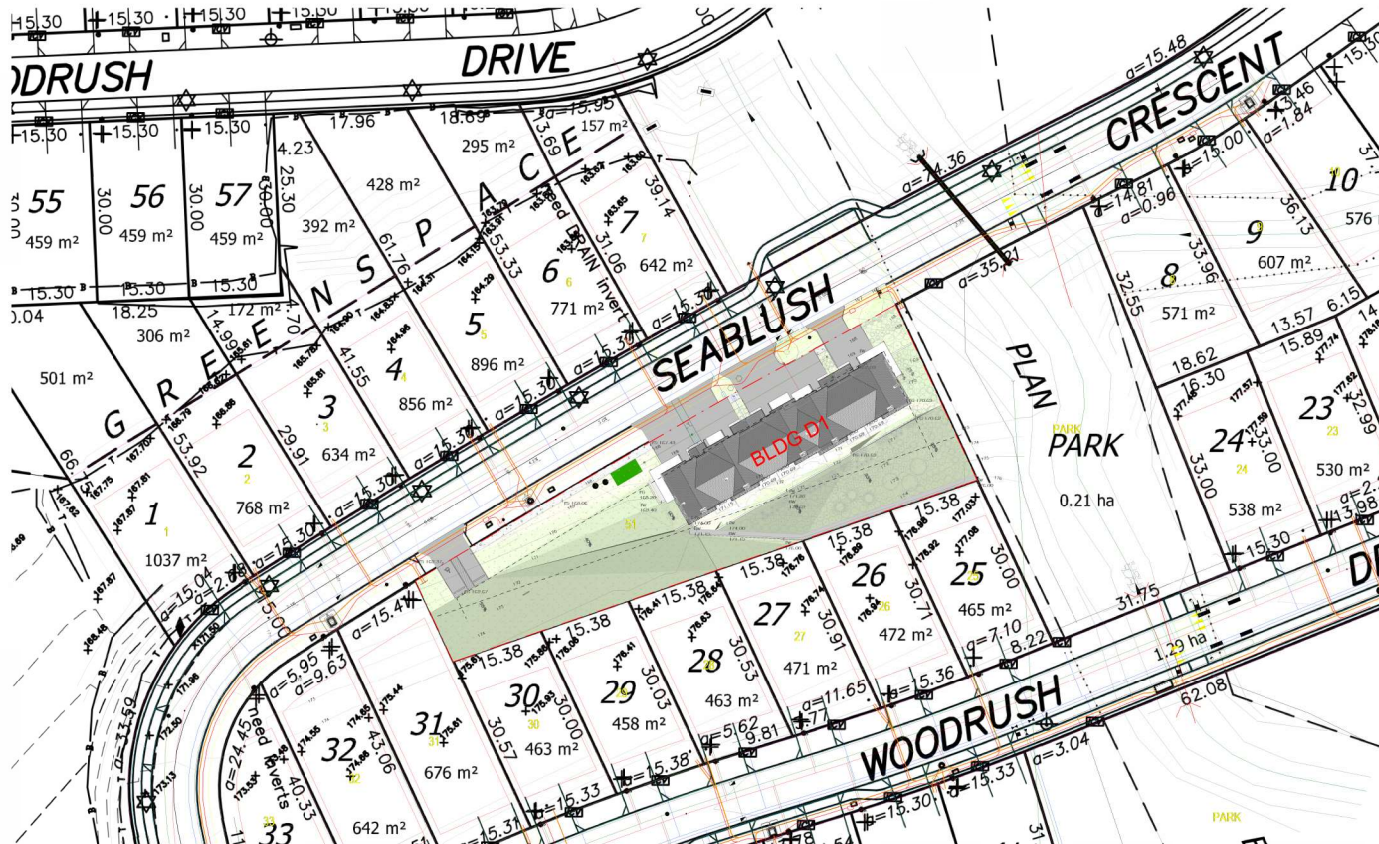


KINGSVIEW MAPLEBAY TOWNHOMES

ISSUED FOR DEVELOPMENT PERMIT - 14TH DECEMBER, 2023

LEGAL ADDRESS: SUBPLAN OF LOT 74 OF PART OF SECTION 3, RANGE 4, EXCEPT PARTS IN PLANS VIP84388, EPP94888, EPP9314, AND PART OF SECTION 2, RANGE 4, EXCEPT PART IN PLANS VIP55257, VIP78514 AND VIP84388; BOTH OF COMIAKEN DISTRICT.



