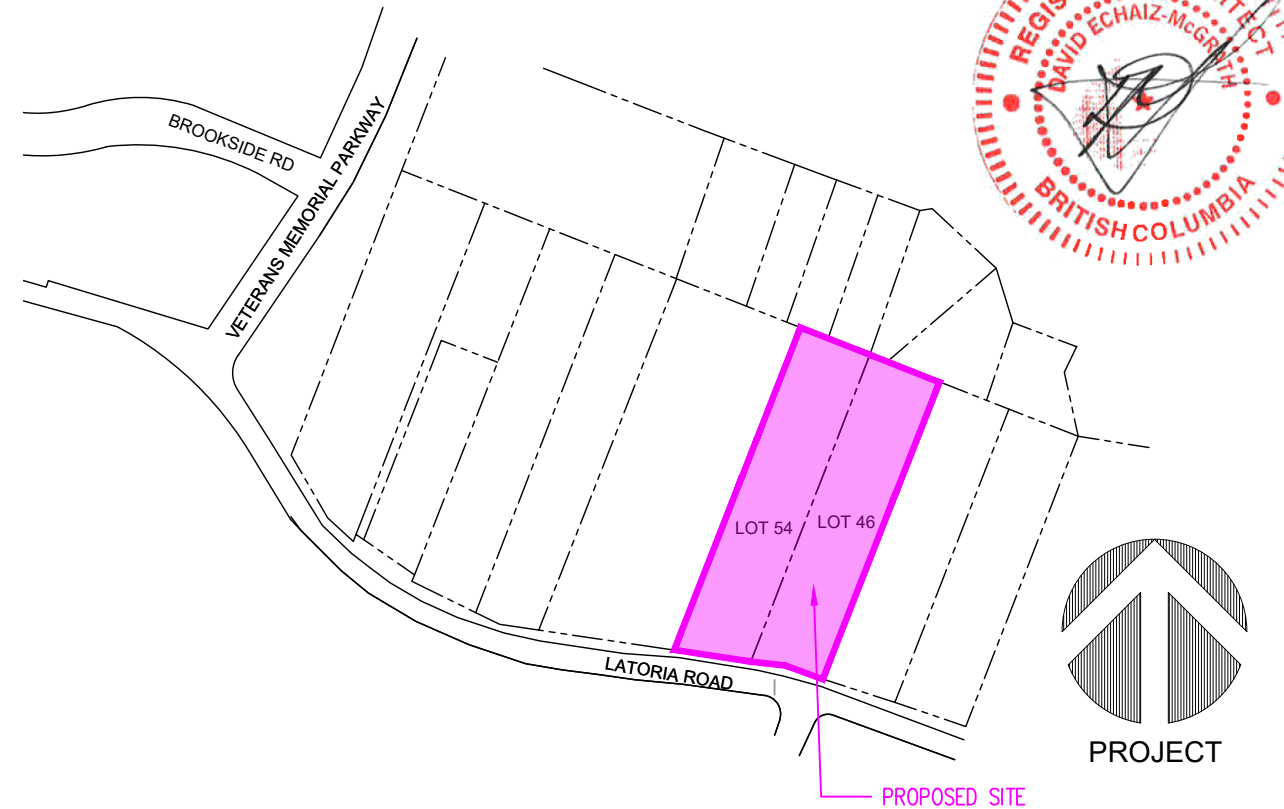


**PROJECT STATS**

546 & 554 Latoria Residential, Colwood BC  
Project No. 21068

REVISION NO.	5	DATE:	14-Nov-23	
<b>SITE INFORMATION</b>				
LEGAL DESCRIPTION	Lot 3 Plan VIP7244 Section 60/61 Land District 21		Lot 2 Plan VIP7244 Section 60/61 Land District 21	
CIVIC ADDRESS	546 & 554 Latoria Road, Colwood BC			
ZONING	New Comprehensive Zone			
<b>SITE AREA (sf) - EXISTING LOT</b>				
LOT 546	62085.69709			
LOT 554	65151.36641			
Total	127237.0635			
<b>SITE AREA (sf) - NEW LOT COMBINATION</b>				
NEW LOT 1 - TOWNHOUSES (A-H)	63,354 ft <sup>2</sup>			
NEW LOT 2 - MULTIFAMILY	28,417 ft <sup>2</sup>			
Total	91,771 ft <sup>2</sup>			
<b>SITE DATA</b>				
		PROPOSED	PROPOSED	
		NEW LOT 1-TOWNHOUSES	NEW LOT 2-MULTIFAMILY	
	F.S.R.	0.99	1.88	
	SITE COVERAGE (SF)*	27,689 ft <sup>2</sup>	12,747 ft <sup>2</sup>	
	BUILDING HEIGHT	19'-8" [6m]	6-STOREY	
SETBACKS	North	19'-1 1/2" [5.83m]	45'-8 1/2" [13.93m]	
	East	6'-0" [1.83m]	10'-1 1/2" [3.09m]	
	West	6'-0" [1.83m]	6'-0" [1.83m]	
	South	10'-0" [3.05m]	0-6 1/4" [0.16m]	
<b>BUILDING DATA TOWNHOUSES</b>				
UNIT MIX	GROSS AREA PER UNIT (ft <sup>2</sup> )	# OF UNITS	PERCENTAGE OF UNITS	COMBINED (ft <sup>2</sup> )
TOWNHOUSES TYPE A (3Bed + 2.5 Bath)	1,478 ft <sup>2</sup>	15	39.5%	22,170 ft <sup>2</sup>
TOWNHOUSES TYPE B (4 Bed + 2.5 Bath)	1,601 ft <sup>2</sup>	13	34.2%	20,813 ft <sup>2</sup>
TOWNHOUSES TYPE C (3 Bed + 2.5 Bath + Den)	2,000 ft <sup>2</sup>	10	26.3%	20,000 ft <sup>2</sup>
<b>TOTAL UNITS TOWNHOUSES</b>	(Saleable Area)	38	100%	62,983
BUILDING #	DESCRIPTION	GROSS AREA (ft <sup>2</sup> )	# OF UNITS	COMBINED (ft <sup>2</sup> )
BUILDING A	TOWNHOUSES TYPE A	1,478 ft <sup>2</sup>	6	8,868 ft <sup>2</sup>
BUILDING B	TOWNHOUSES TYPE A	1,478 ft <sup>2</sup>	6	8,868 ft <sup>2</sup>
BUILDING C	TOWNHOUSES TYPE B	1,601 ft <sup>2</sup>	5	8,005 ft <sup>2</sup>
BUILDING D	TOWNHOUSES TYPE A	1,478 ft <sup>2</sup>	3	4,434 ft <sup>2</sup>
