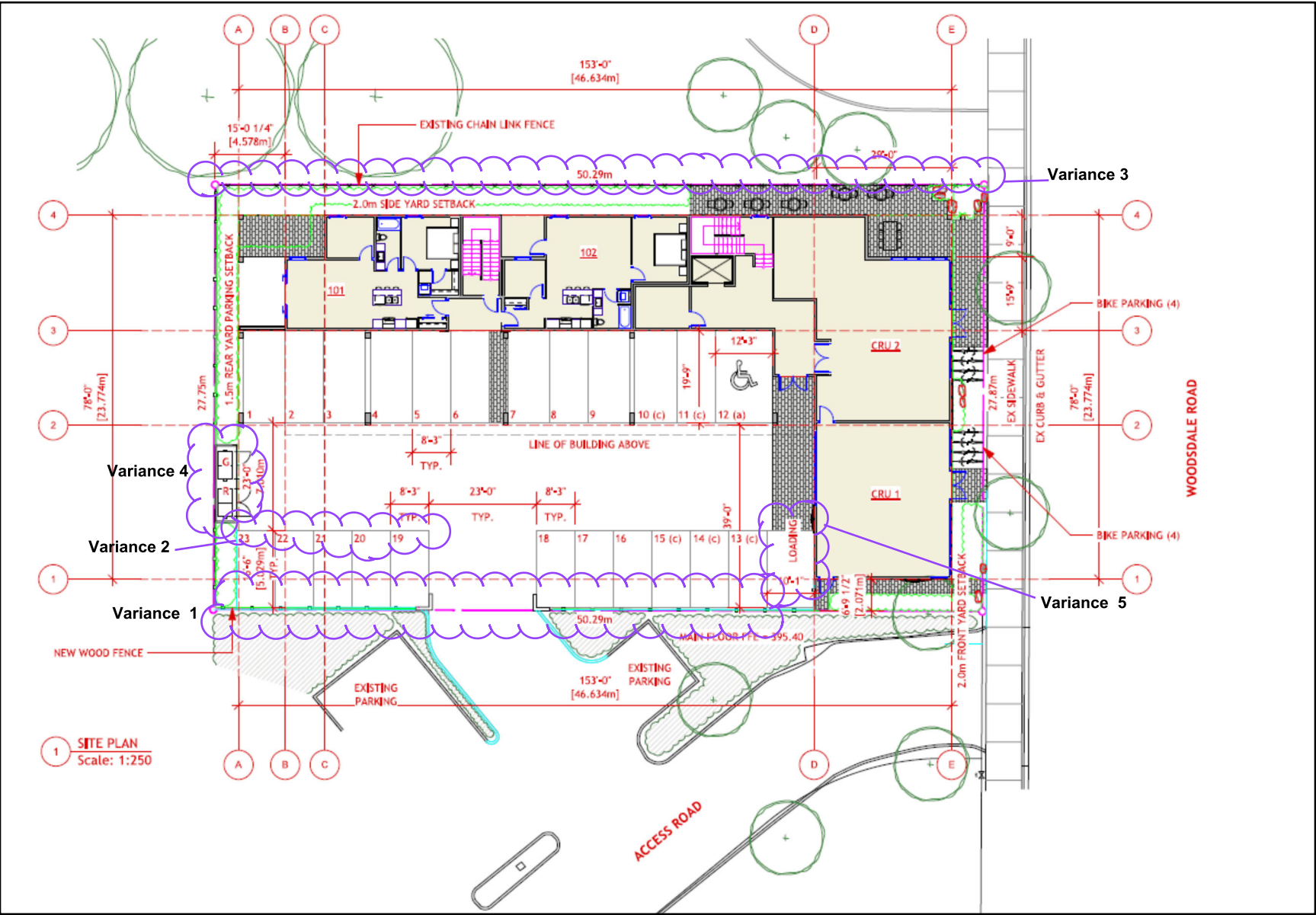


DP000832 – 3386 Woodsdale Road

Proposed Site Plan and Variance



1 SITE PLAN Scale: 1:250



SITE PHOTOS



**SUMMARY (ZONING ANALYSIS TABLE BASED ON C-1)**

SITE DETAILS						
Site Area:	(acres)	Minimum (ft2)	(ft2)	Proposed (m2)	(ft2)	
	0.0494	200 +/-	2153 +/-	0.345 +/-	1,398.5 +/-	15,053