BYLAW SUMMARY				
CD 18	BYLAW REF.	REQUIRED/ALLOWED	PROPOSED	CD 18 SHEET REF.
USE	80.18.1.C	TOWN HOUSE	TOWN HOUSE	
REGULATORY CONDITIONS				
MINIMUM LOT AREA	80.18.2.1	1,100 SM 0.11 HA	2,200.00 m ² 0.22 HA	A101
MAXIMUM LOT COVERAGE	80.18.2.2	40%	17.85 %	A104
MAXIMUM DENSITY	80.18.2.3	0.75	0.354	COVER PAGE
NUMBER OF UNITS PER HECTARE		22.00 UNITS/HA	22.00 UNITS/HA	
UNITS PERMITTED (NO. OF UNITS ALLOWED X SITE AREA IN...)		5.00 UNITS	5.00 UNITS	
MINIMUM SETBACKS	80.18.2.6			
FRONT YARD		6.00 m	5.00 m	A101
REAR YARD		8.00 m	8.00 m	
SIDE YARD		5.00 m	5.00 m	A101
MINIMUM LOT FRONTAGE	80.18.2.9	30M	92.22 M	A103
MAXIMUM BUILDING HEIGHT	80.18.2.9	12.00 m	8.94 m	A.D1.301
CAR PARKING SPACES				
FOR EACH TOWN HOUSE	BL3302, BL3307, BL3354	2	2	
VISITOR SPACE - 15% OF TOTAL NUMBER OF UNITS (15% X 5)	BL3457, BL3354	0.75	1	A101
DISABILITY	BL3457			
1-4 SPACES		0	1	A101
5-20 SPACES		1	N/A	
BIKE PARKING SPACES		N/A	N/A	

*5.0M FRONT SETBACK WE ARE REQUESTING A 1.0M VARIANCE AS PER THE REQUIREMENTS OF THE NEIGHBORING SINGLE-FAMILY ZONING.

PARCEL 51- GROSS AREA STATEMENT
NOTED ON SHEET A.D1.201 = 1015.28 m² INCLUDING UNHEATED GARAGE AREAS

PROJECT TEAM

CLIENT
VESTA PROPRIETED LTD.
9770 196A ST, SUITE 101A,
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LANDSCAPE
MACDONALD GRAY
CONSULTANTS
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GEOTECH
GEOPACIFIC CONSULTANTS
1779 WEST 75TH AVENUE,
VANCOUVER, B.C. V6P 6P2
TEL: 604-439-0922
CONT: MATT KOKAN

LANDSCAPE SHEET LIST

L1 LANDSCAPE ARCHITECTURE PLAN

ARCH SHEET LIST

A000 COVER PAGE
A100 SURVEY PLAN
A101 SITE PLAN AND SECTION
A102 3D VIEW
A103 AVERAGE GRADE + LOT COVERAGE
BLDG-D1
A.D1.201 LOWER AND MAIN FLOOR PLAN
A.D1.202 UPPER AND ROOF FLOOR PLAN
A.D1.301 BUILDING D1 ELEVATIONS
A.D1.302 BUILDING D1 ELEVATIONS
A.D1.401 BUILDING D1 SECTIONS
A.D1.402 BUILDING D1 SECTIONS

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OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
2	ISSUED FOR DP RE-APPLICATION	23/12/24
1	ISSUED FOR DP APPLICATION	23/04/23
1	ISSUE	YMD



CONSULTANT:



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104 - 3212 Jacklin Road Victoria, V8B 6J5
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PROJECT NAME:
KINGSVIEW MAPLEBAY TOWNHOMES

PROJECT ADDRESS:
LOT 51

DRAWING TITLE:
COVER PAGE

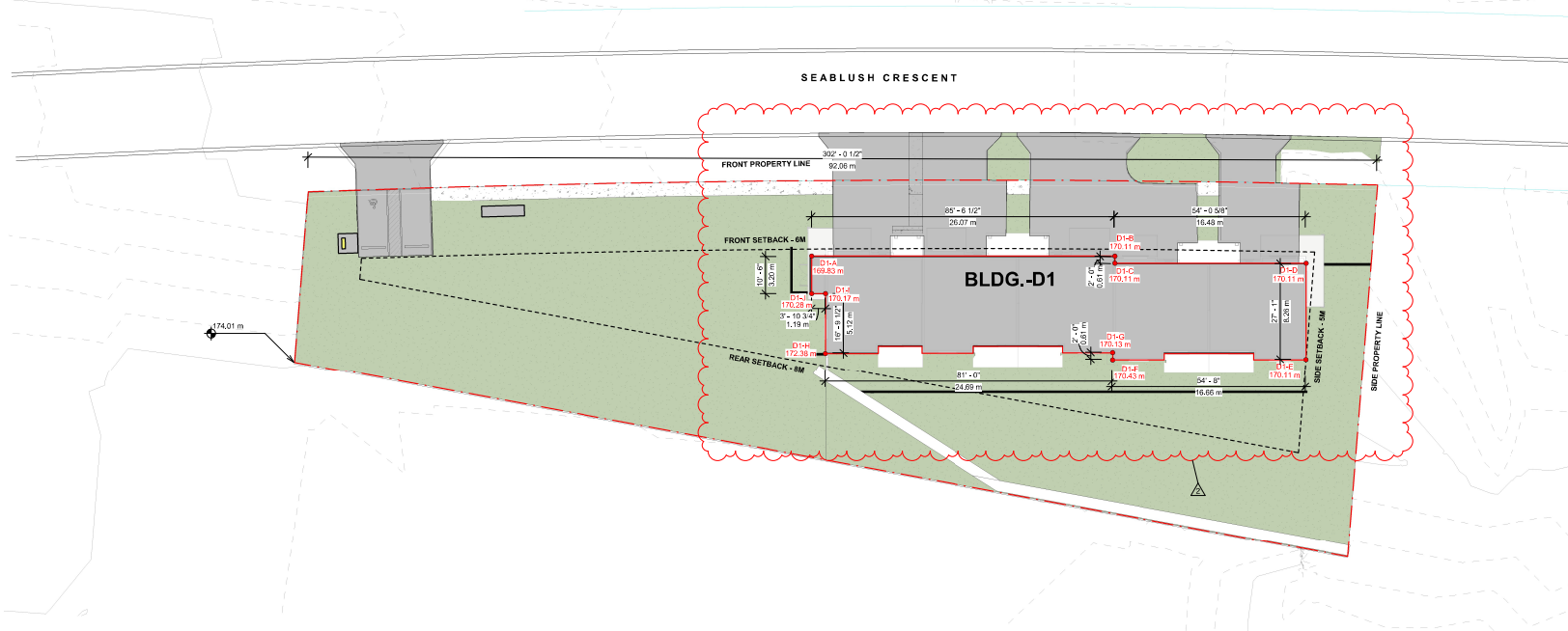
PROJECT NO: 2206 DRAWN BY: KC
SCALE: As indicated REVIEW BY: DW

