

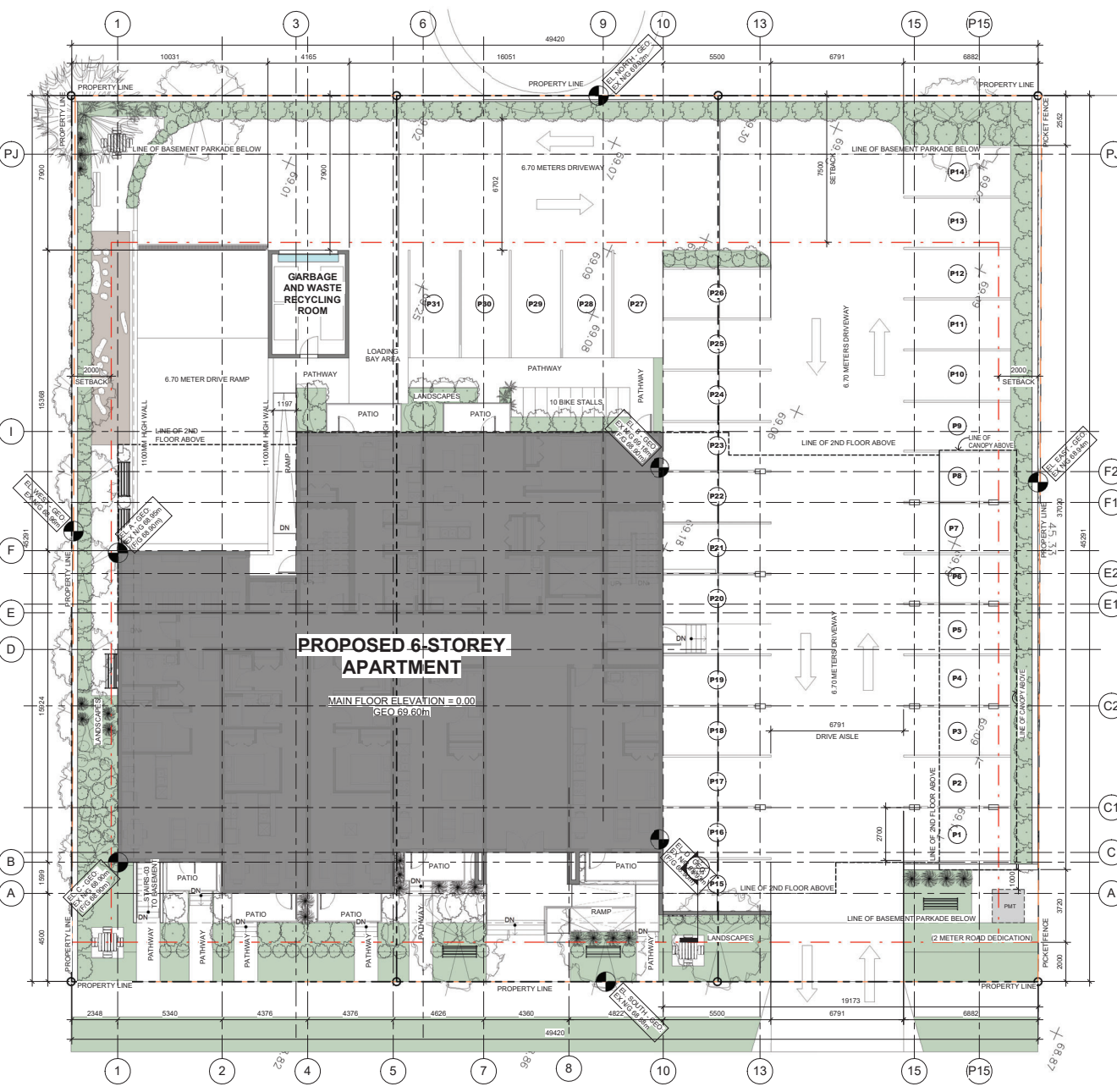
CURRENT ZONE CLASSIFICATION:		SETBACKS:	
Section 6.22 - ONE AND TWO-FAMILY RESIDENTIAL (R2) ZONE		6.22.07 (1) No principal building may be located:	
Density		(a) Within 3m (9.8ft) of any front lot line except that no garage or carport that faces a front lot line may be located within 5.5m (18ft) of the front lot line;	(b) Within 3m (9.8ft) of any rear lot line; (Bylaw No. 2183)
6.22.04 (1)	There may not be more than one dwelling unit on a lot, exclusive of either a secondary suite, garden suite, or carriage suite, unless otherwise specified below or where permitted by Section 6.22.01(10).	(c) Within 3m (9.8ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5m (18 ft) of the exterior side lot line; or	(d) Within 1.5m (4.9 ft) of any interior side lot line.
6.22.06	Height and Size of Principal Use Buildings No building or structure may exceed a height of 11 m (36.1 ft).		

