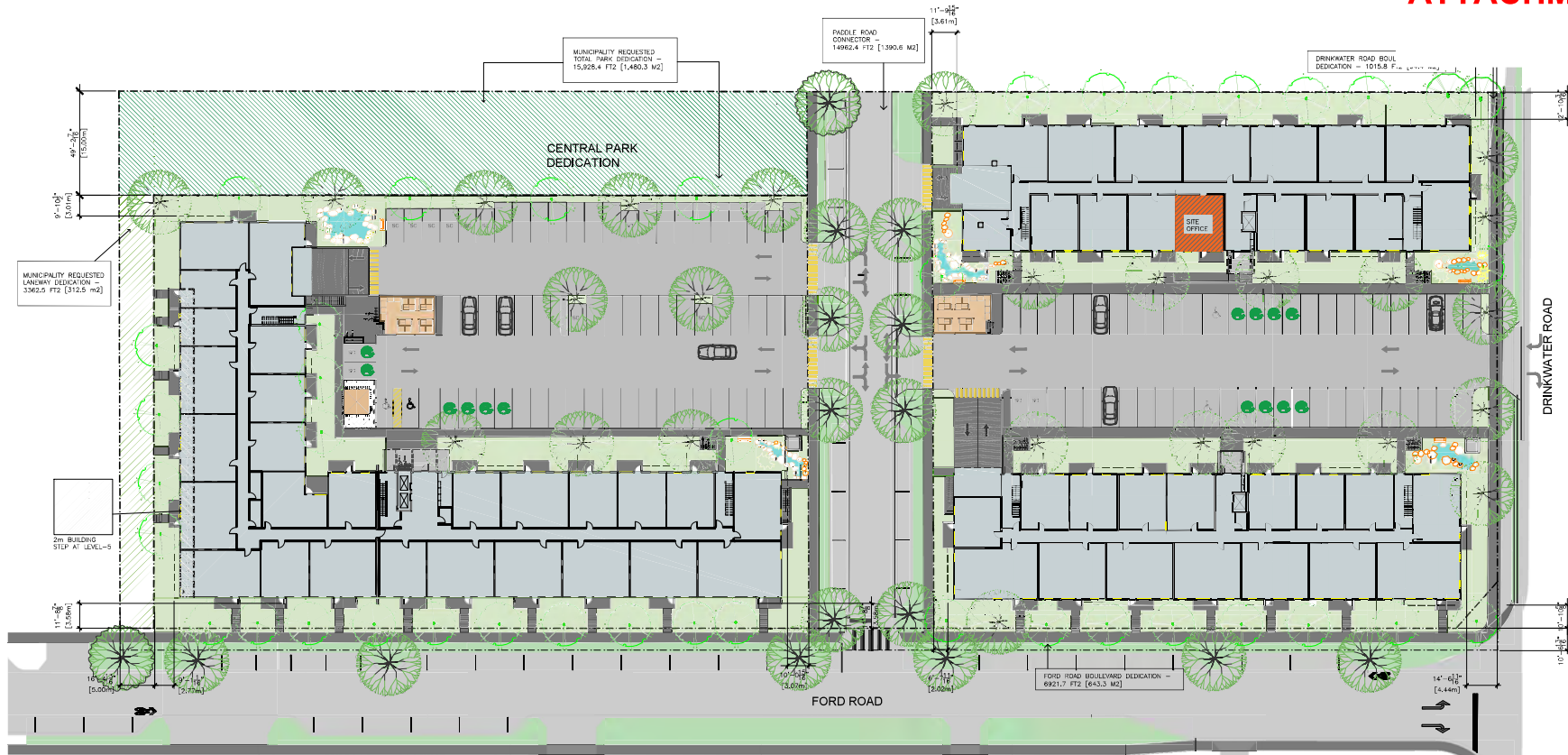


ATTACHMENT 8



LAND AREA DEDICATION

ORIGINAL CONSOLIDATED LOT AREA: (.84 acres)	15,866.7 m ² (171,802 ft ²)
PADDLE ROAD CONNECTOR DEDICATION: DRINKWATER ROAD BOULEVARD DEDICATION: FORD ROAD BOULEVARD DEDICATION: LANEWAY DEDICATION: PARK DEDICATION	1,396.4 m ² (14,892 ft ²) 84.2 m ² (908 ft ²) 643.2 m ² (6,922 ft ²) 316.4 m ² (3,402 ft ²) 3,489.3 m ² (37,528 ft ²)
TOTAL ROAD AND PARK DEDICATION (.94 acres)	3,925.5 m ² (42,591 ft ²)
REMAINING LOT AREA (ORIGINAL MINUS DEDICATIONS)	12,941.2 m ² (139,810 ft ²) (2.87 acres)
TOTAL BUILDING AREA - (A,B,C TOTAL)	(1,380.3 + 1,380.3 + 2,291.4) m ² = 5,052.0 m ²
BUILDING FLOOR SPACE - (A,B,C TOTAL)	(5,455.1 + 5,431.2 + 11,324.0) m ² = 22,210.3 m ²
PROPOSED LOT COVERAGE - PROPOSED FSR -	5,052.0 / 22,210.3 = 0.23 (0.55 MAX. PERMITTED)
BUILDING - C (NORTH):	11,324.0 / 5,431.2 = 1.92
BUILDINGS - A & B (SOUTH):	10,886.3 / 6,163.1 = 1.77
TOTAL CONSOLIDATED SITE:	22,210.3 / 12,045.6 = 1.84
TOTAL ON-SITE PAVED AREA -	7,152.3 m ²
TOTAL ON-SITE LANDSCAPED AREA -	5,825.0 m ²