DWG NO: A000

"lot coverage" means the total of the horizontal area of the lot within the vertical projection of the outermost walls of all the buildings and structures, and the horizontal area of the lot covered by decks which are 150mm (.5'), or greater, above grade, expressed as a percentage of the lot area;

BUILDING	AREA IN SF
D1	392.11 M ²
TOTAL BUILDING AREA	392.80 M ²
TOTAL SITE AREA	2,200.30 M ²
LOT COVERAGE	17.85%

PARCEL 51:
0.22 HA = 5 UNITS



1 GRADING PLAN

SCALE: 1/16" = 1'-0"

GRADE POINT	EXISTING NATURAL GRADE	DISTANCE TO NEXT POINT	CALCULATION
A	169.83 M	26.07 M	A-B ((169.83 M + 170.11 M) ÷ 2) x 26.07 M = 4,431.12 M ²
B	170.11 M	0.81 M	B-C ((170.11 M + 170.11 M) ÷ 2) x 0.81 M = 105.77 M ²
C	170.11 M	16.48 M	C-D ((170.11 M + 170.11 M) ÷ 2) x 16.48 M = 2,803.51 M ²
D	170.11 M	7.71 M	D-E ((170.11 M + 170.11 M) ÷ 2) x 7.71 M = 1,311.55 M ²
E	170.11 M	16.66 M	E-F ((170.11 M + 170.43 M) ÷ 2) x 16.66 M = 2,836.70 M ²
F	170.43 M	0.61 M	F-G ((170.43 M + 170.13 M) ÷ 2) x 0.61 M = 103.87 M ²
G	170.13 M	24.69 M	G-H ((170.13 M + 172.38 M) ÷ 2) x 24.69 M = 4,228.29 M ²
H	172.38 M	4.51 M	H-I ((172.38 M + 170.17 M) ÷ 2) x 4.51 M = 772.45 M ²
I	170.17 M	1.19 M	I-J ((170.17 M + 170.28 M) ÷ 2) x 1.19 M = 202.57 M ²
J	170.28 M	3.20 M	J-A ((170.28 M + 169.83 M) ÷ 2) x 3.20 M = 544.38 M ²
TOTAL DISTANCE = 101.73 M			CALCULATION SUBTOTAL = 17,337.89 M ²
AVERAGE GRADE - D1			17,337.89 M ² / 101.73 M = 170.43 M

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OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	ISSUED FOR DP RE-APPLICATION	201814
1	ISSUED FOR DP APPLICATION	201817
NO.	ISSUE	Y/M/D

SEAL:



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PROJECT NAME:

**KINGSVIEW MAPLEBAY
TOWNHOMES**

PROJECT ADDRESS:

LOT 51

DRAWING TITLE:

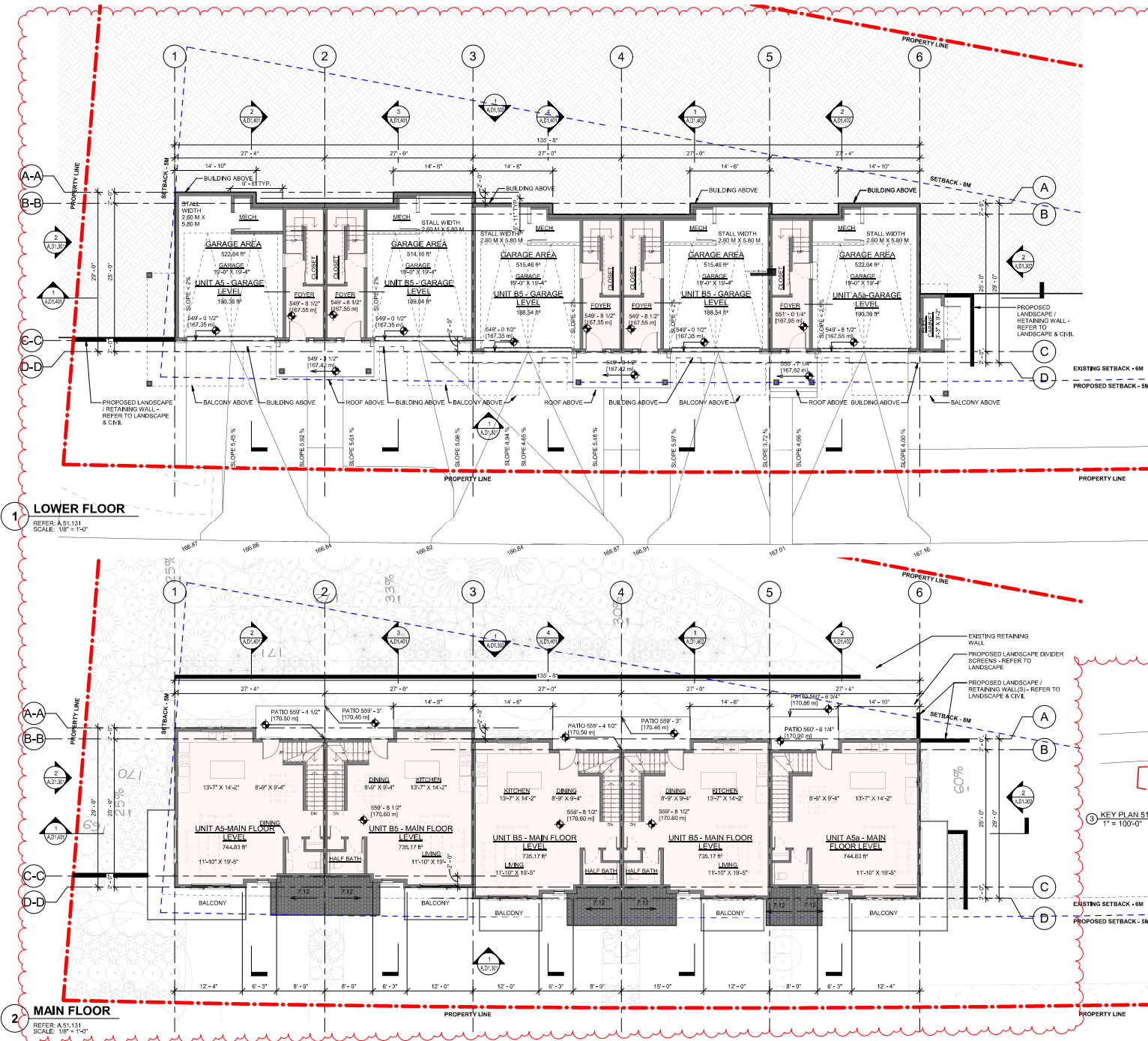
**AVERAGE GRADE + LOT
COVERAGE**

PROJECT NO. 22006 DRAWN BY: KC

SCALE: 1/16" = 1'-0" REVIEW BY: DW

DWG NO:

A103



UNIT TYPES FOR BUILDING D1	
5101	GARAGE AREA
	UNHEATED SPACE 48.55 m ²
	UNIT A5a - MAIN FLOOR LEVEL
	MAIN 69.2 m ²
	UNIT A5a-GARAGE LEVEL
	FOYER 17.69 m ²
	UNIT A5a-UPPER FLOOR LEVEL
	UPPER 69.2 m ²
	204.63 m ²
5102	GARAGE AREA
	UNHEATED SPACE 47.89 m ²
	UNIT B5 - GARAGE LEVEL
	FOYER 17.52 m ²
	UNIT B5 - MAIN FLOOR LEVEL
	MAIN 68.3 m ²
	UNIT B5 - UPPER FLOOR LEVEL
	UPPER 68.3 m ²
	202 m ²
5103	GARAGE AREA
	UNHEATED SPACE 47.89 m ²
	UNIT B5 - GARAGE LEVEL
	FOYER 17.52 m ²
	UNIT B5 - MAIN FLOOR LEVEL
	MAIN 68.3 m ²
	UNIT B5-UPPER FLOOR LEVEL
	UPPER 68.3 m ²
	202 m ²
5104	GARAGE AREA
	UNHEATED SPACE 41.71 m ²
	UNIT B5 - GARAGE LEVEL
	FOYER 17.64 m ²
	UNIT B5 - MAIN FLOOR LEVEL
	MAIN 68.3 m ²
	UNIT B5 - UPPER FLOOR LEVEL
	UPPER 68.3 m ²
	202 m ²
5105	GARAGE AREA
	UNHEATED SPACE 48.55 m ²
	UNIT A5 - GARAGE LEVEL
	FOYER 17.69 m ²
	UNIT A5 - UPPER FLOOR LEVEL
	UPPER 69.2 m ²
	UNIT A5-MAIN FLOOR LEVEL
	MAIN 69.2 m ²
	204.63 m ²
	TOTAL BUILDING AREA 1,015.28 m ²

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OWNER/CLIENT:



GENERAL NOTES:

2	ISSUED FOR DP RE-APPLICATION	201814
1	ISSUED FOR DP APPLICATION	201847
NO.	ISSUE	Y/M/D



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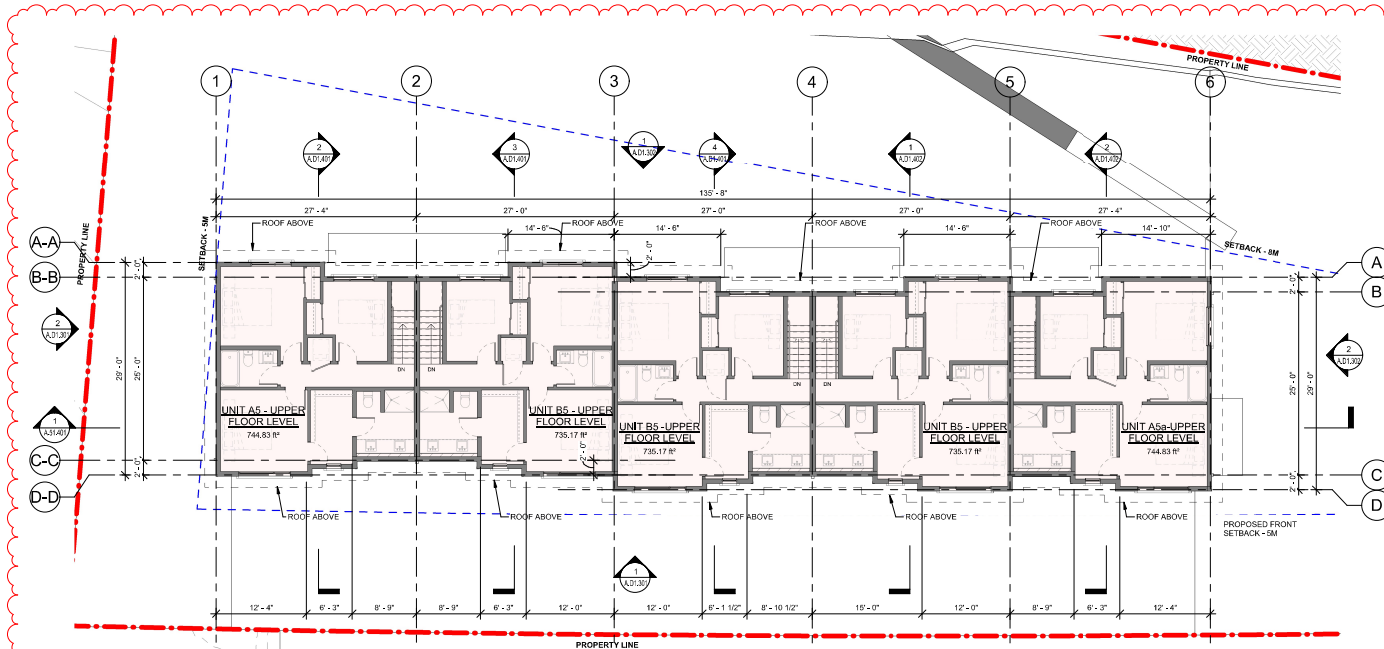
PROJECT NAME:
KINGSVIEW MAPLE BAY TOWNHOMES - LOT 51