REZONING CLASSIFICATION:		SETBACKS:	
Section 6.51 - MIXED USE RESIDENTIAL COMMERCIAL (MU1) ZONE		6.51.08 No building or structure may be located:	
Density		(a) Within 2m (6.6 ft) of any front lot line; or	(b) Within 2m (6.6 ft) of any exterior side lot line; or
6.51A.04 (1)	Except as provided in Article (2), the maximum floor area ratio is 2.0	(c) Within 7.5m (24.6ft) of any rear lot line.	
(2)	The maximum floor area ratio is 2.25 if the owner provides -- least 50% of the parking spaces required by the Bylaw in ... underground parking structure, and by an additional 0.02 to a maximum of 2.5 for every 5% of the parking spaces in excess of 50% so provided.		

SITE DETAILS	
SITE AREA:	2,240.00 m ²
TOTAL GROSS FLOOR AREA:	5,148.62 m ²
- Ground Floor Area	554.43 m ²
- Second Floor Area	682.19 m ²
- Typical 3rd - 6th Floor Area	(698.25 m ² x 4) = 3,713 m ²
- Rooftop Lounge	113.43 m ²
FLOOR AREA RATIO	2.28
OPEN SPACE AREA	384.52 m ² / 2,240.00 m ² = 17.16%
ROAD DEDICATION AREA	98.44 m ²
SITE COVERAGE	
- Garbage & Waste Recycling Room Area	22.97 m ²
- Typical Floor Area	928.25 m ²
- Canopy	6.75 m ²
- Ramp	10.67 m ²
- Stair 03	4.67 m ²
- Breeway Canopy	84.75 m ²
Total Area	1,071.14 m ²
Post Road Dedication	1,071.14 m ² / 2,142.00 m ² = 50.00%