BUILDING E	TOWNHOUSES TYPE C	2,000 ft <sup>2</sup>	6	12,000 ft <sup>2</sup>
BUILDING F	TOWNHOUSES TYPE C	2,000 ft <sup>2</sup>	4	8,000 ft <sup>2</sup>
BUILDING G	TOWNHOUSES TYPE B	1,601 ft <sup>2</sup>	5	8,005 ft <sup>2</sup>
BUILDING H	TOWNHOUSES TYPE B	1,601 ft <sup>2</sup>	3	4,803 ft <sup>2</sup>
<b>TOTAL BUILDINGS</b>				8
<b>TOTAL UNITS</b>	(Saleable Area)		38	62,983 ft <sup>2</sup>
<b>BUILDING DATA MULTIFAMILY</b>				
UNIT TYPES	DESCRIPTION	GROSS AREA PER UNIT (ft <sup>2</sup> )	# OF UNITS	COMBINED (ft <sup>2</sup> )
UNIT A1	1 BED + 1 BATH	636 ft <sup>2</sup>	34	21,624 ft <sup>2</sup>
UNIT A2	1 BED + 1 BATH	612 ft <sup>2</sup>	1	612 ft <sup>2</sup>
UNIT A3	JR 1 BED + 1 BATH	546 ft <sup>2</sup>	4	2,184 ft <sup>2</sup>
UNIT A4	JR 1 BED + 1 BATH	570 ft <sup>2</sup>	5	2,850 ft <sup>2</sup>
UNIT B1	2 BED + 2 BATH	929 ft <sup>2</sup>	6	5,574 ft <sup>2</sup>
UNIT B2	2 BED + 2 BATH	913 ft <sup>2</sup>	5	4,565 ft <sup>2</sup>
UNIT B3	2 BED + 2 BATH	936 ft <sup>2</sup>	5	4,680 ft <sup>2</sup>
UNIT B4	2 BED + 2 BATH	826 ft <sup>2</sup>	4	3,304 ft <sup>2</sup>
UNIT B5	2 BED + 2 BATH	865 ft <sup>2</sup>	5	4,325 ft <sup>2</sup>
UNIT B6	2 BED + 1 BATH	742 ft <sup>2</sup>	4	2,968 ft <sup>2</sup>
UNIT B7	2 BED + 2 BATH	802 ft <sup>2</sup>	1	802 ft <sup>2</sup>
<b>TOTAL UNITS</b>	(Saleable Area)		74	53,488 ft <sup>2</sup>
<b>PARKING DATA</b>				
<b>TOWNHOUSES PARKING DATA</b>				
PARKING TYPE	DESCRIPTION	# TOTAL CAR SPACE/ TYPE	# TOTAL PROPOSED ATTACHED CAR PARKING	RATIO PER DWELLING
GARAGE TOWNHOUSES TYPE A	2 per unit	30	76	2.00
GARAGE TOWNHOUSES TYPE B	2 per unit	26		
GARAGE TOWNHOUSES TYPE C	2 per unit	20		
VISITOR PARKING		3		
<b>TOTAL PARKING PROPOSED</b>				
				79
<b>REQUIRED BICYCLE PARKING</b>				
UNIT TYPE	DESCRIPTION	# TOTAL BICYCLE SPACE/ TYPE	# TOTAL PROPOSED BICYCLE PARKING	RATIO PER DWELLING
TOWNHOUSES TYPE A	1 per unit	15	38	1.00
TOWNHOUSES TYPE B	1 per unit	13		
TOWNHOUSES TYPE C	1 per unit	10		