PROJECT ADDRESS:
LOT 51

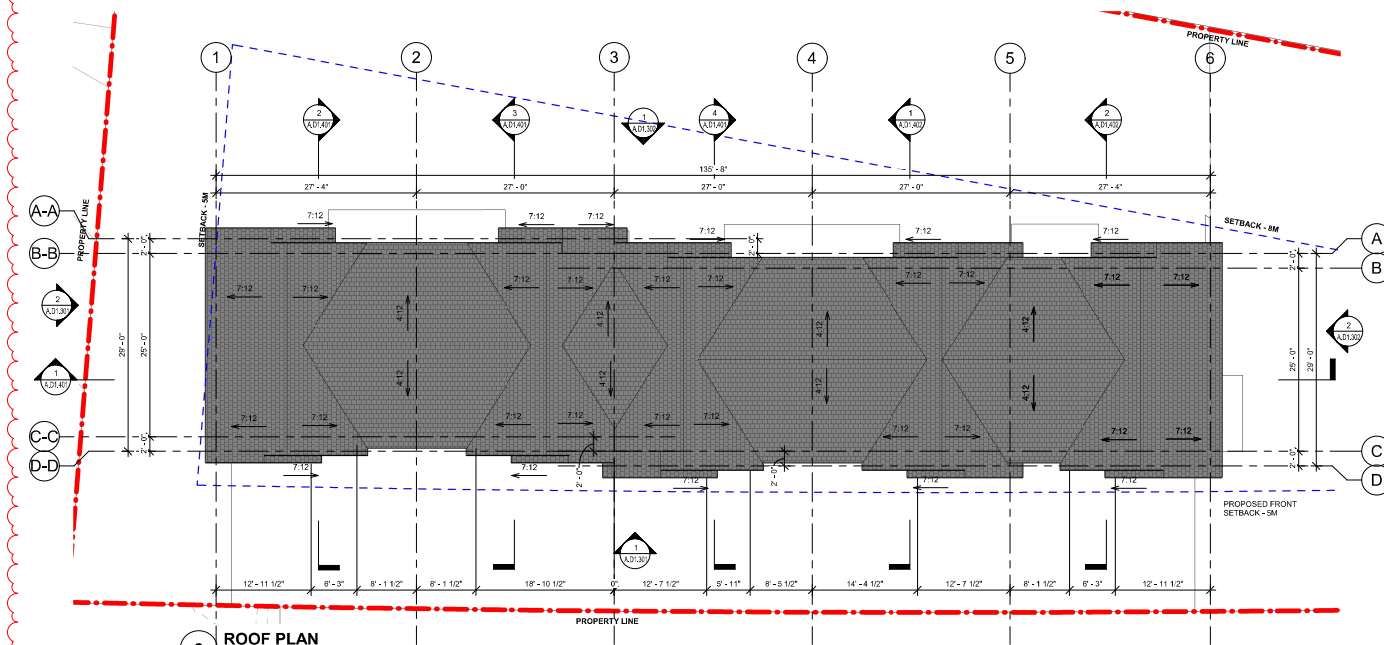
DRAWING TITLE:
LOWER AND MAIN FLOOR PLAN

PROJECT NO: 22006 DRAWN BY: SS
 SCALE: As Indicated REVIEW BY: DIM/PS
 DWG NO: A.D1.201

3 KEY PLAN 51-D1
 1" = 100'-0"



1 UPPER FLOOR
REFER: A.51.131
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
REFER: A.51.131
SCALE: 1/8" = 1'-0"

UNIT TYPES FOR BUILDING D1

5101	GARAGE AREA	
	UNHEATED SPACE	48.55 m ²
	UNIT A5a - MAIN FLOOR LEVEL	
	MAIN	69.2 m ²
	FOYER	17.69 m ²
	UNIT A5a-UPPER FLOOR LEVEL	
	UPPER	69.2 m ²
		204.63 m ²

5102	GARAGE AREA	
	UNHEATED SPACE	47.89 m ²
	UNIT B5 - GARAGE LEVEL	
	FOYER	17.52 m ²
	UNIT B5 - MAIN FLOOR LEVEL	
	MAIN	68.3 m ²
	UNIT B5 - UPPER FLOOR LEVEL	
	UPPER	68.3 m ²
		202 m ²

5103	GARAGE AREA	
	UNHEATED SPACE	47.89 m ²
	UNIT B5 - GARAGE LEVEL	
	FOYER	17.52 m ²
	UNIT B5 - MAIN FLOOR LEVEL	
	MAIN	68.3 m ²
	UNIT B5-UPPER FLOOR LEVEL	
	UPPER	68.3 m ²
		202 m ²

5104	GARAGE AREA	
	UNHEATED SPACE	47.77 m ²
	UNIT B5 - GARAGE LEVEL	
	FOYER	17.64 m ²
	UNIT B5 - MAIN FLOOR LEVEL	
	MAIN	68.3 m ²
	UNIT B5 - UPPER FLOOR LEVEL	
	UPPER	68.3 m ²
		202 m ²

5105	GARAGE AREA	
	UNHEATED SPACE	48.55 m ²
	UNIT A5 - GARAGE LEVEL	
	FOYER	17.69 m ²
	UNIT A5 - UPPER FLOOR LEVEL	
	UPPER	69.2 m ²
	UNIT A5-MAIN FLOOR LEVEL	
	MAIN	69.2 m ²
		204.63 m ²
	TOTAL BUILDING AREA	1,015.28 m ²

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OWNER/CLIENT:

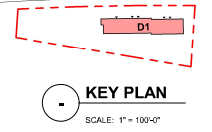


GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	ISSUED FOR DP RE-APPLICATION	23/12/14
1	ISSUED FOR DP APPLICATION	23/04/17



CONSULTANT:

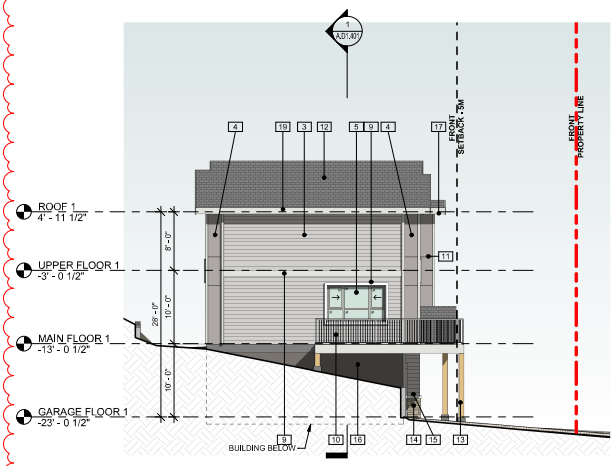


PROJECT NAME:
KINGSVIEW MAPLE BAY TOWNHOMES - LOT 51

PROJECT ADDRESS:
LOT 51

DRAWING TITLE:
UPPER AND ROOF FLOOR PLAN

PROJECT NO.: 22006 DRAWN BY: SSSHS
SCALE: As indicated REVIEW BY: DIMPS
DWG NO.: A.D1.202



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OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	ISSUED FOR DP RE-APPLICATION	22/12/14
1	ISSUED FOR DP APPLICATION	22/04/17
NO.	ISSUE	Y/M/D



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PROJECT NAME:
KINGSVIEW MAPLE BAY TOWNHOMES - LOT 51

PROJECT ADDRESS:
LOT 51

DRAWING TITLE:
BUILDING D1 ELEVATIONS

PROJECT NO.: 22006 DRAWN BY: SS
SCALE: 1/8" = 1'-0" REVIEW BY: DMPS

DWG NO.: **A.D1.301**

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OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	ISSUED FOR DP RE-APPLICATION	22/12/14
1	ISSUED FOR DP APPLICATION	22/04/17
0	ISSUE	Y/M/D



CONSULTANT:



