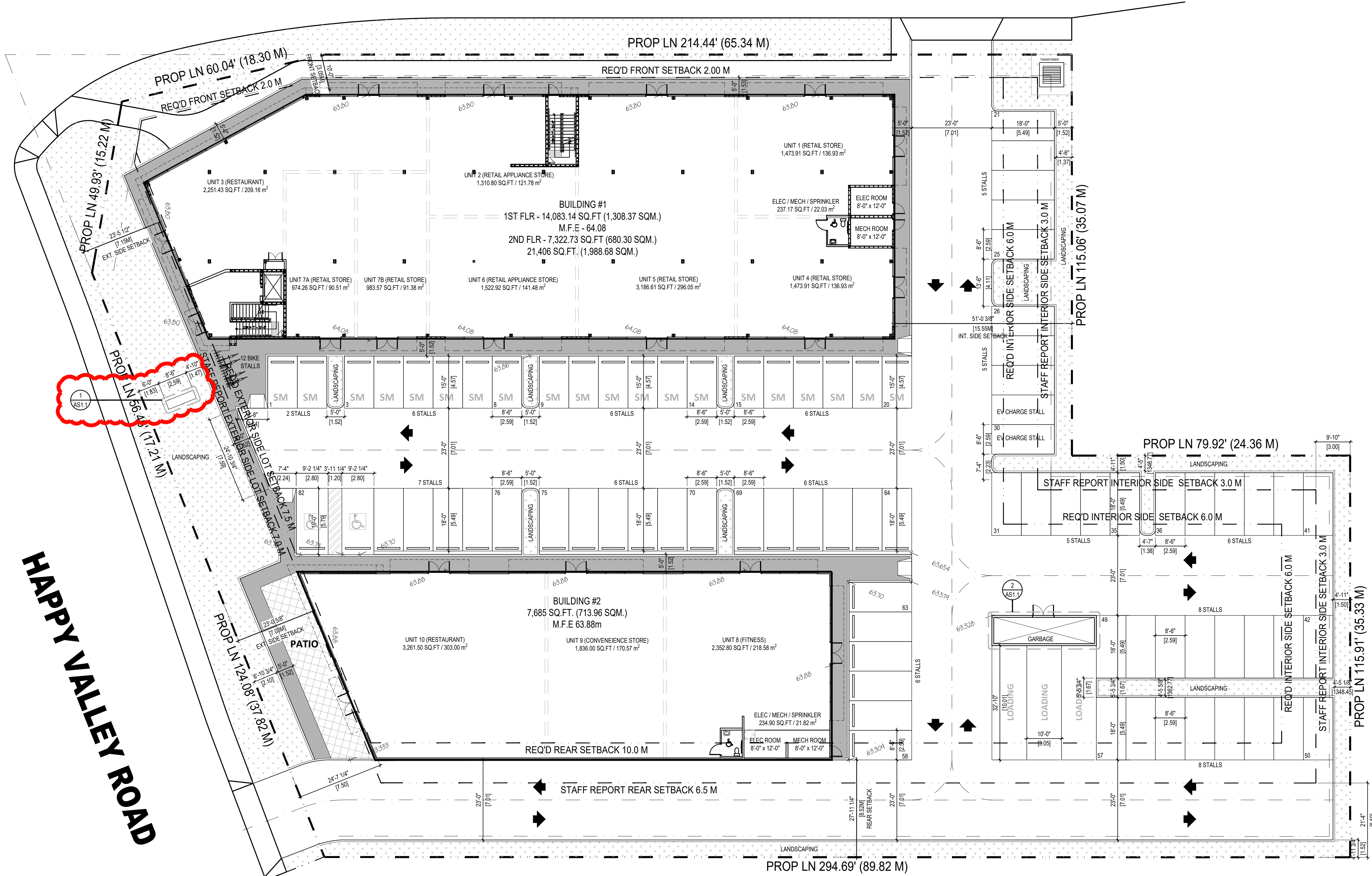


LATORIA ROAD



SITE STATISTICS

ZONING : C1

SITE AREA:
 GROSS - 69,286.82 SQ.FT. (6,436.96 SQ.M.)
 ROAD DEDICATION - 1,504.09 SQ.FT (139.73 SQ.M.)
 NET - 67,782.73 SQ.FT. (6,297.22 SQ.M.)

SETBACKS	ALLOWED	STAFF REPORT	PROPOSED
BY LAW	LINE # 2,202	PROPOSED BLDG.	
FRONT (NORTH)	(2.00 M)	(2.00 M)	(3.05 M)
REAR (SOUTH)	(6.00 M)	(6.50 M)	(9.52 M)
INT. (EAST)	(6.00 M)	(3.00 M)	(5.55 M)
EXT. (WEST)	(1.50 M)	(1.00 M)	(1.09 M)

BUILDING AREA:
 BLDG 1 - 1ST FLR - 14,083.14 SQ.FT. (1,308.37 SQ.M.)
 2ND FLR - 7,322.73 SQ.FT. (680.30 SQ.M.)
 BLDG 2 - 7,685 SQ.FT. (713.96 SQ.M.)
 GARBAGE - 299.21 SQ.FT. (27.81 SQ.M.)
 1ST FLR TOTAL = 22,027.35 SQ.FT. (2,046.41 SQ.M.)
 GROSS BLDG TOTAL = 29,350.08 SQ.FT. (2,726.71 SQ.M.)

