

1 Site Plan
A101 Scale: 3/32"=1'-0"

PROJECT DATA

CIVIC ADDRESS: 6201 OLIVER ROAD

LEGAL DESCRIPTION: LOT 2, SECTION 14, WELLINGTON DISTRICT, PLAN VIP81792

-PID: 026-817-861

ZONING: COR 1

USE: RESIDENTIAL CORRIDOR

SITE AREA: 2 145m²

SETBACKS:

FRONT:	MAX 6 m / MIN 3.5m
REAR:	7.5 m
SIDE YARD 1:	1.5 m
FLANKING SIDE:	4.5 m

BUILDING HEIGHT:

PROPOSED:	4 storey
ALLOWABLE:	14m

GROSS FLOOR AREA: 1 705.8 m²

FLOOR AREA RATIO:

PROPOSED:	0.8	[1 705.8 m ²]
ALLOWABLE:	1	[2 145 m ²]

PROPOSED SITE COVERAGE: 495.7 m²

PROPOSED:	23%	[495.7 m ²]
ALLOWABLE:	60%	[1, 287 m ²]

RESIDENTIAL DENSITY

PROPOSED: 27

RECOMENDED ~100 units per hectare - 21

UNIT COUNT: 27 Units

Studio	4
1BDM	15
2BDM	8

RESIDENTIAL PARKING (Area 3):

Studio	4x0.90 = 3.6
1BDM	15x1.07 = 16.05
2BDM	8x1.44 = 11.52

Total: 31 stalls

Accessible - 1

Visitor - 1

Small Stalls - 12 stalls (40%)

Electric Vehicle Stalls

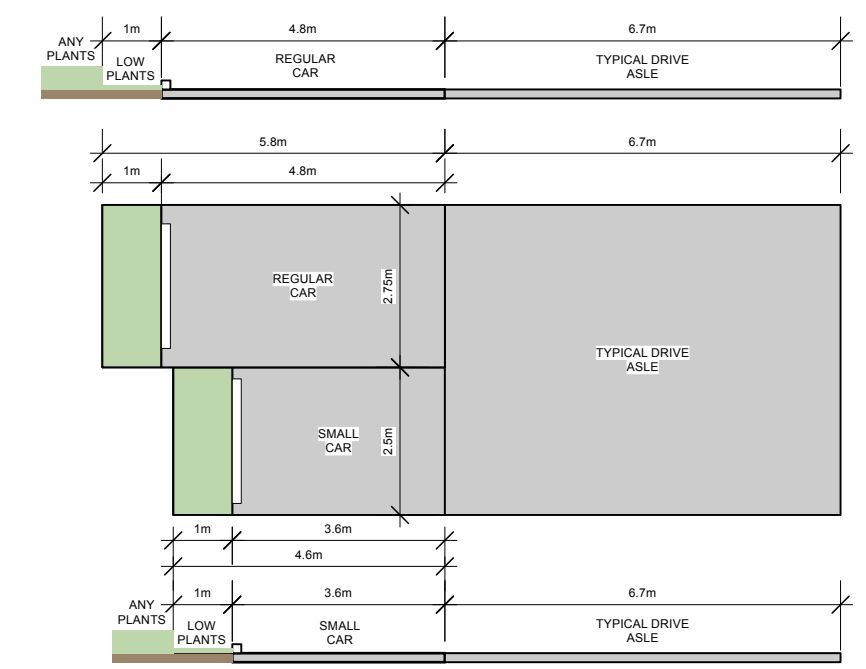
As per Section 7.7 of the Parking Bylaw:

- Access to a Level 2 Electric Vehicle Charge Receptacle – 25% of stalls
- Electrical outlet box to support the installation of a Level 2 Electric Vehicle Charge Receptacle – all stalls

Bicycle Parking

Short Term - 27 dwelling units x 0.1 spaces = 3 spaces

Long Term - 27 dwelling units x 0.5 spaces = 14 spaces



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