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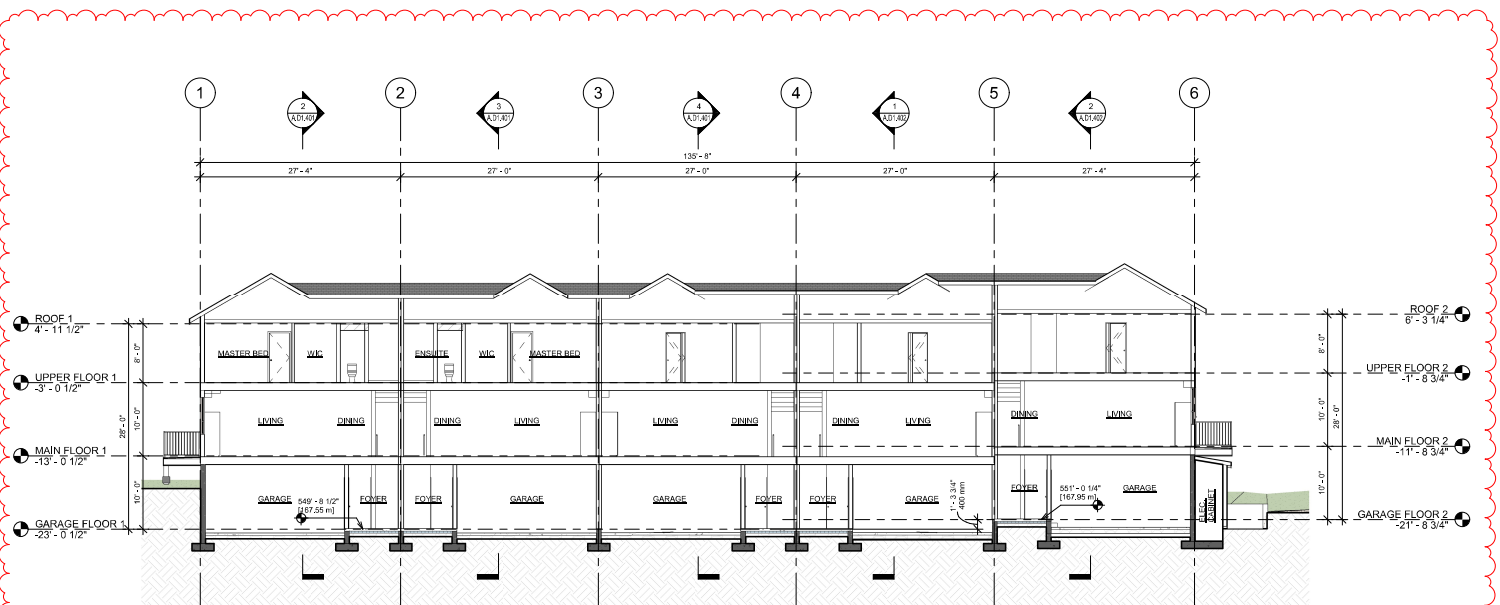
PROJECT NAME:
KINGSVIEW MAPLE BAY TOWNHOMES - LOT 51