**2 PROJECT STATISTICS**

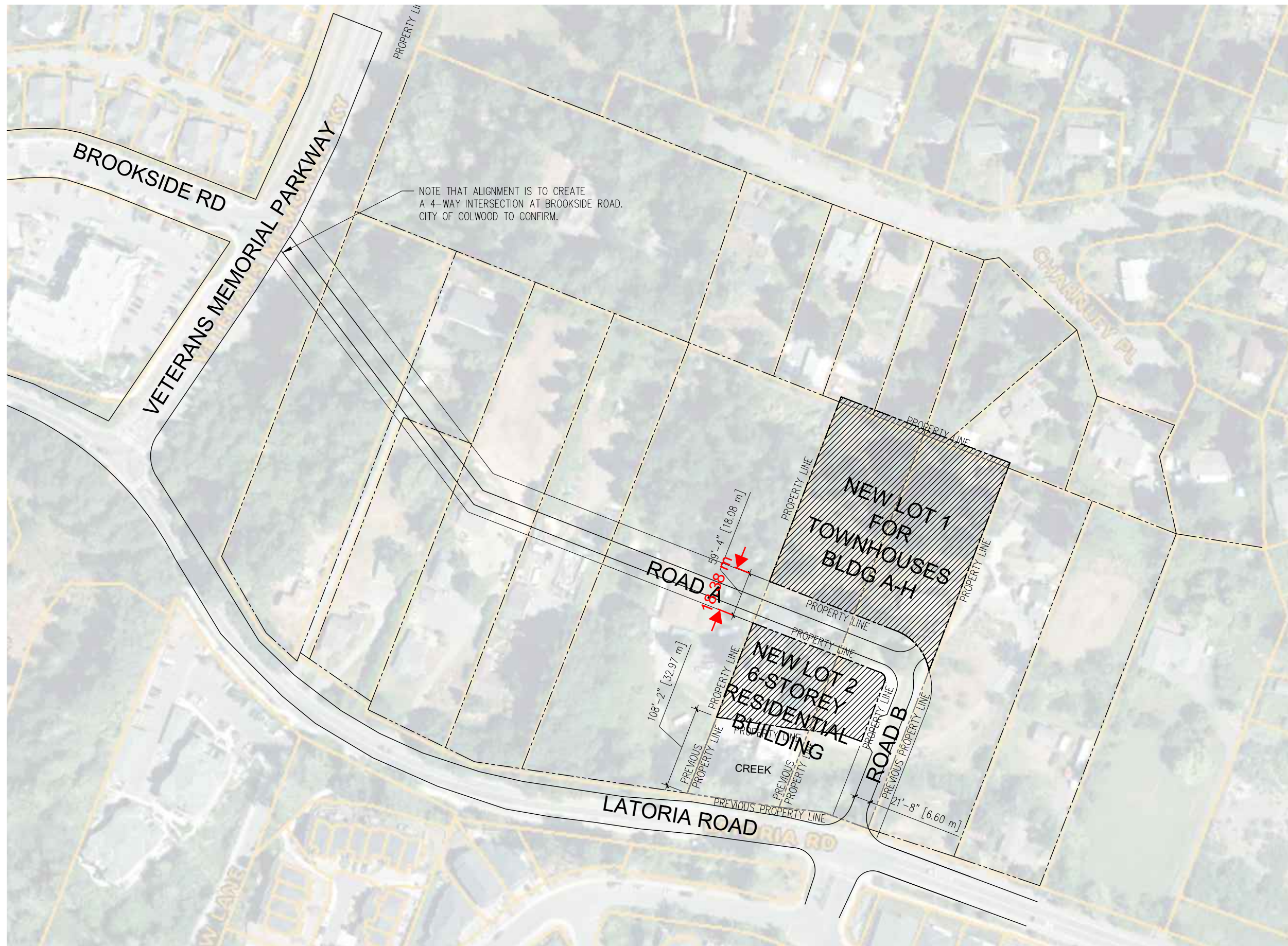
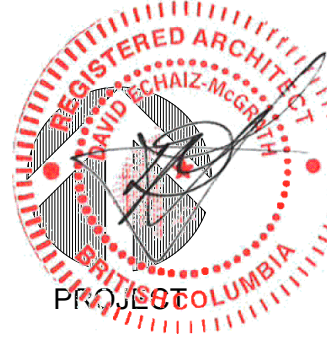