LOT COVERAGE:
 ALLOWED - 50 %
 PROPOSED - 22,027.35 / 67,782.73 = 32.496
 32.50% COVERAGE

FAR:
 ALLOWED - 50 %
 PROPOSED - 29,350.08 / 67,782.73 = 43.30
 43.30% FAR

BUILDING HEIGHT:
 ALLOWED - 9.0 M (29.5 FT)
 PROPOSED - 7.8 M (25.75 FT)

DAYCARE INFORMATION:
 CHILDREN UNDER 36 MONTHS = 38 CHILDREN & 9 TEACHERS
 CHILDREN OVER 36 MONTHS = 64 CHILDREN & 8 TEACHERS
 TOTAL CHILDREN = 100 CHILDREN
 TOTAL TEACHERS = 17 TEACHERS

PARKING:
 BYLAW REQUIREMENT:
 RETAIL STORE = 1 PER 30 SQM
 RESTAURANT = 1 PER 4 SEATS
 CONVENIENCE STORE = 1 PER 35 SQM
 FITNESS = 1 PER 25 SQM
 RETAIL + 2000 SQM SELLING APPLIANCES = 1 PER 30 SQM
 GROUP DAYCARE = 2 PLUS 1 PER STAFF PERSON

PROVIDED:
 RETAIL STORE - 751.80 SQM / 30 SQM = 25.06
 RESTAURANT - MAX. 40 SEATS (50% RESTAURANTS) / 4 = 10
 CONVENIENCE STORE - 175.87 SQM / 35 SQM = 4.87
 FITNESS - 218.58 SQM / 25 SQM = 8.74
 RETAIL APPLIANCE - 263.25 SQM / 30 SQM = 8.78
 GROUP DAYCARE = 2 PLUS 17 (STAFF) = 19
 25.06 + 10 + 4.87 + 8.74 + 8.78 + 19 = 75.45

REQ. = 77 STALLS
 PROVIDED = 82 INCLUDING 2 H.C. STALLS (1 PER 50 PARKING STALLS)
 AND 20 SMALL CAR (LESS THAN ONE THIRD)

BIKE PARKING
 REQUIRED:
 1 PER 250 SQM FOR THE FIRST 5,000 SQM.
 2,674.96 / 250 = 10.70 STALLS
 PROVIDED = 12 STALLS

LOADING REQUIREMENT:
 RETAIL STORE = 300 M2 TO 2,500 M2 = 2 SPACES
 ASSEMBLY OCCUPANCY 300 M2 TO 3,000 M2 = 1 SPACE
 TOTAL REQ. = 3
 PROVIDED = 3

REV	DATE	DESCRIPTION
06	07/03/24	RE-ISSUED FOR DP AMENDMENT
05	04/26/24	RE-ISSUED FOR DP AMENDMENT
04	01/16/24	ISSUED FOR CONSTRUCTION
03	10/13/23	ISSUED FOR BP
02	03/30/23	RE-ISSUED FOR DP
01	01/30/23	ISSUED FOR DP

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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DRAWN BY: A.T./DS APPROVED: LSA

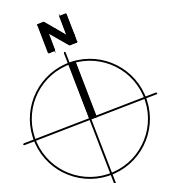
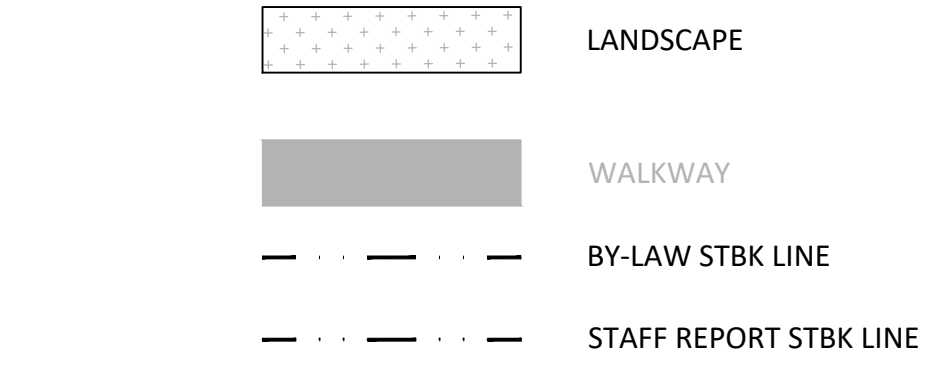
PROJECT: HAPPY VALLEY COMMERCIAL

995 & 991 LATORIA RD
 LANGFORD, BRITISH COLUMBIA

DRAWING: SITE PLAN & STATISTICS

PROJECT NUMBER: 22-023 DRAWING NUMBER: A1.0

SCALE: 1/16" = 1'-0"
 DATE: MAY 2022 REVISION: JULY 3RD, 2024



SITE PLAN
 SCALE: 1/16" = 1'-0"

HAPPY VALLEY ROAD

HAPPY VALLEY COMMERCIAL (22-023)