TOTAL, BLDGS. A, B, & C - 262

TOTAL BUILDINGS - 3	
STUDIO - 11	
ONE BEDROOM - 106	
TWO BEDROOM - 106	
THREE BEDROOM - 37	
PARKING STALLS (onsite)	
PROPOSED: 292	
REQUIRED: 262	
TOTAL BELOW GRADE PARKING	
PROPOSED: 59%	
BIKE PARKING - 262	
OFFSITE PARKING - 26	
USABLE OFFSITE - COMMON AMENITY SPACE	
1000 sqm: 1.00%	
3,587 (129,815 + 54,359) = 4.9% (NOT INCL. BLDGS)	
3,587 (129,815 + 54,359) = 4.9% (NOT INCL. BLDGS)	
GREEN INFRASTRUCTURE	
40% TREE CANOPY	
3.0% DIVERSITY CAR SHARING	
85-90% CAR STALLS (50.5%)	
27-EV BIKE CHARGING STATIONS (10%)	
5-RAIN GARDENS (847 ft²/8.7m²)	
GREEN SWALE (847 ft²/8.7m²)	

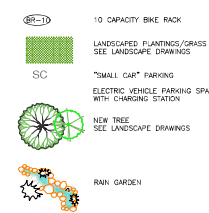
BUILDING A & B, 4 STOREYS - 127 UNITS

STUDIO - 1	
ONE BEDROOM - 56	
TWO BEDROOM - 48	
THREE BEDROOM - 22	
PARKING (onsite) - 141	
2 ACCESSIBLE STALLS	
47 REGULAR SURFACE STALLS (8 EV STALLS)	
85 SURFACE SMALL CAR STALLS	
2 REGULAR UNDERGROUND STALLS (24 EV STALLS)	
5 UNDERGROUND SMALL CAR	
95 BIKE PARKING	
TOTAL BELOW GRADE PARKING:	
70% REQUIRED	
64% PROPOSED	
SETBACKS	
FRONT YARD	REQUIRED: 3m, PROVIDED: 3.03m
SIDE YARD	REQUIRED: 3m, PROVIDED: 3.92m
REAR YARD	REQUIRED: 6m, PROVIDED: 3.22m
EXTERIOR SIDE YARD	REQUIRED: 3m, PROVIDED: 3.59m
REAR YARD	REQUIRED: 6m, PROVIDED: 2.77m
BUILDING HEIGHTS	
BUILDING - A	15.55m
BUILDING - B	15.54m

BUILDING C, 5 STOREYS - 135 UNITS

STUDIO - 10	
ONE BEDROOM - 50	
TWO BEDROOM - 60	
THREE BEDROOM - 15	
PARKING (onsite) - 151	
2 ACCESSIBLE STALL	
56 REGULAR SURFACE STALLS (8 EV STALLS)	
10 SURFACE SMALL CAR STALLS	
77 REGULAR UNDERGROUND STALLS (24 EV STALLS)	
6 UNDERGROUND SMALL CAR	
70 BIKE PARKING	
TOTAL BELOW GRADE PARKING:	
70% REQUIRED	
55% PROPOSED	
SETBACKS	
FRONT YARD	REQUIRED: 3m, PROVIDED: 3.03m
SIDE YARD	REQUIRED: 3m, PROVIDED: 3.21m
REAR YARD	REQUIRED: 3m, PROVIDED: 3.59m
EXTERIOR SIDE YARD	REQUIRED: 3m, PROVIDED: 2.77m
BUILDING HEIGHT	
BUILDING - C	18.22m

SITE LEGEND



SITE NOTES

- TRANSFORMER ON CONCRETE PAD WITH BOLLARD AT EACH CORNER
- REFUSE/RECYCLE ENCLOSURE WITH ROOF
- CONCRETE WALK: CURBED AT VEH. DRIVE, FLUSH WITH LANDSCAPED AREAS
- PAVED VEHICULAR DRIVE, PAINTED PARKING LINES
- CONCRETE PARKWAY ACCESS RAMP (PERMETER FENCED SCREENING TYPICAL)
- BARRIER FREE ACCESSIBLE RAMP WITH PREFINISHED ALUMINUM GUARD/HANDRAILS
- CONCRETE ENTRY AND STAIRWELL EXIT STEPS WITH PREFINISHED ALUMINUM GUARD/HANDRAILS
- PRIVATE CONCRETE PATIO WITH PREFINISHED ALUMINUM GUARD
- STEPS AND CONCRETE WALK FROM PRIVATE BALCONY TO PUBLIC WALK
- USABLE COMMON OPEN SPACE: BENCHES SEATING WITH RAINGARDEN/STORMWATER MANAGEMENT AND TREATMENT FEATURE - SEE ALSO LANDSCAPE DRAWINGS
- USABLE COMMON OPEN SPACE: TREES ARBOUR WITH BENCH SEATING - SEE ALSO LANDSCAPE DRAWINGS
- BIOSWALE - SEE ALSO LANDSCAPE DRAWINGS
- CONCRETE RETAINING WALL

1	20210328	RE-CONFIG
NO	Date	Revisions
Woodsmere Holdings Corp.		
Drink Water Apartments		
3011 Drink Water Road, Duncan, BC V9L 6C6		
DRAWING TITLE: SITE PLAN		
PROJECT NO: 2102		
SCALE: 1" = 25'-0" (1,300)		
DRAWN BY: RS/GS		
CHECKED BY: GS		
DATE: AUGUST 26, 2021		
A1.1		