

| | | | |
|-----------------------------|---|--------|------|
| Project Description | | | |
| Civic Address: | 7261 Lantzville Road, Lantzville, BC V0R 2H0 | | |
| Legal Address: | Lot 1, District Lot 54, Nanoose District, And Of District Lot 27-G, Wellington District, Plan 26758 | | |
| Current Zoning: | Future Special Area Plan Zone (F-SAP) | | |
| OCP: | Village West Special Planning Area (SPA) | | |
| DPA: | DPA VIII - Village Form and Character | | |
| Property (Lot) Area: | ft2 | m2 | acre |
| | 39,337.7 | 3654.6 | 0.90 |

| Building Areas/Units | | | | | | |
|---------------------------------------|-----------------|-----------|-----|---------------|--------------|--------|
| Building Type | Number of Units | Area | | Totals | | GLA |
| | | ft2 | m2 | ft2 | m2 | ft2 |
| Commercial | | | | | | |
| L1 Floor | 4 | 878 | 82 | 3512 | 326 | 3,512 |
| Dwelling Units Over Commercial | | Unit Area | | Totals | | GLA |
| | Number of Units | ft2 | m2 | ft2 | m2 | ft2 |
| Single Storey Above Commercial | 4 | 764 | 71 | 3,056 | 284 | |
| Residential Units | | Unit Area | | Totals | | GLA |
| | Number of Units | ft2 | m2 | ft2 | m2 | ft2 |
| Townhomes (2 Storeys) | 6 | 1,700 | 158 | 10,200 | 948 | 10,200 |
| Patio Homes (Single Storey) | 2 | 1,550 | 144 | 3,100 | 288 | 3,100 |
| Totals | 8 | | | 13,300 | 1,236 | |

| Zoning Requirements | | | |
|--------------------------|--------|--|--------|
| Lot Coverage (%) | 50% | | 34% |
| Lot Coverage (Area sqft) | 19,669 | | 13,393 |
| Lot Coverage (Area m2) | 1,827 | | 1,244 |

| Building Setbacks & Height Requirements | | | |
|--|-----------|--|-----------|
| Front Yard Setback | 1.5m | | >1.5m |
| Side Yard Setback (Abuts Residential) | 3.0m | | >3.0m |
| Rear Yard Setback | 3.0m | | >3.0m |
| Building Height (Pitched - to mean height level) | 2 Storeys | | 2 Storeys |

| Car Parking Requirements | | | | | | | | |
|---|--------------------------|-------------------------|------------------|-----------------|-------------------|------------------|------------|-----------|
| Commercial Units (Retail/Personal/Office) | Required per Unit | | Unit Area (sq m) | Number of Units | Total Area (sq m) | Parking Required | | Totals |
| | Long Term (Per Employee) | Short Term (1 Per sq m) | | | | Long Term | Short Term | |
| Unit 01 | 1.0 | 20.00 | 82 | 4 | 326 | 1 | 4.1 | 21 |
| Unit 02 | 1.0 | 20.00 | 82 | | | 1 | 4.1 | |
| Unit 03 | 1.0 | 20.00 | 82 | | | 1 | 4.1 | |
| Unit 04 | 1.0 | 20.00 | 82 | | | 1 | 4.1 | |
| Unit 05 / Community Space | 0.0 | 20.00 | 0 | | | 0 | 0.0 | |
| Totals | - | - | 326 | 4 | 326 | 4 | 17 | 21 |

| Dwelling Units | Required per Unit | | Number of Unit | Parking Required | | Totals |
|-----------------|--------------------|---------------------|----------------|------------------|------------|--------|
| | Long Term Per Bdrm | Short Term Per Unit | | Long Term | Short Term | |
| 1 Bedroom + Den | 1.0 | 0.25 | 4 | 4 | 1 | 5 |
| 2 Bedroom | 2.0 | - | 0 | 0 | 0 | |
| Totals | - | - | 4 | 4 | 1 | |