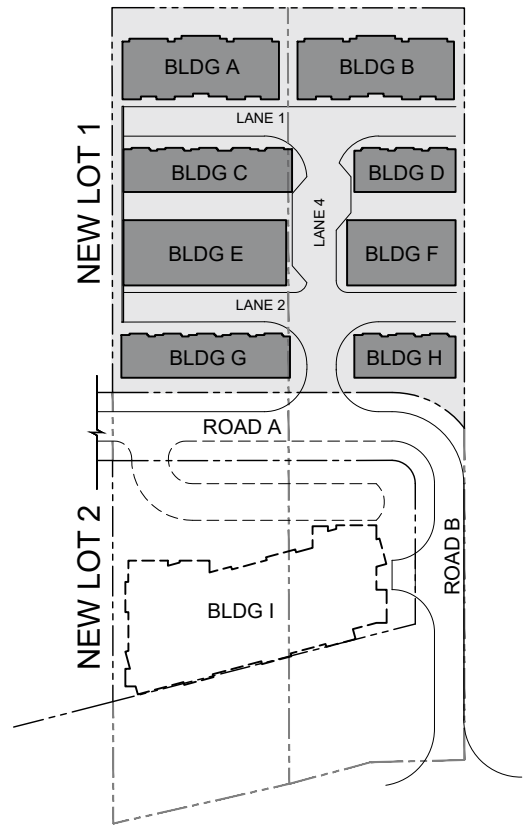
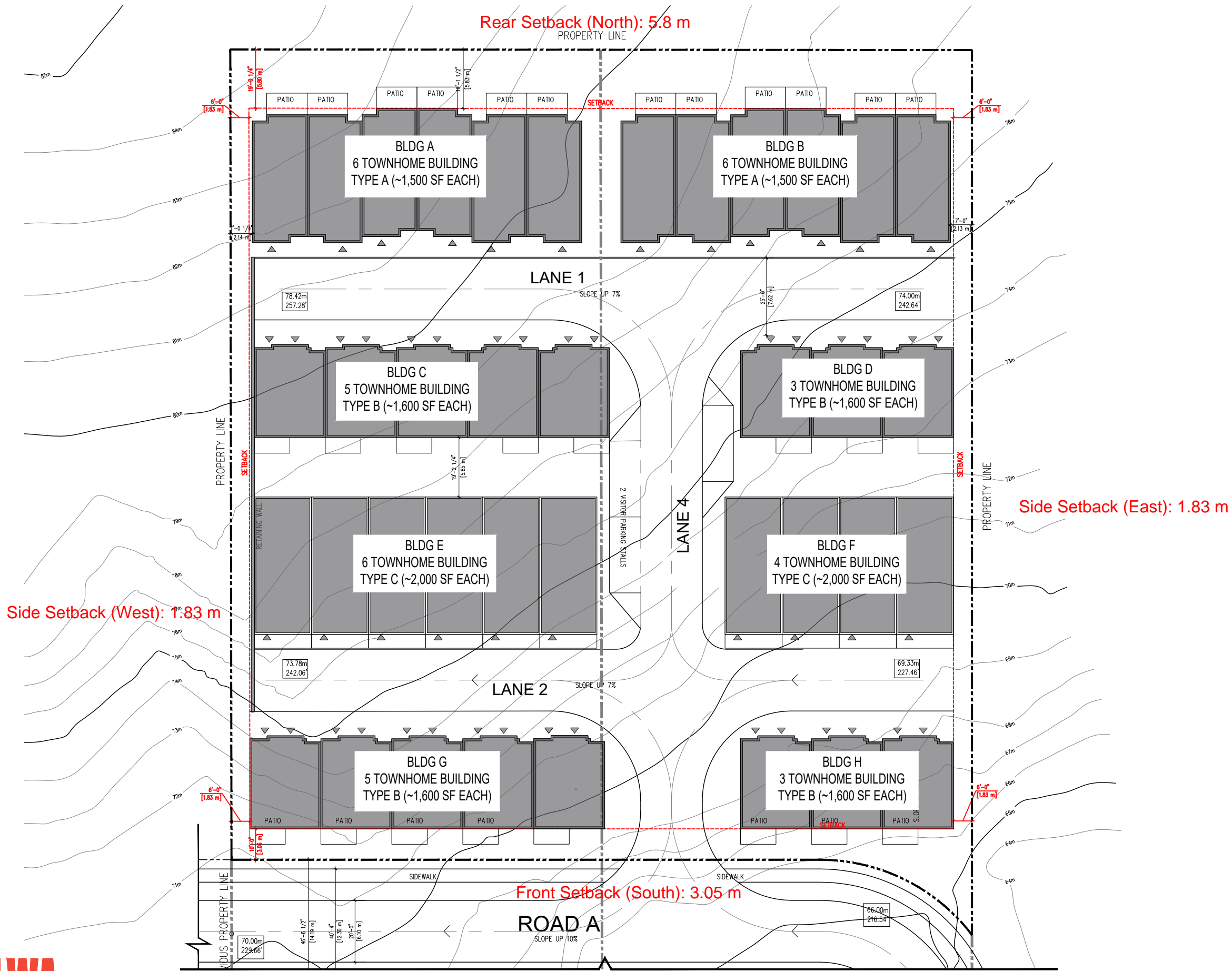
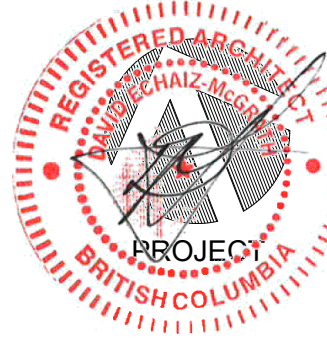
**1 LOCATION PLAN**

