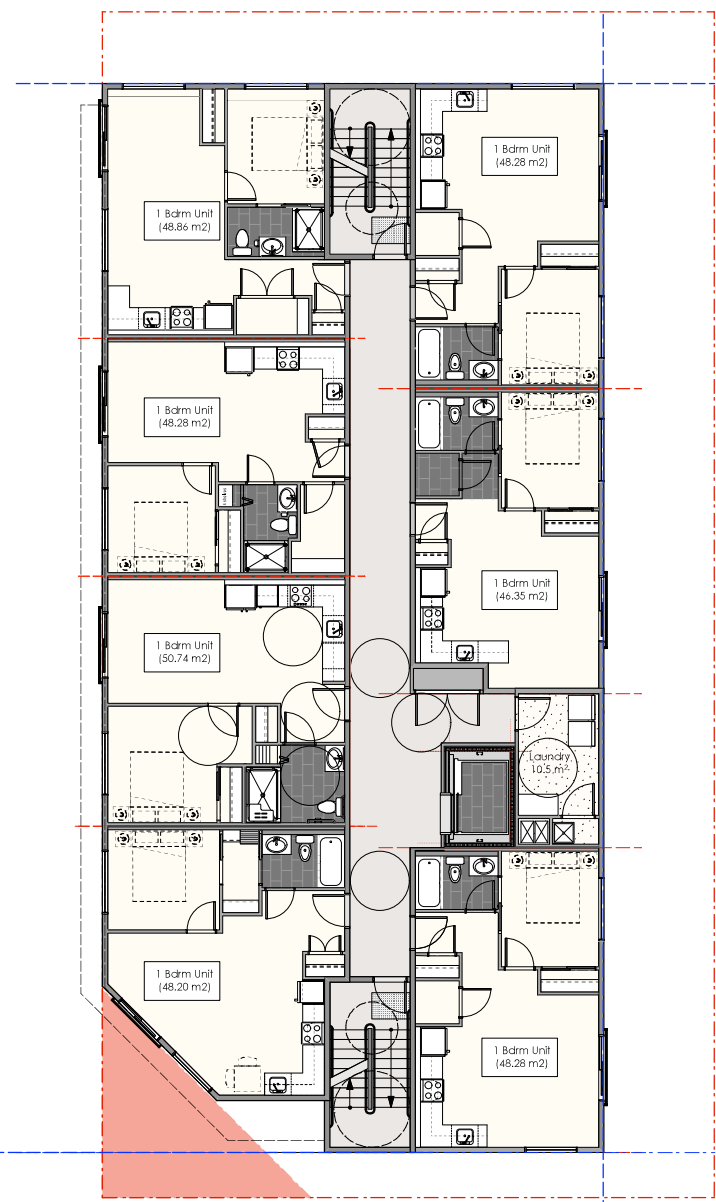


**MAIN FLOOR PLAN**  
SCALE 1:100



**2ND, 3RD & 4TH FLOOR PLANS / TYP**  
SCALE 1:100

**SOCIETY HOUSING AND WORKFORCE HOUSING**  
**4 Storey Apartment Building**

**Architect:** Joseph R. Newell Architect, AIBC  
Joe Newell Architect Inc, 2-101 Presley Place, Victoria, B.C.  
T: 250-382-4240

**Civic Address of Property:** 2731 Vian St, Duncan, BC V9L 2Y5

**Legal Description:** LOT 13, PLAN VP5997, SECTION 18, RANGE 6, QUAMICHAN LAND DISTRICT  
PID: 001-988-409

**Proposed Zoning:** University Village Mid-Rise Residential Comprehensive Development Zone - CD14

**Project Description:** Residential Apartment Development  
21 units (1 bedroom units)  
plus amenity space for residents and office space for building managers

**Minimum Lot Size:** 650.0 m<sup>2</sup> 6,997 s.f.

**Site Area:** Before Road Dedication: 735.8 m<sup>2</sup> 7,920 s.f.  
After Road Dedication: 599.0 m<sup>2</sup> 6,448 s.f.