Site Width:	(m)	Minimum (ft)	(ft)	Proposed (m)	(ft)
	6	19.7 +/-	27.75 +/-	91.0	

Site Depth:	(m)	Minimum (ft)	(ft)	Proposed (m)	(ft)
	30	98.4 +/-	50.29 +/-	165.0	

**DEVELOPMENT INFORMATION**

Unit Floor Areas:	Level 1 (ft2)	Level 2 (ft2)	Level 3 (ft2)
CRU 1	+/- 995.0	+/-	+/-
CRU 2	+/- 1,345.0	+/-	+/-
Unit A - 1 BED AND DEN	+/- 840.0	+/- 820.0	+/- 820.0
Unit B - 1 BED AND DEN	+/- 760.0	+/-	+/-
Unit C - 1 BED AND DEN	+/-	+/- 775.0	+/- 775.0
Unit D - 1 BED	+/-	+/- 1,300.0	+/- 1,300.0
Unit E - 1 BED AND DEN	+/-	+/- 760.0	+/- 760.0
Unit F - 1 BED AND DEN	+/-	+/- 670.0	+/- 670.0
Unit G - 1 BED	+/-	+/- 760.0	+/- 760.0
Unit H - 1 BED AND DEN	+/-	+/- 855.0	+/- 855.0
<b>TOTAL</b>	+/- 3,940.0	+/- 5,940.0	+/- 5,940.0
			+/- 15,820.0 ft2
			+/- 1469.7 m2

Gross Floor Area:	Total Area (ft2)	Total Area (m2)
COMMERCIAL LEVEL 1	+/- 2,475.0	+/- 229.9
RESIDENTIAL LEVEL 1	+/- 2,350.0	+/- 218.3
RESIDENTIAL LEVEL 2	+/- 2,050.0	+/- 655.0
RESIDENTIAL LEVEL 3	+/- 7,050.0	+/- 655.0
ROOF LEVEL	+/- 550.0	+/- 51.1
<b>TOTAL</b>	+/- 15,475.0	+/- 1,809.3

Floor Area Ratio:	Maximum	Proposed
	3	3
Parking beneath building bonus FAR:	0.2 x 48%	0.10
	3.10	3.10 +/-
	3	1.05

Building Height:	Maximum (m)	(ft)	Proposed (m)	(ft)
	16.5	54.1 +/-	11.3 +/-	37.0
	4	Storesys	3	Storesys

Building Setbacks (from property line):					
		(m)	Required (ft)	Proposed (m)	(ft)
Front - Woodsdale	(South)	2.0	6.6 +/-	2.0 +/-	6.6
Parking	(East)	2.0	6.6 +/-	11.0 +/-	36.1
Side - Park	(North)	0.0	0.0 +/-	2.0 +/-	6.6
Rear	(West)	0.0	0.0 +/-	1.5 +/-	4.9
Parking	(West)	1.5	4.9 +/-	1.5 +/-	4.9
Side - Access Driveway	(West)	0.0	0.0 +/-	2.0 +/-	6.6
Parking	(West)	1.5	4.9 +/-	0.0 +/-	0.0

Parking Stalls:		Required	Proposed
commercial	2 per 100m2 GFA	4.6	5
residential	1 stall per unit	18.0	18
		23	23
		9.2	11
			48%
40% 5.0m long car parking stalls			1
		1	1

Loading:		Required	Proposed
	C1 1 per 190m2 GFA	1	1

Bicycle Parking - Class I:		Required	Proposed
commercial	0.2 per 100m2 GLA	0.46	1
residential	0.5 per unit	9	9
		10	10

Bicycle Parking - Short Class II:		Required	Proposed
commercial	0.6 per 100m2 GLA	1.4	4
residential	0.1 stall per unit	1.8	2
		3.2	6

Private Open Space:						
Type	# OF UNITS	Required /Unit (m2)	Total Required (m2)	Total Proposed (m2)	(ft2)	
1 BED/ 1 BED AND DEN	18	10.0	180.0 +/-	1938	368 +/-	3,962
Unit A	3			+/- 42	+/- 450	
Unit B	1			+/- 8	+/- 90	
Unit C	2			+/- 33	+/- 360	
Unit D	4			+/- 17	+/- 186	
Unit E	2			+/- 17	+/- 180	
Unit F1	1			+/- 16	+/- 170	
Unit F2	1			+/- 13	+/- 140	
Unit G	2			+/- 9	+/- 93	
Unit H	2			+/- 9	+/- 93	
Roof deck				+/- 204	+/- 2,200	
<b>TOTAL</b>				+/- 368.1 +/-	3,962	

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WOODSDALE MIXED USE  
3386 WOODSDALE ROAD  
LAKE COUNTRY, BC

**PROJECT INFO**  
DATE: 11/08/2022

SCALE: N/A  
ISSUED FOR: DEVELOPMENT PERMIT  
SHEET: DP1