MULTIFAMILY PARKING DATA				
PARKING TYPE	BYLAW REFERENCE	DESCRIPTION	REQUIRED	PROPOSED
REGULAR STALLS	Bylaw 1909 - 3.1.1-Table 1	*1.25 per one-bedroom dwelling unit	55	99
		*1.6 per 2 two-bedroom dwelling unit	48	
<b>TOTAL REGULAR STALLS</b>			<b>103</b>	
VISITOR STALLS	Bylaw 1909 - 3.5.1	For Residential, Multi-Family uses, visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit in addition to the minimum parking requirement identified in Section 3.1.1	11	11
<b>TOTAL PARKING</b>			<b>114</b>	<b>110</b>
SMALL CAR STALLS	Bylaw 1909 - 3.3.1	A maximum of 30% of the total required parking spaces may be designed for small cars	33	22
ACCESSIBLE STALLS	Bylaw 1909 - 3.4.3- Table 2	Accessible parking supply requirements: 101-150 spaces=3 spaces	3	2
LOADING PARKING	Bylaw 1909 - 4.1.1- Table 4	1 required loading space	1	1
BICYCLE PARKING	Bylaw 1909 - 5.1.2- Table 5	Multi-Family Dwelling: long-term 1.0 per dwelling unit < 60m2 1.25 per dwelling unit > 60m2	82	TBC
		short-term: 6 spaces per building	6	TBC
<b>TOTAL BICYCLE PARKING</b>			<b>88</b>	<b>TBC</b>

Notes  
\*Footprint for Townhouses Building G is 662.9 sm, a little bit over 600sq threshold for the BCBC Part 9 req.







1 LEGEND  
NTS



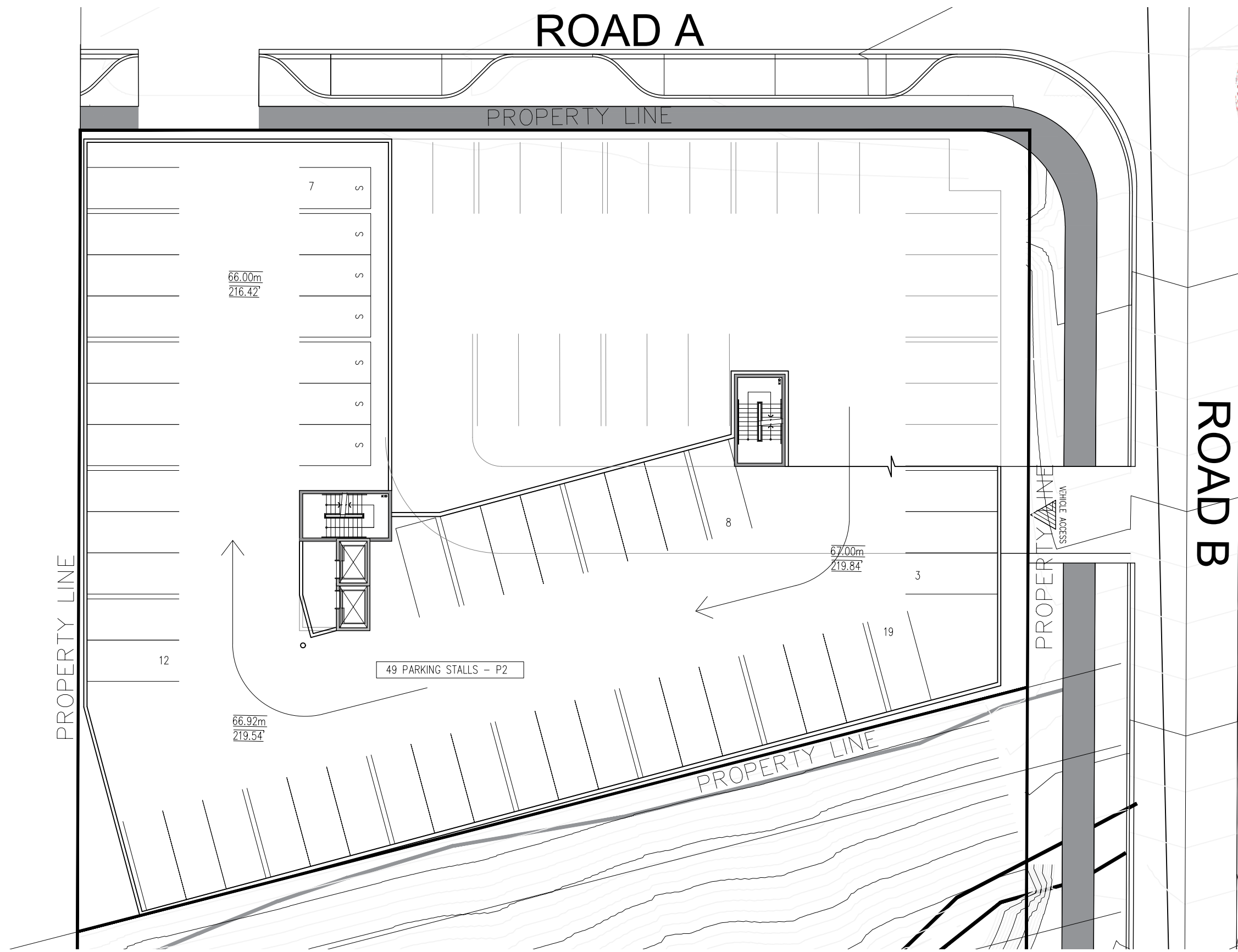
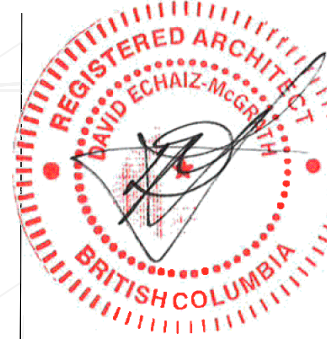
PROPOSED - TOWNHOMES

