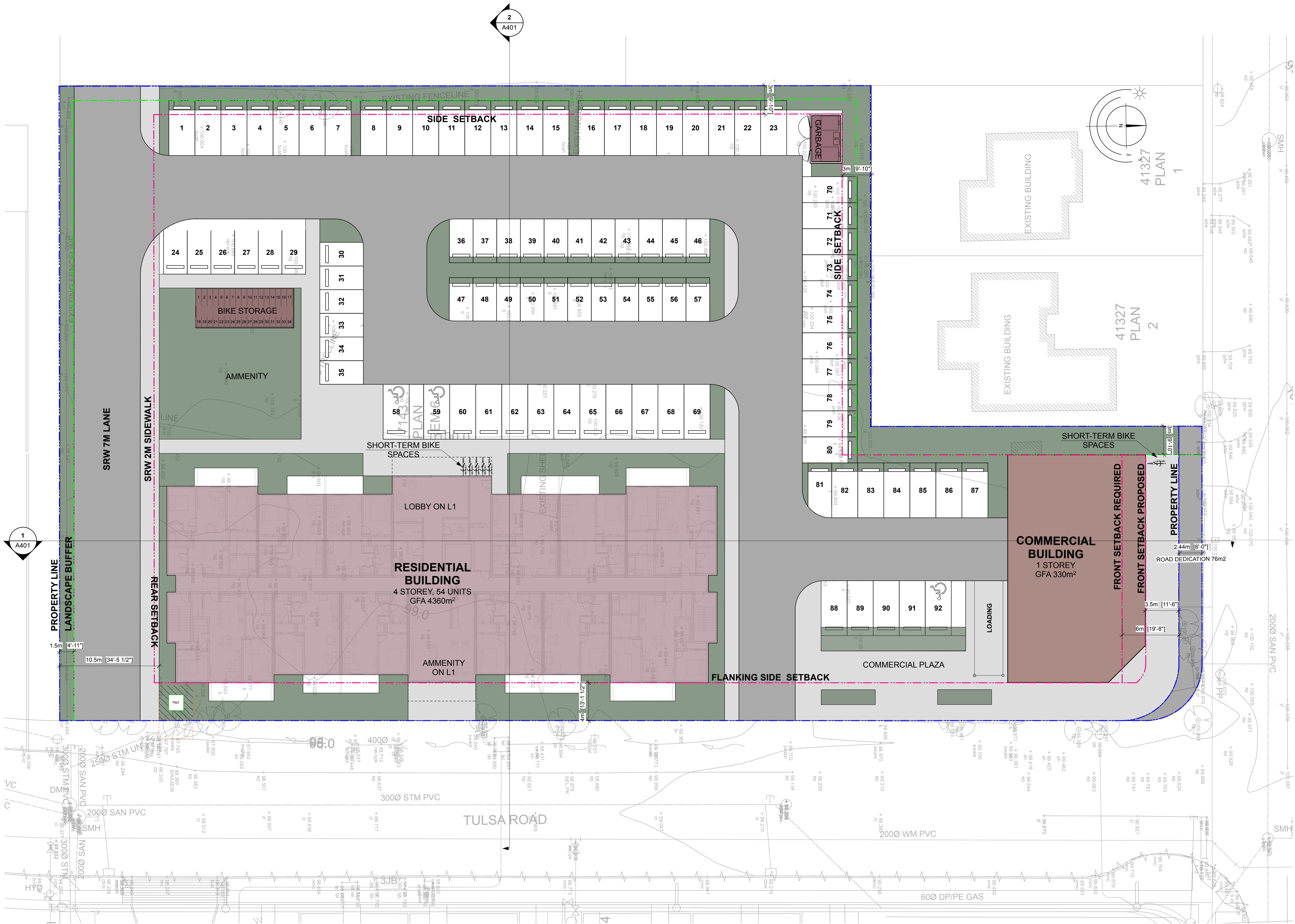




| PROJECT DATA                                                                                                                                                                                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| CIVIC ADDRESS: 2201 MEREDITH ROAD                                                                                                                                                                                                         |  |
| LEGAL DESCRIPTION: LOT 6, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN 7143 EXC PLAN 41327                                                                                                                                                |  |
| -PID: 000-533-947                                                                                                                                                                                                                         |  |
| ZONING:<br>Current: R1<br>Proposed: R8 (with site-specific commercial)                                                                                                                                                                    |  |
| USE: Neighbourhood                                                                                                                                                                                                                        |  |
| SITE AREA:<br>CURRENT - 6 827m²<br>ROAD DEDICATION - 76m²<br>PROPOSED - 6 751m²                                                                                                                                                           |  |
| SETBACKS:<br>FRONT: 3.5 m site specific for commercial component<br>REAR: 10.5 m<br>SIDE YARD: 3.0 m<br>FLANKING SIDE: 4.0 m                                                                                                              |  |
| BUILDING HEIGHT:<br>PROPOSED: 4 storey<br>ALLOWABLE: 14m                                                                                                                                                                                  |  |
| GROSS FLOOR AREA:<br>RESIDENTIAL BUILDING - 4360m²<br>COMMERCIAL BUILDING - 330m²<br>BIKE STORAGE - 43.6m²<br>TOTAL - 4 733.6m²                                                                                                           |  |
| FLOOR AREA RATIO:<br>PROPOSED: 0.7<br>ALLOWABLE: 1.25                                                                                                                                                                                     |  |
| PROPOSED SITE COVERAGE: 1558.4m²<br>PROPOSED: 23%<br>ALLOWABLE: 40%                                                                                                                                                                       |  |
| RESIDENTIAL DENSITY<br>PROPOSED: 54<br>RECOMMENDED ~60 units per hectare = 40.3                                                                                                                                                           |  |
| UNIT COUNT: 54 Units<br>1BDM 38<br>2BDM 16                                                                                                                                                                                                |  |
| PARKING:<br>RESIDENTIAL (Area 2):<br>1BDM 38x1.26 = 47.88<br>2BDM 16x1.62 = 25.92<br>Total: 73.8<br>COMMERCIAL:<br>15stalls ( 330m² ( 1 stall per 22m² office space)<br>Accessible - 3<br>Total: 92<br>Visitor - 4<br>Small Stalls -(40%) |  |

1  
A101  
Site Plan  
Scale: 1/16"=1'0"

RECEIVED  
RA537  
2025-DEC-08  
Current Planning

REGISTERED ARCHITECT  
GLENN HILL  
2025-12-03  
BRITISH COLUMBIA

5'-0" 20'-0" 40'-0"  
1"=16' = 10'

dhKarchitects dhKa