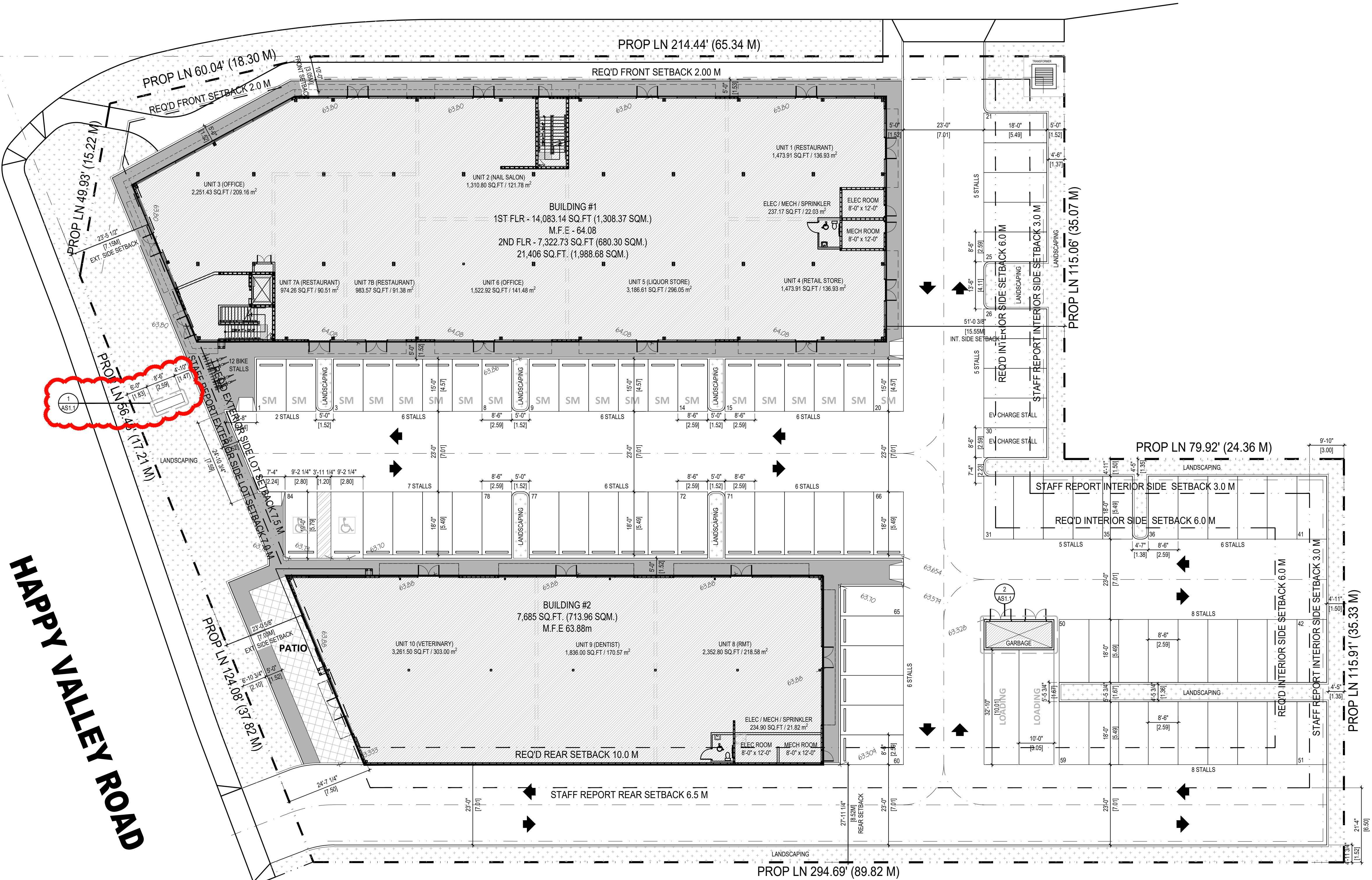


LATORIA ROAD



- LANDSCAPE
- WALKWAY
- BY-LAW STBK LINE
- STAFF REPORT STBK LINE

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

SITE STATISTICS

ZONING : C1

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

SETBACKS	ALLOWED	STAFF REPORT	PROPOSED BLDG.
BY LAW	LINE 18, 2020		
FRONT (NORTH)	(2.00 M)	(2.00 M)	(3.05 M)
REAR (SOUTH)	(6.00 M)	(6.50 M)	(9.55 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 SQM.)
2ND FLR - 7,322.73 SQ.FT. (680.30 SQM.)
BLDG 2 - 7,685 SQ.FT. (713.96 SQM.)
GARBAGE - 299.21 SQ.FT. (24.09 SQM.)
1ST FLR TOTAL = 22,027.35 SQ.FT. (2,046.41 SQM.)
GROSS BLDG TOTAL = 29,355.08 SQ.FT. (2,726.71 SQM.)

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

FAR
ALLOWED - 50 %
PROPOSED - 29,355.08 / 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
OFFICE = 1 PER 35 SQM
OFFICE (MEDICAL OR DENTAL) = 1 PER 25 SQM
PERSONAL SERVICES = 1 PER 20 SQM
LIQUOR STORE = 1 PER 13 SQM
GROUP DAYCARE = 2 PLUS 1 PER STAFF PERSON

PROPOSED:
ANIMAL HOSPITAL (VETERINARY) - 303.00 SQM / 28 SQM = 10.82
RETAIL STORE - 158.53 SQM / 30 SQM = 4.59
RESTAURANT - MAX. 28 SEATS (ALL RESTAURANTS) / 4 = 7
OFFICE - 350.05 SQM (ALL TENANCIES) / 35 SQM = 10.02
OFFICE (MEDICAL) - 385.15 SQM (ALL TENANCIES) / 25 SQM = 15.57
PERSONAL SERVICES - 121.78 SQM / 20 SQM = 6.09
LIQUOR STORE - 299.05 SQM / 13 SQM = 22.77
GROUP DAYCARE - 2 PLUS 17 (STAFF) = 19
10.82 + 4.59 + 7 + 10.02 + 15.57 + 22.77 + 19 = 95.83

REQ. = 96 STALLS
PROVIDED = 84 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 500 M2 = 1 SPACES
ASSEMBLY OCCUPANCY 300 M2 TO 3,000 M2 = 1 SPACE
TOTAL REQ. = 2
PROVIDED = 2

REV	DATE	DESCRIPTION
08	11/26/24	RE-ISSUED FOR PARKING REVISIONS
07	07/19/24	ISSUED FOR S.I. # 4
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
PROJECT: LSA

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: OCT 1ST, 2024

HAPPY VALLEY COMMERCIAL (22-023)