| Housing | Required per Unit | | Number of Unit | Parking Required | | Totals |
|--------------------|--------------------|---------------------|----------------|------------------|------------|-----------|
| | Long Term Per Unit | Short Term Per Unit | | Long Term | Short Term | |
| Townhomes | 2.0 | 0.15 | 6 | 12 | 0.9 | 18 |
| Patio Homes | 2.0 | - | 2 | 4 | 0.3 | |
| Totals | - | - | 8 | 16 | 2 | |
| Grand Total | | | | | | 44 |

| Car Parking Provided | | | | | | | |
|--|----------------|------|---------------------|------------------|------------------|----------|------------------|
| Parking Types | Dimensions (m) | | Bylaws Requirements | | Proposed Parking | Variance | Totals |
| | W | L | Ratio | Required Parking | | | |
| Regular Car Required (min.) Total Required | 2.60 | 5.80 | N/A | 44 | 38 | 6 | Parking Provided |
| Small Car Allowed (max.) | 2.60 | 5.00 | 25% | 11 | 3 | 8 | |
| Accessible Parking Required (11-32) | 3.70 | 5.60 | 1 | 1 | 1 | 0 | |
| Visitors Parking (Short Term) | - | - | 20 | 20 | 20 | 0 | |
| EV Parking Required (Standard/Small) | | | See Bylaw | 4 | 4 | 0 | |
| R.I. EV Parking Required (Standard/Small) | | | N/R | 0 | 0 | 0 | |
| Loading Space | 2.60 | 5.80 | 1 | 1 | 1 | 0 | |
| Totals | | | | 44 | 41 | -3 | 41 |

| Bicycle Parking Requirements | | | | | | | |
|---|----------------|------|---------------------|----------------|------------------|----------|-----------------|
| Parking Types | Dimensions (m) | | Bylaws Requirements | | Proposed Parking | Variance | Totals Provided |
| | W | L | Ratio | Total Required | | | |
| Dwelling/Residential Units (Long Term) | 0.60 | 1.80 | Per Unit | 1 | 12 | 0 | 15 |
| Dwelling/Residential Units (Short Term) | 0.60 | 1.80 | Per 5 Unit | 5 | 3 | 0 | |

ARCHITECT:



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PROJECT CLIENT:

7261 Lantzville Road
7261 Lantzville Road, Lantzville, BC V0R 2H0

Lot 1, District Lot 54, Nanoose District, And Of District Lot 27-G (Otherwise Known As Lot 27), Wellington District, Plan 26758

SEAL:

| No. | Date | Issue Notes |
|-----|--------------|--|
| 01 | Aug 19, 2025 | Issued for Internal Discussion with City |

| No. | Date | Revision Notes |
|-----|------|----------------|
| | | |

DISCLAIMER:

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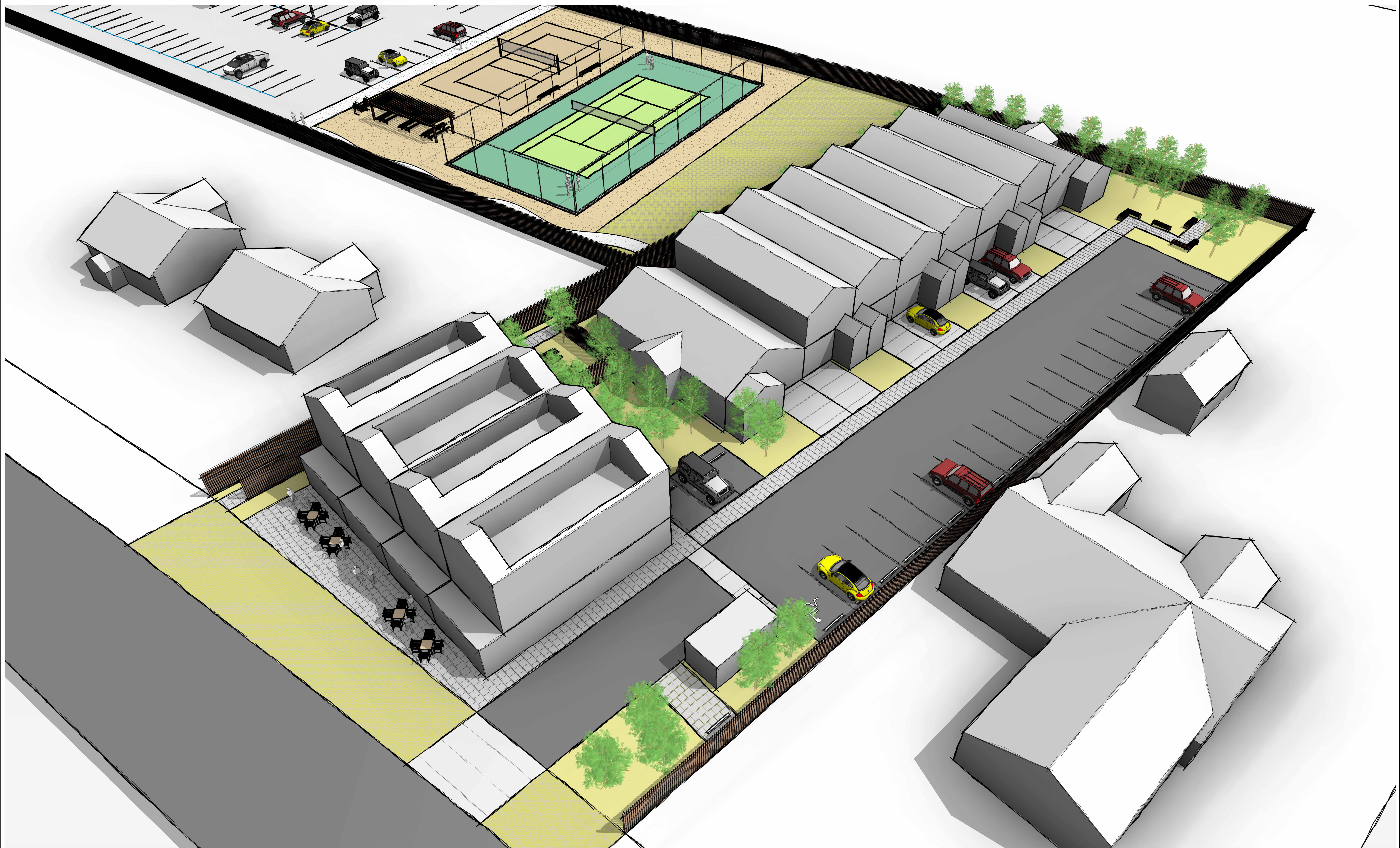
SHEET TITLE:

PROJECT DATA & PERSPECTIVES

DRAWN BY: KA, AR
PROJECT NO. 2506
SCALE: 1:24
DATE: Aug 19, 2025

CHECKED BY: AR

A0.1



ARCHITECT:
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SEAL:

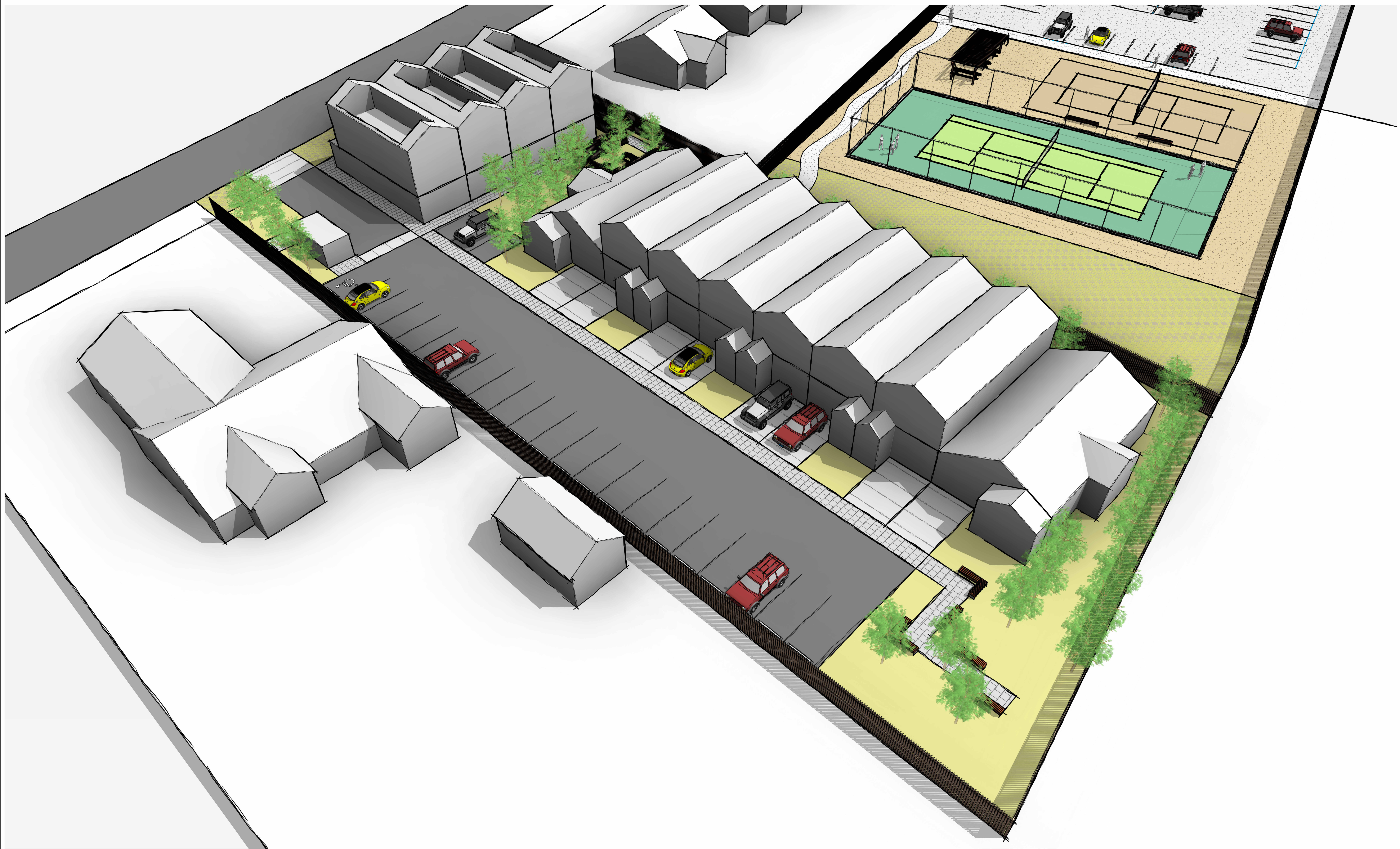
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SHEET TITLE:
PERSPECTIVES 01
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 KA, AR
 PROJECT NO.
 2506
 SCALE:
 DATE:
 Aug 19, 2025