PROJECT INFORMATION			
BUILDING HEIGHT	= 16.588 m	STOREY	= 6
PARKING STALLS		BIKE STALLS	
- REGULAR SURFACE STALLS	= 31 STALLS	- REGULAR SURFACE STALLS	= 44 STALLS
- REGULAR UNDERGROUND STALLS	= 47 STALLS	- REGULAR UNDERGROUND STALLS	= 115 STALLS
- ACCESSIBLE UNDERGROUND STALLS	= 23 STALLS	- CARDO-BIKE UNDERGROUND STALLS	= 6 STALLS
TOTAL PARKING STALLS	= 80 STALLS	TOTAL BIKE STALLS	= 165 STALLS
PARKING & BIKE RATIOS		BIKE RATIO (161 stalls/76 units) = 2.12	
(80 PARKING STALLS / 76 UNITS)	= 1.05 RATIO		
NUMBER OF UNITS			
MAIN FLOOR LEVEL	UNIT AREA	TOTAL	
STUDIO UNIT A-1			
- STUDIO UNIT A-1	41.5 m ²	2 UNIT	
- STUDIO UNIT A-2	38.1 m ²	1 UNIT	
1 BEDROOM UNIT B-1			
- 1 BEDROOM UNIT B-1	52.8 m ²	2 UNITS	
2 BEDROOM UNIT C-1			
- 2 BEDROOM UNIT B-3	55.20m ²	1 UNIT	
- 2 BEDROOM UNIT C-1	69.2 m ²	2 UNIT	
TOTAL UNITS		13 UNITS	
SECOND FLOOR LEVEL			
STUDIO UNIT A-1			
- STUDIO UNIT A-1	41.5 m ²	2 UNIT	
- STUDIO UNIT A-2	38.1 m ²	2 UNITS	
1 BEDROOM UNIT B-1			
- 1 BEDROOM ADAPTABLE UNIT B-2	52.9 m ²	4 UNITS	
- 1 BEDROOM ADAPTABLE UNIT B-2	68.1 m ²	2 UNITS	
2 BEDROOM UNIT C-1			
- 2 BEDROOM UNIT C-1	69.2 m ²	1 UNIT	
- 2 BEDROOM UNIT C-2	79.7 m ²	1 UNIT	
- 2 BEDROOM ADAPTABLE UNIT C-2A&2.9 m ²		1 UNIT	
TOTAL UNITS		13 UNITS	
3RD-6TH FLOOR LEVEL			
STUDIO UNIT A-1			
- STUDIO UNIT A-1	41.5 m ²	12 UNITS	
- STUDIO UNIT A-2	38.1 m ²	8 UNITS	
1 BEDROOM B-1			
- 1 BEDROOM B-1	52.9 m ²	16 UNITS	
- 1 BEDROOM ADAPTABLE B-2	68.1 m ²	8 UNITS	
2 BEDROOM UNIT C-1			
- 2 BEDROOM UNIT C-1	69.2 m ²	4 UNITS	
- 2 BEDROOM UNIT C-2	79.7 m ²	4 UNITS	
- 2 BEDROOM ADAPTABLE UNIT C-2A&2.9 m ²		4 UNITS	
TOTAL UNITS		56 UNITS	
TOTAL NUMBER OF UNITS			
- STUDIO UNIT A-1	16 UNITS	21.05%	
- STUDIO UNIT A-2	11 UNITS	14.47%	
- 1 BEDROOM B-1	22 UNITS	28.94%	
- 1 BEDROOM ADAPTABLE B-2	11 UNITS	14.47%	
- 2 BEDROOM UNIT C-1	5 UNITS	6.57%	
- 2 BEDROOM UNIT C-2	5 UNITS	6.57%	
- 2 BEDROOM ADAPTABLE UNIT C-2A&2.9 m ²	5 UNITS	6.57%	
TOTAL NUMBER OF UNITS	76 UNITS		
TOTAL ADAPTABLE	16 UNITS	21.05%	
TOTAL			
- STUDIO	27 UNITS	36%	
- 1 BEDROOM	33 UNITS	43%	
- 2 BEDROOM	16 UNITS	21%	
SETBACKS:			
REO'D (MU1)	PROVIDED		
- EAST (FRONT)	2.00 meters	4.50 meters	
- SOUTH (LEFT)	2.00 meters	2.35 meters	
- NORTH (RIGHT)	2.00 meters	2.00 meters	
- WEST (REAR)	7.30 meters	7.90 meters	

BUILDING GEO GRADE		
MARK	GRADES - GEO	HGT TO RIDGE
A	68.95m	21.425m
B	69.19m	21.448m
C	68.89m	21.423m
D	69.93m	21.423m
Ave GRD = 68.99m (0.09m)	BLD HGT = 21.429m	
AVERAGE GRADE CALC (BCBC)		
MARK	GRADES - GEO	HGT TO RIDGE
A+C/2	68.92m	21.422m
C-C/2	68.91m	21.421m
D+B/2	69.05m	21.435m
B+AZ	69.05m	21.435m
Ave GRD = 68.98m (0.08m)	BLD HGT = 21.428m	



NOTES:

- FOR EXISTING TREES REMOVED & PROPOSED
- SOFTSCAPE TREES LEGEND REFER TO LANDSCAPING CONCEPT PLAN, SHEET L-001
- FOR STREET GUTTER PROFILES REFER TO CIVIL DRAWINGS, SHEETS 3850-02 TO 03

woodsmerc
LANDSCAPING

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DO NOT USE FOR CONSTRUCTION

CONSULTANT

APRIL
REGISTERED ARCHITECT
PROFESSIONAL SOCIETY OF ALBERTA
2026-03-08

GENERAL NOTES

No.	Date	Description
1	10/19/2024	REZONING SUBMISSION
2	08/28/2025	RELE FOR REZONING
3	04/23/2025	OP APPICATION

REVISION

WOODSMERE

3088 Jacklin Road, Langford, BC

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

DP-106

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