546 & 554 LATORIA, COLWOOD, B.C.

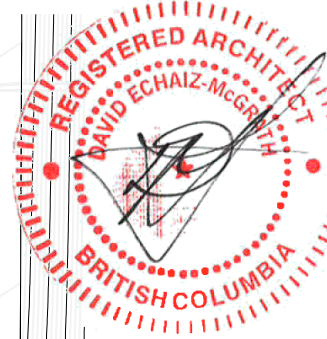
PROJECT#21068

SITE PLAN (BUILDINGS A-H) (1/32"=1'-0")

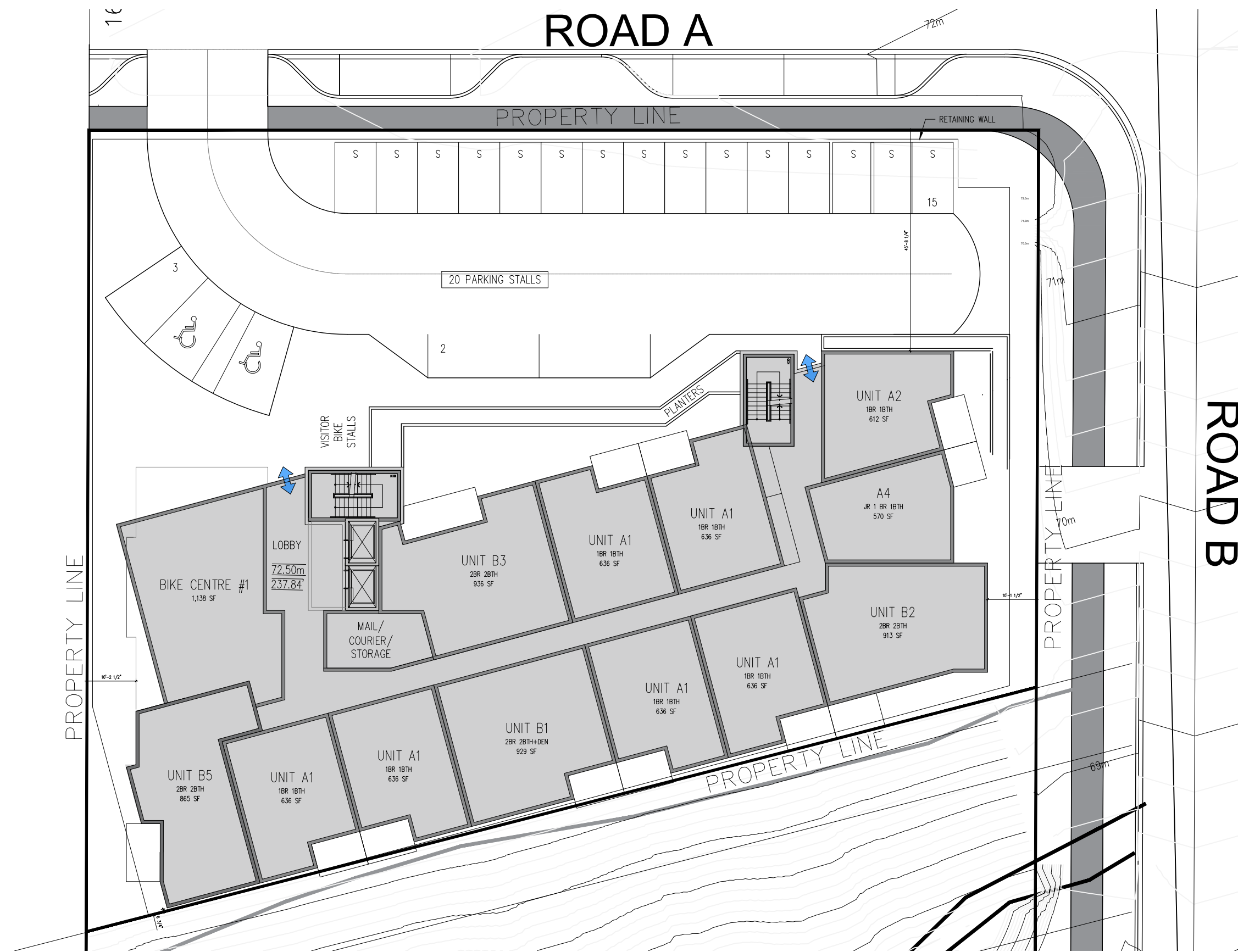
NOV 14, 2023



1 P2  
3/64" = 1'-0"