CHECKED BY:
 AR
A0.2



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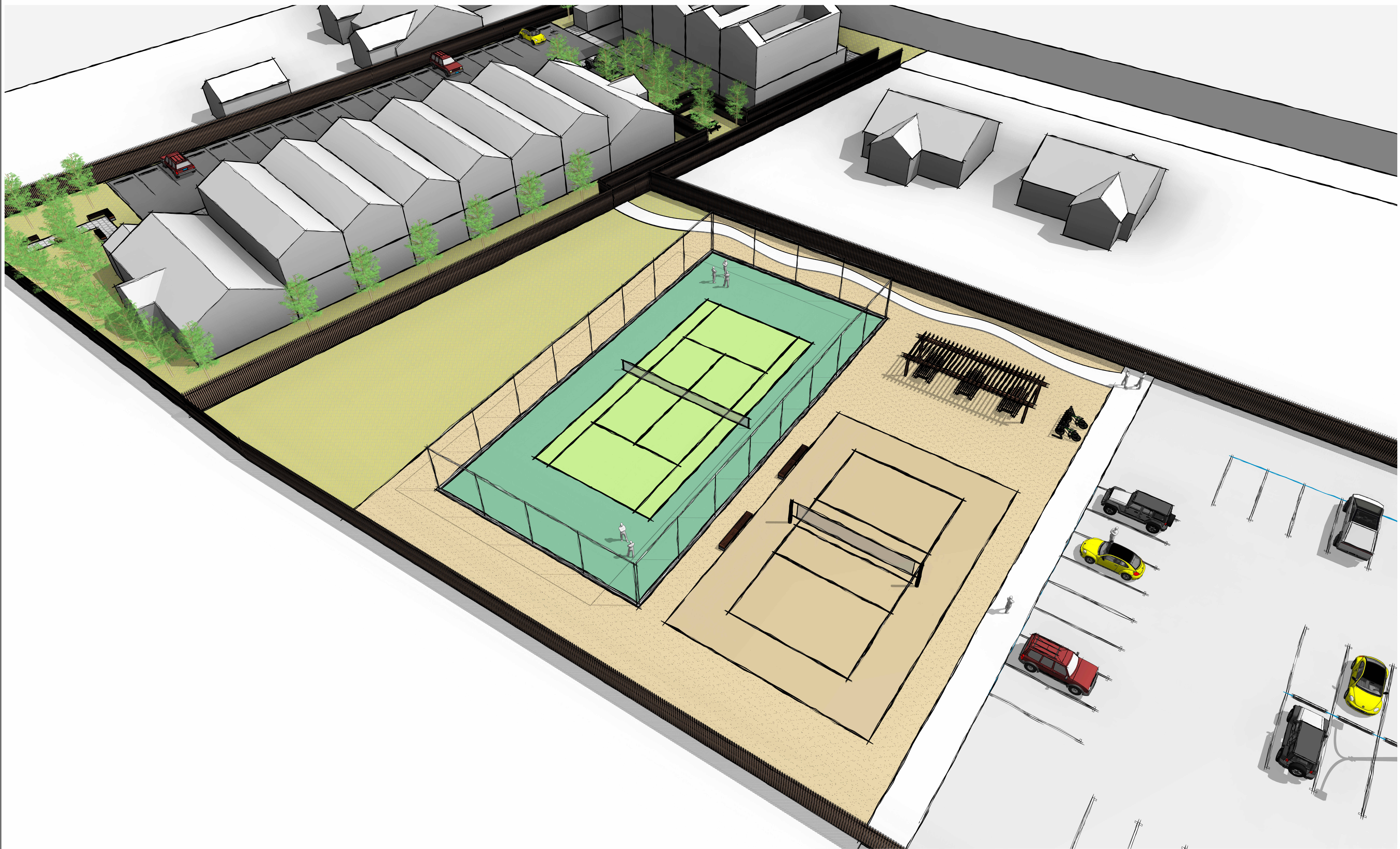
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SHEET TITLE:
PERSPECTIVES 02
 DRAWN BY:
 KA, AR
 PROJECT NO.
 2506
 SCALE:
 DATE:
 Aug 19, 2025

CHECKED BY:
 AR
A0.3



ARCHITECT:

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7261 Lantzville Road
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Lot 1, District Lot 54, Nanoose District, And Of District Lot 27-G (Otherwise Known As Lot 27), Wellington District, Plan 26758

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SHEET TITLE:

PERSPECTIVES 03

DRAWN BY:
KA, AR

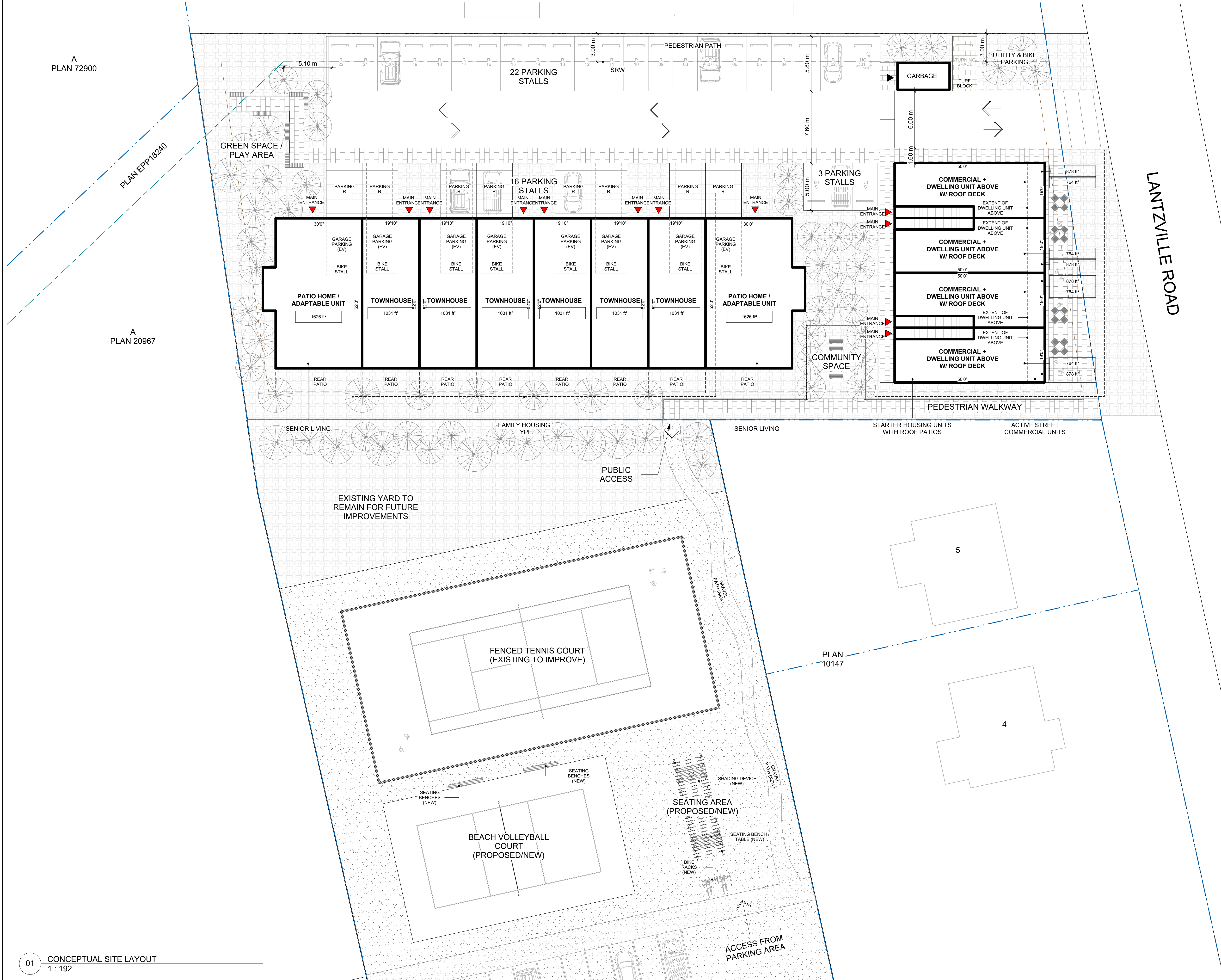
PROJECT NO.
2506

SCALE:

DATE:
Aug 19, 2025

CHECKED BY:
AR

A0.4



OCP COMPLIANCE POLICIES:

- Provided varied housing types in a one- to two-storey format.
- A continuous, publicly accessible path is provided across the site connecting Lantzville Road to the rear play yard.
- Improvement to the street frontage character, providing more active amenities by adding small commercial units to potential local businesses.
- Maintain a Maximum of 2 storeys of building height.
- A green space/ play area within the lot was provided.
- Appropriate on-site parking space with less cluttered on-street parking and access to EV charging stations.
- Provided an appropriate number and location of accessible parking.

01 CONCEPTUAL SITE LAYOUT
1 : 192

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SHEET TITLE:
SITE PLAN

DRAWN BY:
KA, AR

PROJECT NO.
2506

SCALE:
As indicated

DATE:
Aug 19, 2025

CHECKED BY:
AR

A1.1

