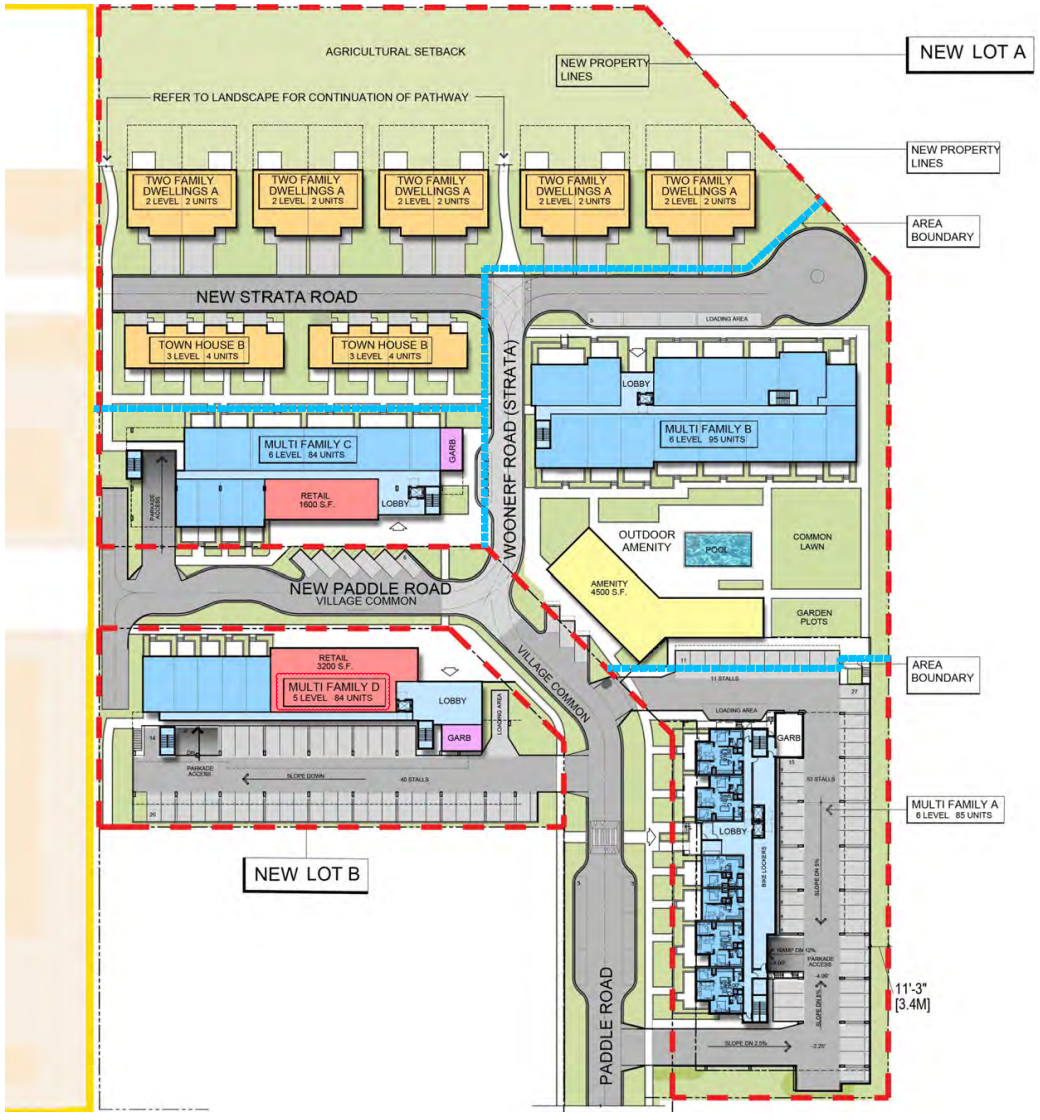
ATTACHMENT 2



BUILDING SUMMARY

		BUILDING	STOREYS	GROUND FLOOR AREA	COMMERCIAL AREA	**COMMERCIAL AREA %	UNIT BREAKDOWN		RENTAL UNIT % REQUIRED	RENTAL UNIT % PROVIDED	LOADING AREA REQUIRED	LOADING AREA PROVIDED
LOT A	AREA 1	A	6	8,206.7 S.F.	0.0 S.F.	0%	NON-RENTAL	66	10%	22%	***2 STALLS	1 STALL
							RENTAL	19				
							TOTAL	85				
	AREA 2	B	6	12,125.8 S.F.	0.0 S.F.	0%	NON-RENTAL	95	0%	0%	***2 STALLS	1 STALL
							RENTAL	0				
							TOTAL	95				
	AREA 3	C	6	9,382.1 S.F.	1,600.0 S.F.	17%	NON-RENTAL	84	0%	0%	***2 STALLS	1 STALL
							RENTAL	0				
							TOTAL	84				
	AREA 4	TOWNHOUSES		4,609.3 S.F.	0.0 S.F.	0%	NON-RENTAL	8	0%	0%		
							RENTAL	0				
							TOTAL	8				
		TWO FAMILY DWELLINGS		12,538.7 S.F.	0.0 S.F.	0%	NON-RENTAL	10	0%	0%		
							RENTAL	0				
							TOTAL	10				
	TOTAL			46,862.6 S.F.								
LOT B	AREA 5	D	5	8,778.0 S.F.	3,200.0 S.F.	36%	NON-RENTAL	66	10%	21%	***2 STALLS	1 STALL
							RENTAL	18				
							TOTAL	84				

**COMMERCIAL % BASED ON GROUND FLOOR AREA OF BUILDING. TOWNHOUSES AND TWO-FAMILY DWELLINGS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS.
***** TO BE VARIED AT DEVELOPMENT PERMIT STAGE

5TH FLOOR WITH 15 UNITS ADDED

NUMBER OF RENTAL UNITS INCREASED BY 2

APARTMENT MIX

UNIT TYPE	A	B	C	D	TOTAL	%
1 BED (INCLUDES 1+den)	42	47	57	50	196	56%
2 BED	38	42	27	34	141	41%
3 BED	5	6			11	3%
TOTAL	85	95	84	84	348	
RENTAL	19			18	37	

5TH FLOOR WITH 15 UNITS ADDED

TOWNHOUSES/TWO FAMILY DWELLINGS

BUILDING	STORY'S	UNIT TYPE	AREA	QUANTITY	TOTAL AREA	PARKING REQ.	PARKING PROV.
TFD A	2	3+DEN	1,655 S.F.	10	16,550 S.F.	15	20
TH B	3	3 BED	1,236 S.F.	8	9,888 S.F.	12	12

PARKING

SURFACE ON SITE	96 STALLS
STRUCTURE	420 STALLS
TWO FAMILY DWELLINGS	20 STALLS
TOTAL PROVIDED	536 STALLS
TOTAL REQUIRED	658 STALLS

PROJECT

WA ARCHITECTS

kerkhoff® DEVELOP • BUILD

PADDLE ROAD COMPREHENSIVE DEVELOPMENT

MUNICIPALITY OF NORTH COWICHAN

A.5 SITE PLAN

JUNE 7, 2022