

LEGAL DESCRIPTION:
 LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444
 PID 005-233-046
 LOT 8, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
 PID 005-076-722
 LOT 9, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
 PID 005-076-749
 LOT 10 SECTION 5 ESQUIMALT DISTRICT PLAN 10795
 PID 005-076-757

CIVIC ADDRESSES: 2832, 2834, 2836, 2838 KNOTTY PINE ROAD, LANGFORD, BC

CURRENT ZONING R-2
PROPOSED REZONING CC-2 (RT-1)

PROJECT DESCRIPTION:
 CONSOLIDATION OF FOUR PARCELS WITH EXISTING SFD HOUSES ON THEM IN LANGFORD CITY CENTRE AREA, AND DEVELOPMENT OF A TOWNHOUSE COMPLEX CONSISTING OF 27 UNITS. THE PROJECT WILL REQUIRE REZONING OF THE LOTS FROM THE CURRENT R-2 ZONING TO CC-2.



CITY OF LANGFORD PROPERTY MAP



AERIAL VIEW

FRONTAGE

TOTAL	78.33 (EAST PL) + 39.17 (SOUTH PL) = 117.50
EXCLUSIONS	
REAR SETBACK MIN.	5.50
FRONT SETBACK MIN.	3.00
EAST SETBACK MIN.	3.50
WEST SETBACK MIN.	1.20
DRIVEWAY MAX.	6.00
FRONTAGE	
FRONTAGE	98.30
ACTIVE BUILDING FRONTAGE	(90%) 88.44

ADDRESS	2832/2834/2836/2838 KNOTTY PINE ROAD, LANGFORD, BC	
ZONING	ALLOWED	PROPOSED
	MET	MET
LOT AREA	3,068.00	
SITE WIDTH	39.17	
SITE COVERAGE (60%)	1,840.80	1,488.00
FAR=1.2 6.28.03(2)	1.20	1.01
FRONT YARD SETBACK	3.00	3.00
SETBACK WEST	1.20	4.79
SETBACK EAST	3.50	3.50
REAR YARD SETBACK	5.50	5.50
MAX BUILDING HEIGHT	10.00	9.37
PARKING RESIDENTIAL 2 PARKING PER UNIT	54	54
PARKING VISITOR	5	5
PARKING TOTAL	59	59
COMMON OUTDOOR AMENITY SPACE (5% OF LOT AREA)	153.40	153.41

UNIT	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	TOTAL AREA	GARAGE	LIVING SPACE
SL1	29.1	45.5	45.5	120.1	17.1	103.0
SL2	29.1	45.5	45.5	120.1	17.1	103.0
SL3	29.1	45.5	45.5	120.1	17.1	103.0
SL4	29.1	45.5	45.5	120.1	17.1	103.0
SL5	29.1	45.5	45.5	120.1	17.1	103.0
SL6	29.1	45.5	45.5	120.1	17.1	103.0
SL7	29.1	45.5	45.5	120.1	17.1	103.0
SL8	29.1	45.5	45.5	120.1	17.1	103.0
SL9	29.1	45.5	45.5	120.1	17.1	103.0
SL10	29.1	45.5	45.5	120.1	17.1	103.0
SL11	29.1	45.5	45.5	120.1	17.1	103.0
SL12	29.1	45.5	45.5	120.1	17.1	103.0
SL13	29.1	45.5	45.5	120.1	17.1	103.0
SL14	29.1	45.5	45.5	120.1	17.1	103.0
SL15	29.1	45.5	45.5	120.1	17.1	103.0
SL16	29.1	45.5	45.5	120.1	17.1	103.0
SL17	38.0	55.2	51.8	144.9	33.7	111.2
SL18	47.2	66.7	64.8	178.7	16.8	161.9
SL19	41.0	60.7	62.2	163.9	33.7	130.2
SL20	37.7	55.2	51.8	144.7	33.7	111.0
SL21	38.4	55.5	52.0	145.9	16.8	129.1
SL22	27.0	48.7	48.7	124.4	16.8	107.6
SL23	38.4	55.5	52.0	145.9	16.8	129.1
SL24	38.0	55.2	51.8	144.9	33.7	111.2
SL25	47.2	66.7	64.8	178.7	16.8	161.9
SL26	41.0	60.7	62.2	163.9	33.7	130.2
SL27	37.7	55.2	51.8	144.7	33.7	111.0
TOTAL						3042.3



2832-2838 Site Plan - Dependent
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THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE REPRODUCED, NOR INFORMATION THEREON TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT FIRST OBTAINED FROM VANCOUVER BUILDING DESIGN CORPORATION.
 ALL DIMENSIONS ARE CORRECT. DO NOT SCALE THESE DRAWINGS. ALL DIMENSIONS ARE TO OUTSIDE OF CONCRETE WALLS, EXTERIOR WALLS SHEATHING, CENTER OF INTERIOR WALLS UNLESS OTHERWISE MARKED.

No.	Description	Date
1	Revision 1	Date 1

NEW TOWNHOUSE COMPLEX PHASE I

2832-2838 KNOTTY PINE ROAD, LANGFORD, BC

SITE PLAN

PROJECT NUMBER	NA
DATE	30OCT23
DRAWN BY	I.GOMAN
CHECKED BY	NA

A1.02

SCALE 1:128