

ZONING ANALYSIS

ZONING: MU1 ZONE

PURPOSE

1.1 THE 'MU1' MIXED USE ZONE CONTAINS MORE DETAIL AND SITE SPECIFIC MIXED USE PROVISIONS.

PERMITTED USES

1.4 (e) APARTMENTS, WITH OR WITHOUT GROUND FLOOR COMMERCIAL USE

LOT SIZE

1.5 PROPOSED LOT SIZE : 6,862.6 m² / 1.70 ACRES

DENSITY (MAX.)

1.7 (b) FOR APARTMENT : 250 du per ha
 ALLOWED : 250 x 0.69 = 171 UNITS
 PROPOSED : 290 x 0.69 = 200 UNITS

SETBACKS (MIN. DISTANCE TO LOT LINE)

1.9 MINIMUM SETBACKS	FLL	RLL	ISLL	ESLL
(b) SETBACKS (minimum distance to)				
APARTMENT	3.0m	3.0m	6.0m	3.0m
URBAN ANCILLARY (PARKADE)	0.0m	0.0m	0.0m	0.0m

BUILDING HEIGHT (maximum)

1.10 THE MAXIMUM ALLOWABLE BUILDING HEIGHTS
 (b) FOR APARTMENTS, 6 STORIES

OFF STREET PARKING SPACES

1.11 MINIMUM NUMBER OF PARKING SPACES SHALL BE PROVIDED

0.75 SPACES PER 1 BEDROOM UNITS
 REQUIRED: 80 UNITS X 0.75 = 60 STALLS

1.5 SPACES FOR TWO BEDROOM UNITS
 REQUIRED: 120 UNITS X 1.5 = 180 STALLS

1 SPACE PER 5 DWELLING UNITS FOR VISITOR
 REQUIRED: 200 UNITS / 5 = 40

TOTAL PARKING REQUIRED : 280 STALLS

TOTAL PARKING PROPOSED ON SITE:
 - 280 STALLS IN PARKADE
 - 43 VISITOR PARKING STALLS ON THE EXTERIOR & PARKADE

TOTAL PARKING PROVIDED : 323 STALLS

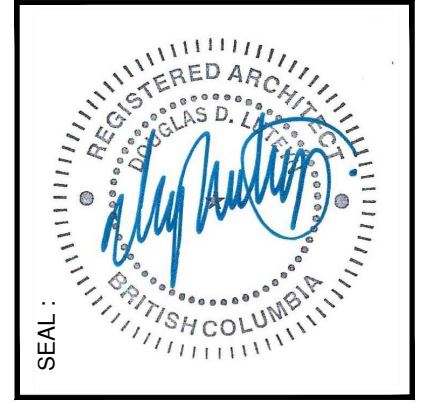
AMENITY AREA

1.15 THE FOLLOWING AMENITY AREAS MUST BE PROVIDED
 (a) A COMMON AMENITY AREA NOT LESS THAN 120m² AND A MIN. DIMENSION OF NOT LESS THAN 6m SHALL BE PROVIDED
 (b) A STORAGE LOCKER OR STORAGE SPACE INSIDE THE UNIT SHALL BE PROVIDED FOR EACH MULTIFAMILY DWELLING UNIT

BUILDING INFO.

Unit Type	Unit style	Unit sq.ft.	No. of Units
A	studio / 1 bath	382 sq.ft.	24 12%
B	1 bed / 1 bath	444-608 sq.ft.	46 23%
C	2 bed / 1 & 2 bath	494-793 sq.ft.	106 53%
D	3 bed / 2 bath	885-956 sq.ft.	24 12%
Total amount of units			200
Total amount of sq.ft. of UNITS			117,124 sq.ft.

ENLARGED SITE PLAN



BASE 10
BASE
 YOUR HOME BASE

vanmaren
 CONSTRUCTION GROUP

SUITE 202 - 45795 LUCASIA WAY
 CHILLIWACK BC, V2R 5S3
 TEL: 604-702-1616
 WEBSITE: VANMARENGROUP.COM



LUTPEYN
 ARCHITECTURE LTD

10775 66 AVENUE RD. #104
 FREDERICTON, NB E3A 4G4
 TEL: 506-755-9949
 FAX: 506-755-9949
 EMAIL: INFO@LUTPEYNARCHITECTURE.COM
 WEBSITE: WWW.LUTPEYNARCHITECTURE.COM

PROJECT & DRAWING TITLE:
BASE 10 - 200 UNIT APARTMENT BUILDING ENLARGED SITE PLAN & ZONING

REVISIONS	DESCRIPTION OF CHANGE	DATE
1	CONSULTANT COORDINATION DRAWINGS	JAN 17 2022
2	CONSULTANT COORDINATION DRAWINGS	DECEMBER 28 2021
3	CONSULTANT COORDINATION DRAWINGS	DECEMBER 28 2021

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