**Building Height:** Permitted (max.) 15.00 m 49,21'  
Proposed 14.60 m 47,90'

**Number of Storeys:** Permitted (max.) 5 storey  
**(OCP)** Proposed 4 storey

**Site Coverage:** Permitted Coverage (max.) 100.00%  
Proposed Coverage 58.34%

**Density (FSR) / Base Density:** Permitted (max.) 1 : 1.10  
Proposed 1 : 1.97

**Building Floor Area:** 1,455.9 m<sup>2</sup> 15,671 s.f.  
*See separate table below for breakdown*

**Setbacks: (from road dedication)**

Front Yard (South):	Proposed:	1.30 m	4.27'
Side Yard (East):	Proposed:	3.15 m	10.33'
Rear Yard (North):	Proposed:	2.06 m	6.77'
Side Yard (West):	Proposed:	0.00 m	0.00'

**Parking:**  
CD-14 Zone has parking requirements that differ from Section 21 (1) of the Zoning Bylaw

Required:	1 stall per 3 residential units 0 parking for other uses 21 / 3 = 7 stalls required
Proposed:	9 parking stalls with one accessible stall Bicycle storage in the building for 21 bikes

**Amenities:**

Main floor	46.20 m	151.57'
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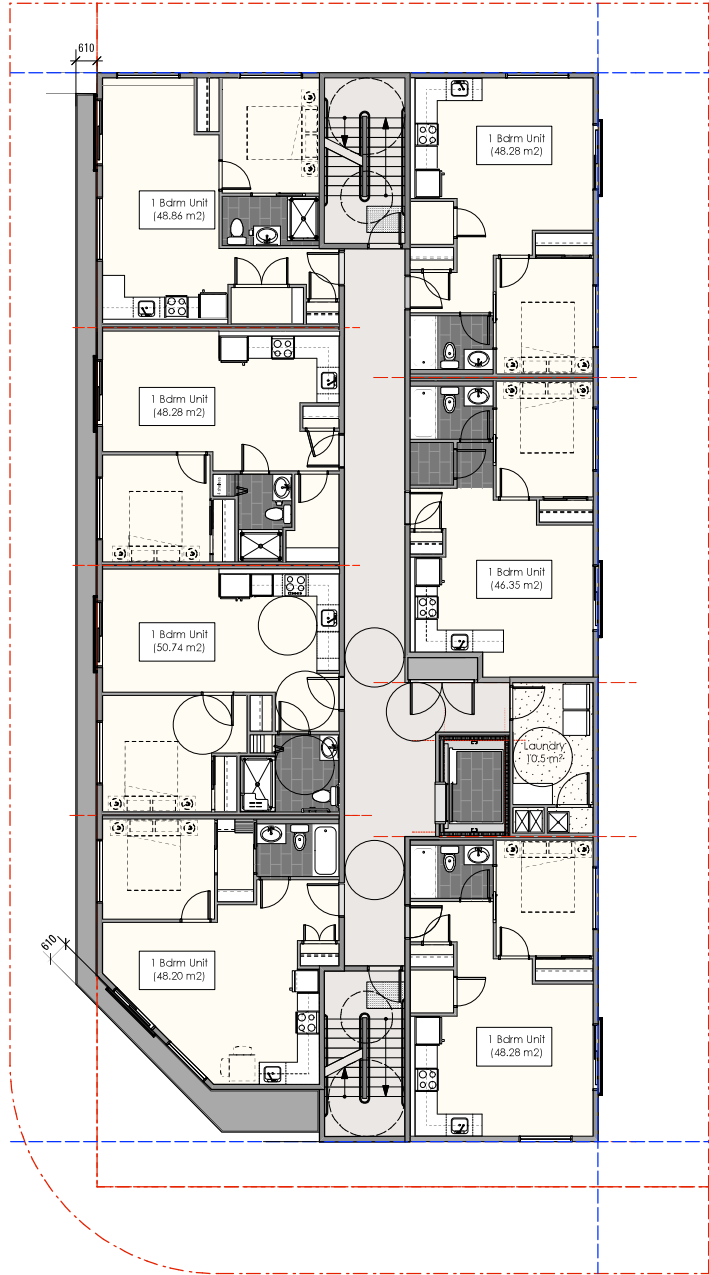
**Gross Floor Area:**

Main Floor	168.0 m <sup>2</sup>	1,808 s.f.
2nd Floor	429.3 m <sup>2</sup>	4,620 s.f.
3rd Floor	429.3 m <sup>2</sup>	4,620 s.f.
4th Floor	429.3 m <sup>2</sup>	4,620 s.f.
<b>Total</b>	<b>1,455.9 m<sup>2</sup></b>	<b>15,671 s.f.</b>