PROJECT ADDRESS:
LOT 51

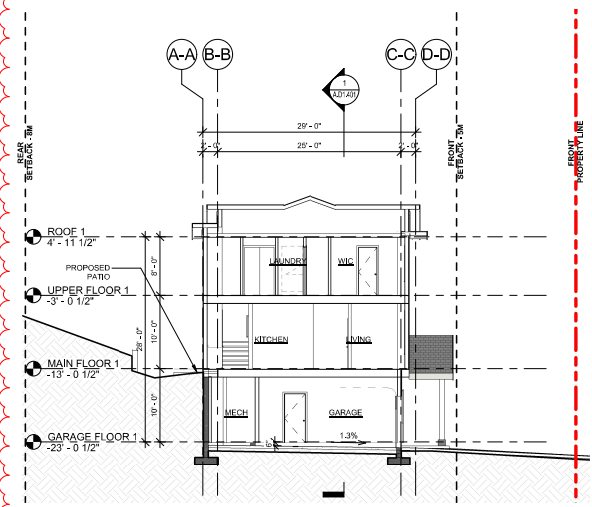
DRAWING TITLE:
BUILDING D1 SECTIONS

PROJECT NO.: 22006 DRAWN BY: SS
 SCALE: 1/8" = 1'-0" REVIEW BY: DM/PS

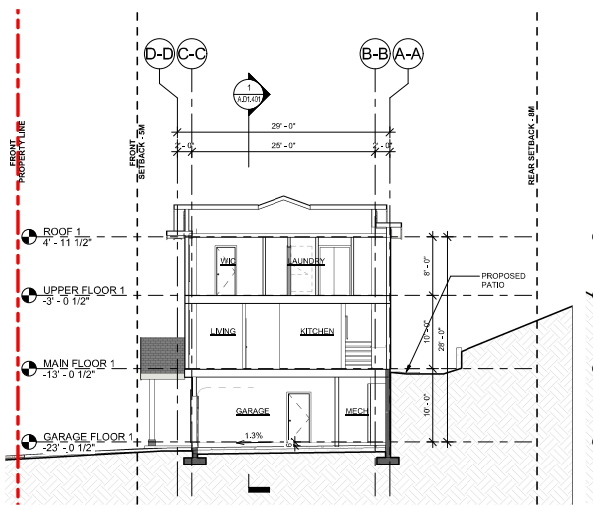
DWG NO.: A.D1.401



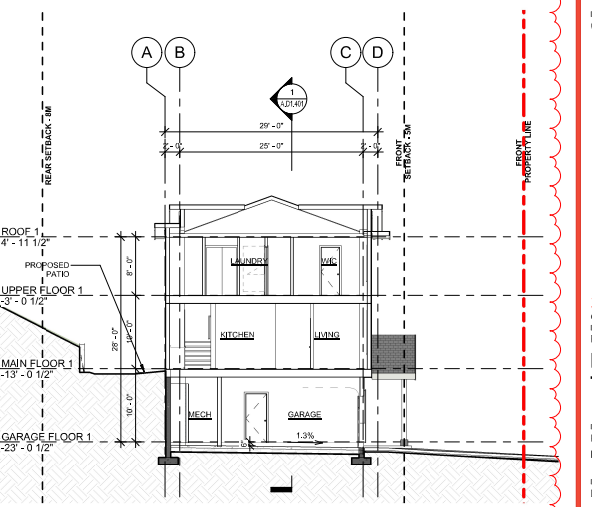
1 SECTION 1-1
 REFER: A.D1.201
 SCALE: 1/8" = 1'-0"



2 SECTION 2-2 UNIT 5105
 REFER: A.D1.201
 SCALE: 1/8" = 1'-0"



3 SECTION 3-3 UNIT 5104
 REFER: A.D1.201
 SCALE: 1/8" = 1'-0"



4 SECTION 4-4 UNIT 5103
 REFER: A.D1.201
 SCALE: 1/8" = 1'-0"

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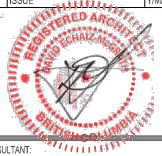
OWNER/CLIENT:

VESTA

GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	ISSUED FOR DP RE-APPLICATION	22/12/14
1	ISSUED FOR DP APPLICATION	22/04/17
0	ISSUE	Y/M/D

SEAL:



CONSULTANT:

IWA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V8B 6J5
604.685.8272 | office@iwa-arch.com | www.iwa.ca

PROJECT NAME:

**KINGSVIEW MAPLE BAY
TOWNHOMES - LOT 51**

PROJECT ADDRESS:

LOT 51

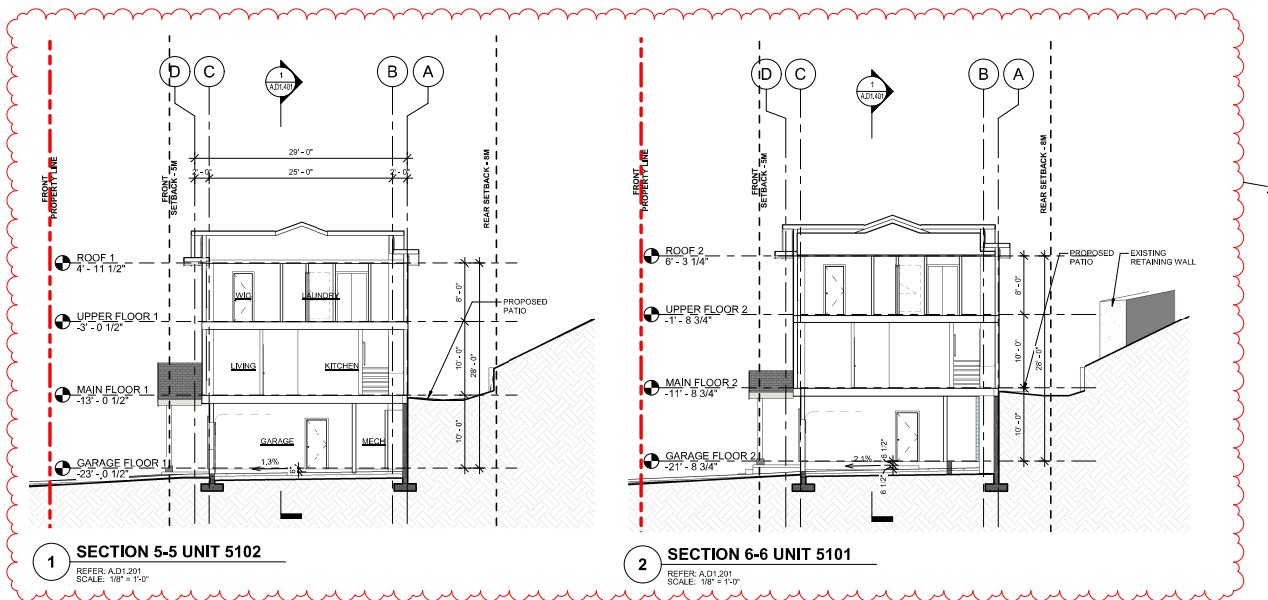
DRAWING TITLE:

BUILDING D1 SECTIONS

PROJECT NO: **2206** DRAWN BY: **UN**
SCALE: **1/8" = 1'-0"** REVIEW BY: **UN**

DWG NO:

A.D1.402



1 SECTION 5-5 UNIT 5102

REFER: A.D1.201
SCALE: 1/8" = 1'-0"

2 SECTION 6-6 UNIT 5101

REFER: A.D1.201
SCALE: 1/8" = 1'-0"