1 P1  
3/64" = 1'-0"



1 GROUND FLOOR  
3/64" = 1'-0"



1 TYPICAL FLOOR  
3/64" = 1'-0"



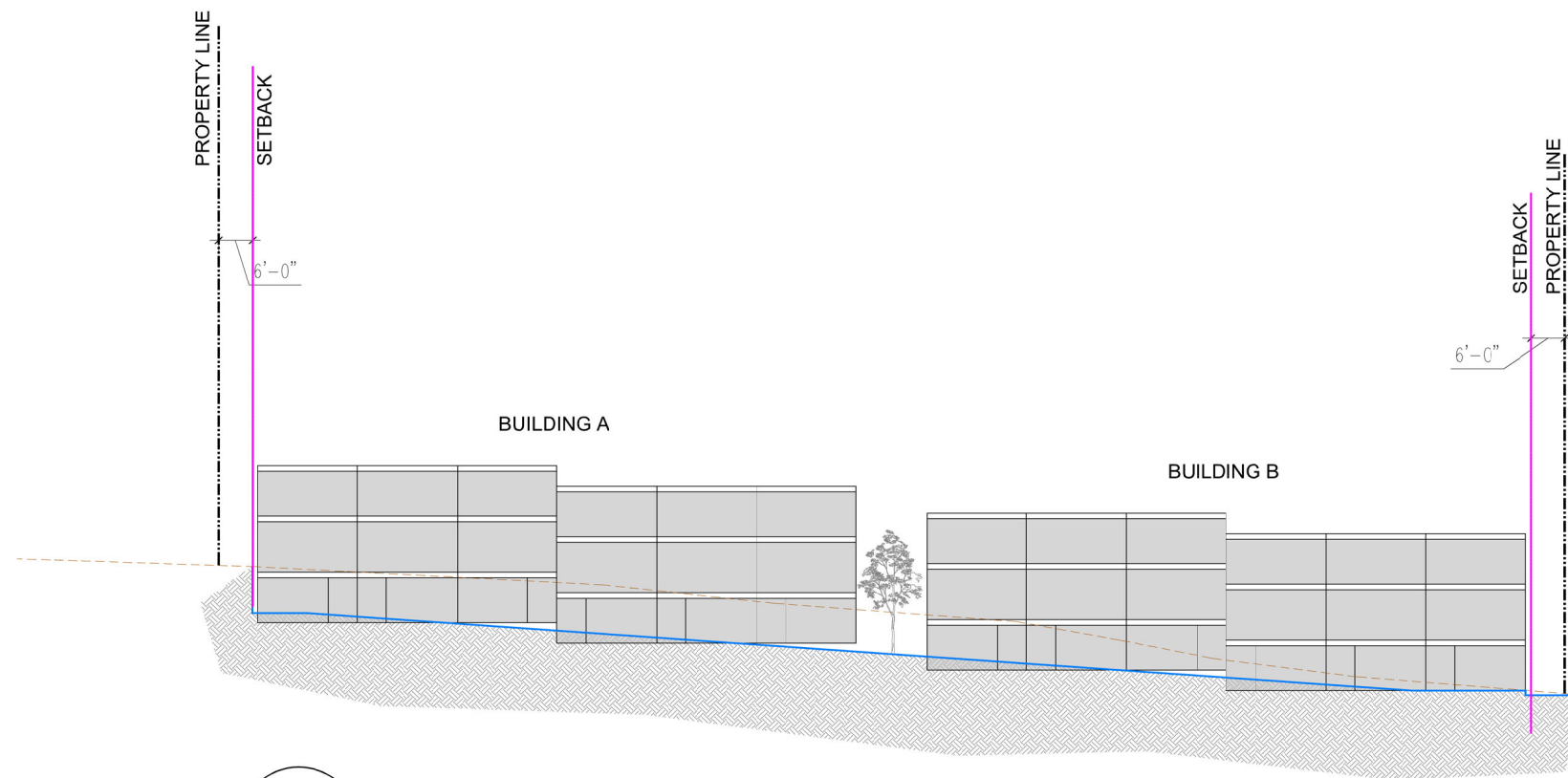
**PROPOSED - 6-STOREY RESIDENTIAL**

546 & 554 LATORIA, COLWOOD, B.C.