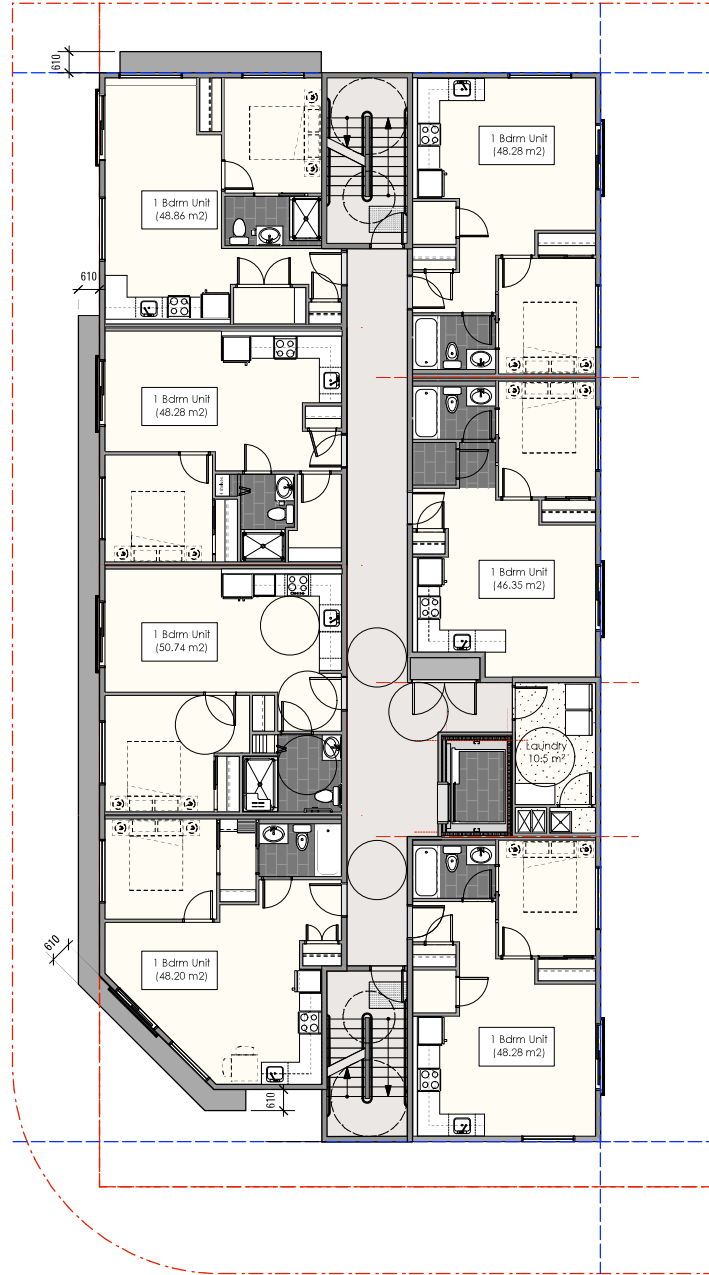
**Building Efficiency** (1,287.9 / 1,455.9)x100 = 88.4

**Unit Types and Numbers:**

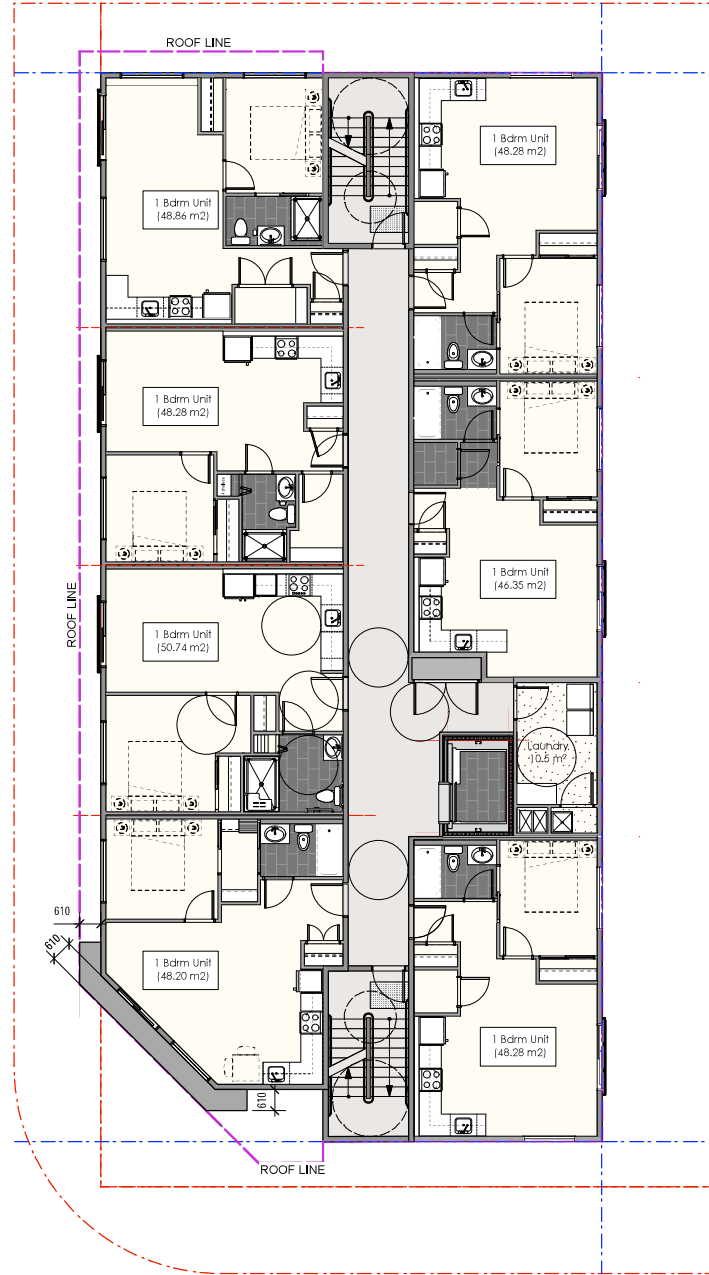
Floor	1 bedroom	1 bedroom - HC	Total Units each Floor
Area	48.2 m <sup>2</sup> - 48.86 m <sup>2</sup>	50.74 m <sup>2</sup>	
Main Floor	n/a	n/a	n/a
2nd Floor	6 units	1 unit	7 units
3rd Floor	6 units	1 unit	7 units
4th Floor	6 units	1 unit	7 units
	18 units	3 unit	<b>Total: 21 units</b>



