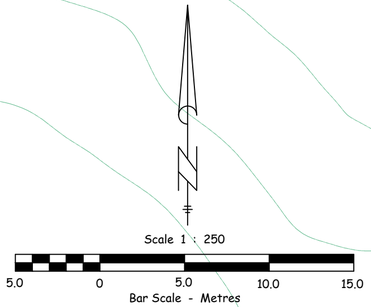


Project Detail Summary

Current Zone - R-3 / Proposed Zone - R-3MF

Site Area = 1526 m²

Density = 1526 m² / 230 m² = 6.63 Units (Max 6)

Proposed Site Coverage = 345.5 m² / 22.6% (Max. 45%)

Floor Space Ratio = 0.17 (Max 0.50)

Parking = 2/Unit + 15% = 14 (Required 14)

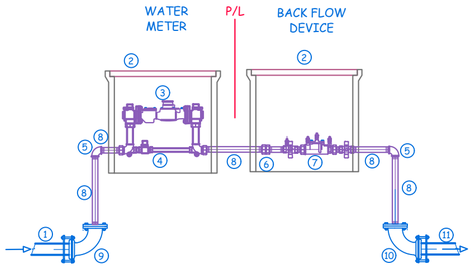
Landscape Area = 35.0% (Required 30%)

SETBACKS

- Front - 5.0m - Conforms To Bylaw
- Side - 1.5m - Proposed West 4.5m / East 3.8m
- Rear - 7.5m - Proposed 6.0m VARIANCE MAY BE REQUIRED

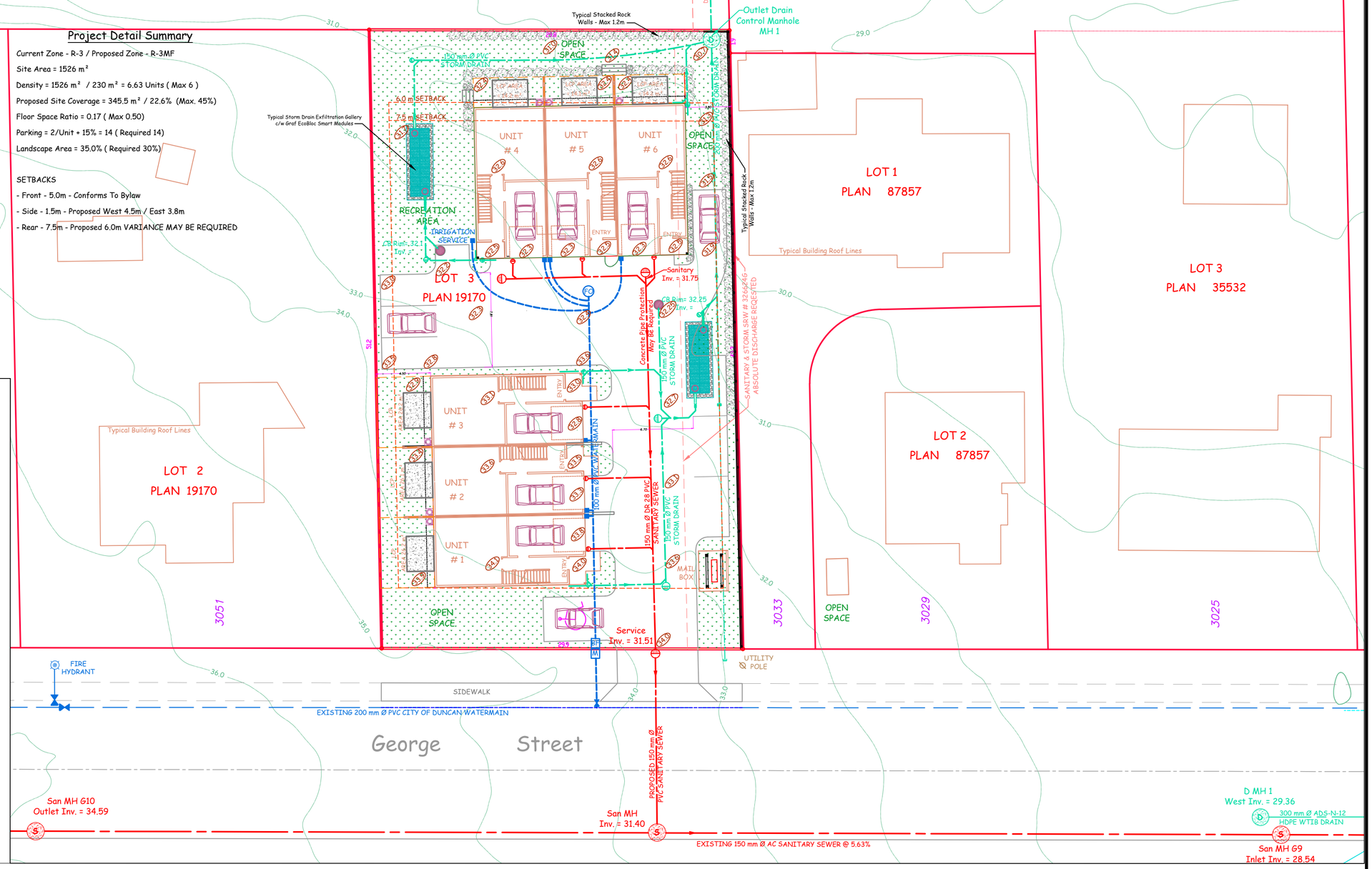
Water Meter & Backflow Device Details

NTS



WATER METER CHAMBER LIST OF MATERIALS

CONFIRM ALL FITTING DIMENSIONS PRIOR TO FABRICATION.
1) EXISTING 150 mm Ø WATER SERVICE.
2) ARMTEC # 666 OR # 5686 SERVICE BOX c/w EXTENSION, BASE, STEEL BOLT DOWN CHECKER PLATE LID, REMOTE READ, MARKED "WATER"
3) 50mm Ø OMNI T-2 WATER METER c/w STRAINER.
4) 50mm Ø CAMBRIDGE MODEL 6020 NL METER SETTER
5) 50 mm Ø BRONZE NIPPLES & 90° ELBOWS
6) 50mm Ø UNION
7) 50 mm Ø WATTS SERIES 007 DOUBLE CHECK VALVE BACKFLOW ASSEMBLY
8) 50 mm Ø BRONZE NIPPLES
9) 150 mm Ø F x H 90° ELBOW c/w 150 x 50 TAPPED BLIND FLANGE c/w RESTRAINER ALL WRAPPED IN DENSO TAPE.
10) 100 mm Ø F x H 90° ELBOW c/w 100 x 50 TAPPED BLIND FLANGE c/w RESTRAINER ALL WRAPPED IN DENSO TAPE.
11) 100 mm Ø C900 CL150 PVC DISTRIBUTION



SIX UNIT R-3 MF ZONE MULTI FAMILY PROPOSAL

Plan To Accompany Rezoning Application

George Street Mews

Lot 3, Section 20, Range 5, Quamichan District, Plan 19170

PID # 003-694-186

3039 George Street, Duncan B.C.

SUBJECT TO REZONING

R.E.B. Development Services
Design & Project Management
1342 Oakwood Place, Duncan B.C. V9L 5R3
Phone / Fax (250) 748-5235
e-mail < rebds@telus.net >

Client : BALBIR BENIPAL

Date: DECEMBER 1, 2022

Revised SEPTEMBER 23, 2024