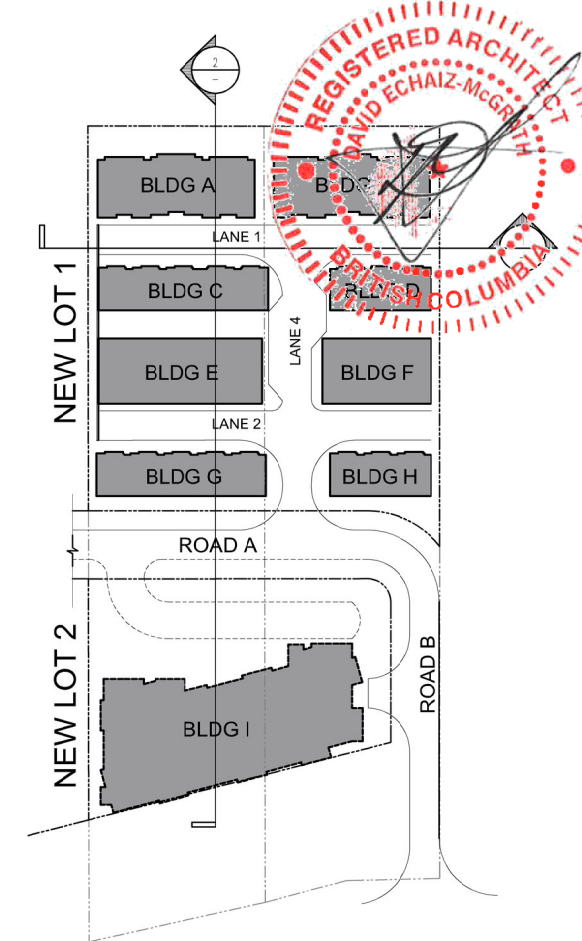
PROJECT#21068

FLOOR PLANS (3/64"=1'-0")

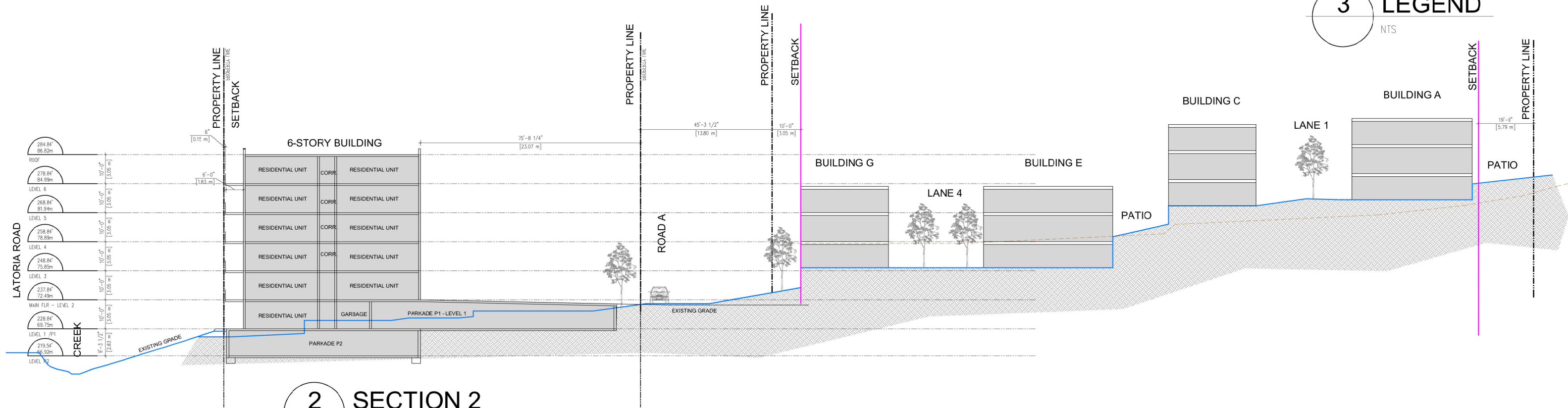
NOV 14, 2023



**1 SECTION 1**  
1/32" = 1'-0"



**3 LEGEND**  
NTS



**2 SECTION 2**  
1/32" = 1'-0"