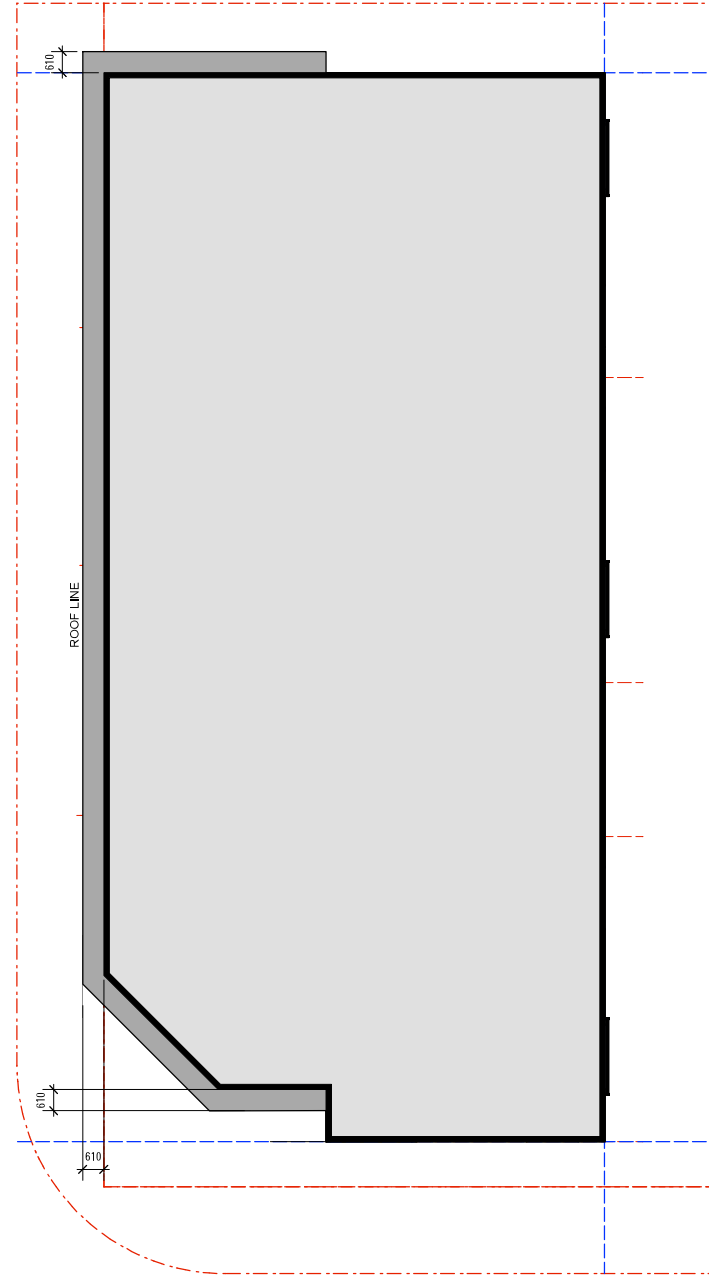
**2ND FLOOR PLANS**  
SCALE 1:100



**3RD FLOOR PLANS**  
SCALE 1:100



**4TH FLOOR PLANS**  
SCALE 1:100



**ROOF PLANS**  
SCALE 1:100

