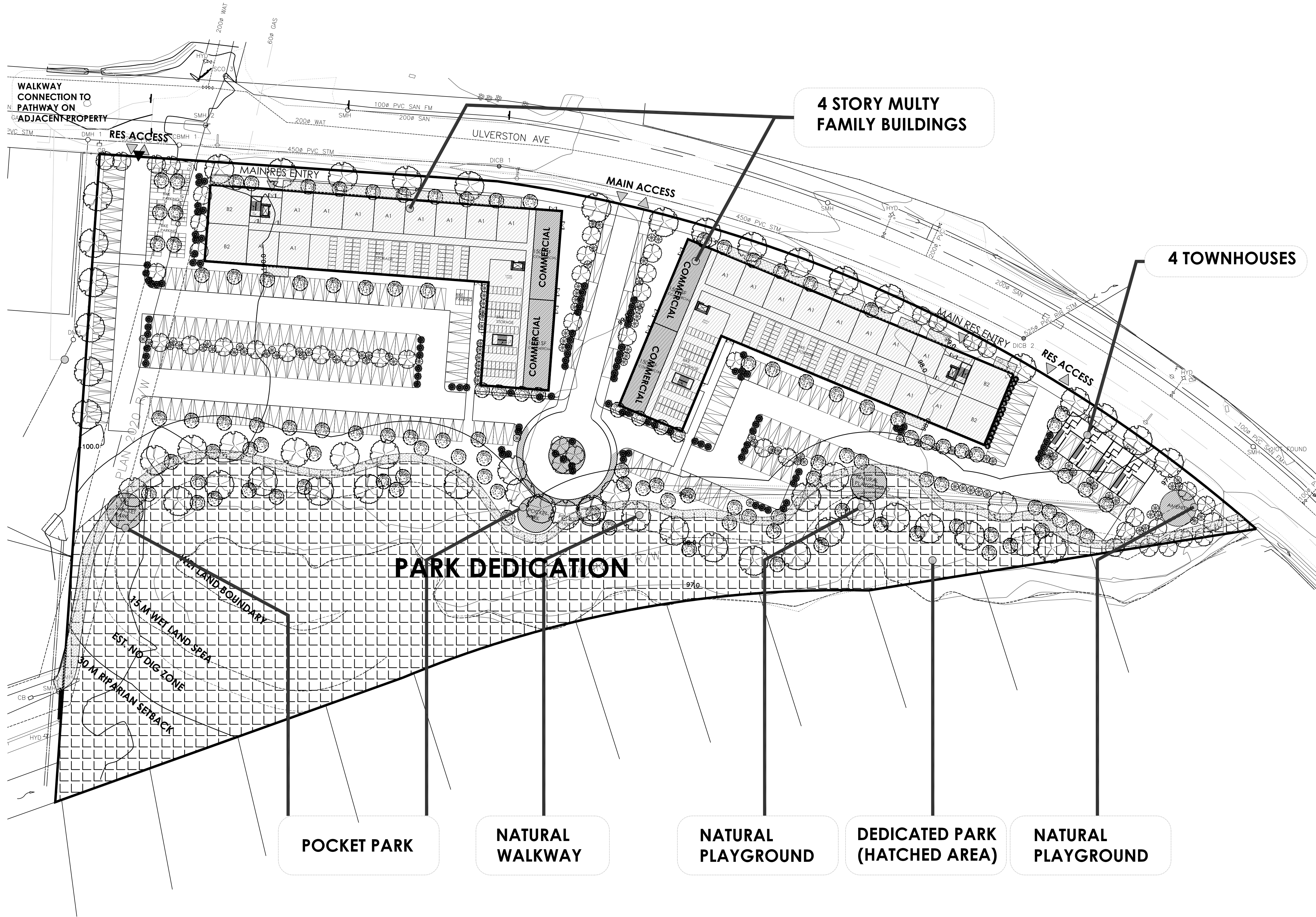


ULVERSTON AVE, CUMBERLAND PROPOSED REZONE:

DATA- ULVERSTON AVE, CUMBERLAND



FOR REZONE	COMBINED LOT
SITE AREA:	287,252 SF (2.66 Ha)
	108,195 SF (DEDICATED PARK AREA)
	179,057 SF (1.67H. NET AREA)
USE:	MIXED PRIMARY USE - RESIDENTIAL SUBSIDIARY USE - COMMERCIAL
DENSITY:	113 uph (PARK AREA EXCLUDED)
BUILDING HEIGHT:	13.5 M 4 STORY - MF BUILDINGS 3 STORY - TOWNHOUSE
UNITS:	180 UNITS - APARTMENT STYLE - (UNITS 90/BUILDING X 2) 4 UNITS - TOWNHOUSE RESIDENTIAL 4 UNITS - COMMERCIAL TOTAL UNITS = 188
UNITS TYPE:	MULTI FAMILY RESIDENTIAL: TYPE S1 : 500 - 600 SFT (12 Units) (STUDIO) TYPE A1 : 600 - 700 SFT (134 Units) (1 BED + 1 BATH + DEN) TYPE B1 : 800 - 1000 SFT (06 Units) (2 BED + 2 BATH) TYPE B2 : 800 - 1000 SFT (28 Units) (2 BED + 2 BATH) TOWNHOUSES: 1500 SFT (04 Units) (3 BED + 2.5 BATH) TOTAL RESIDENTIAL: (184 Units)
PARKING: (SURFACE)	198 CARS (REQUIRED)
	198 CARS (PROVIDED) 180 CARS - MF 1:1 (0.9 - RES CARS & 0.1 - VISITOR CARS) 08 CARS - TOWNHOUSE 2:1 10 CARS - COMMERCIAL 3.5/100 sm (0.5 - EMP CARS & 3.0 - VISITOR CARS)
SETBACKS:	FRONT: 3.0 M REAR: > 4 M SIDE: > 1.5 M
BIKE PARKING:	SHORT TERM: 94 (PROVIDED) (0.5/dwelling) LONG TERM: 282 (PROVIDED) (1.5/dwelling) <small>(BIKE PARKING FOP TOWNHOUSES WILL BE PROVIDED)</small>

Scale: 1:500

<p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPRIETARY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.</p>	<p>ARCH. STAMP</p>	<p>LOT A ULVERSTON AVE REZONE ULVERSTON AVE, CUMBERLAND</p>	<p>CLIENT Dreger Holdings Ltd.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>JULY 31, 2024</td> <td>01</td> <td>REZONE REV 1</td> </tr> <tr> <td>AUG 07, 2024</td> <td>02</td> <td>REZONE REV 2</td> </tr> <tr> <td>AUG 20, 2024</td> <td>03</td> <td>REZONE REV 3</td> </tr> <tr> <td>SEPT 18, 2024</td> <td>04</td> <td>REZONE REV 4 - 3 SEPARATE LOTS</td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	JULY 31, 2024	01	REZONE REV 1	AUG 07, 2024	02	REZONE REV 2	AUG 20, 2024	03	REZONE REV 3	SEPT 18, 2024	04	REZONE REV 4 - 3 SEPARATE LOTS	<p>DATE: JULY 05, 2024 SCALE: Scale: 1:500</p>	<p>SITE PLAN AND DATA</p> <p>A100</p>
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