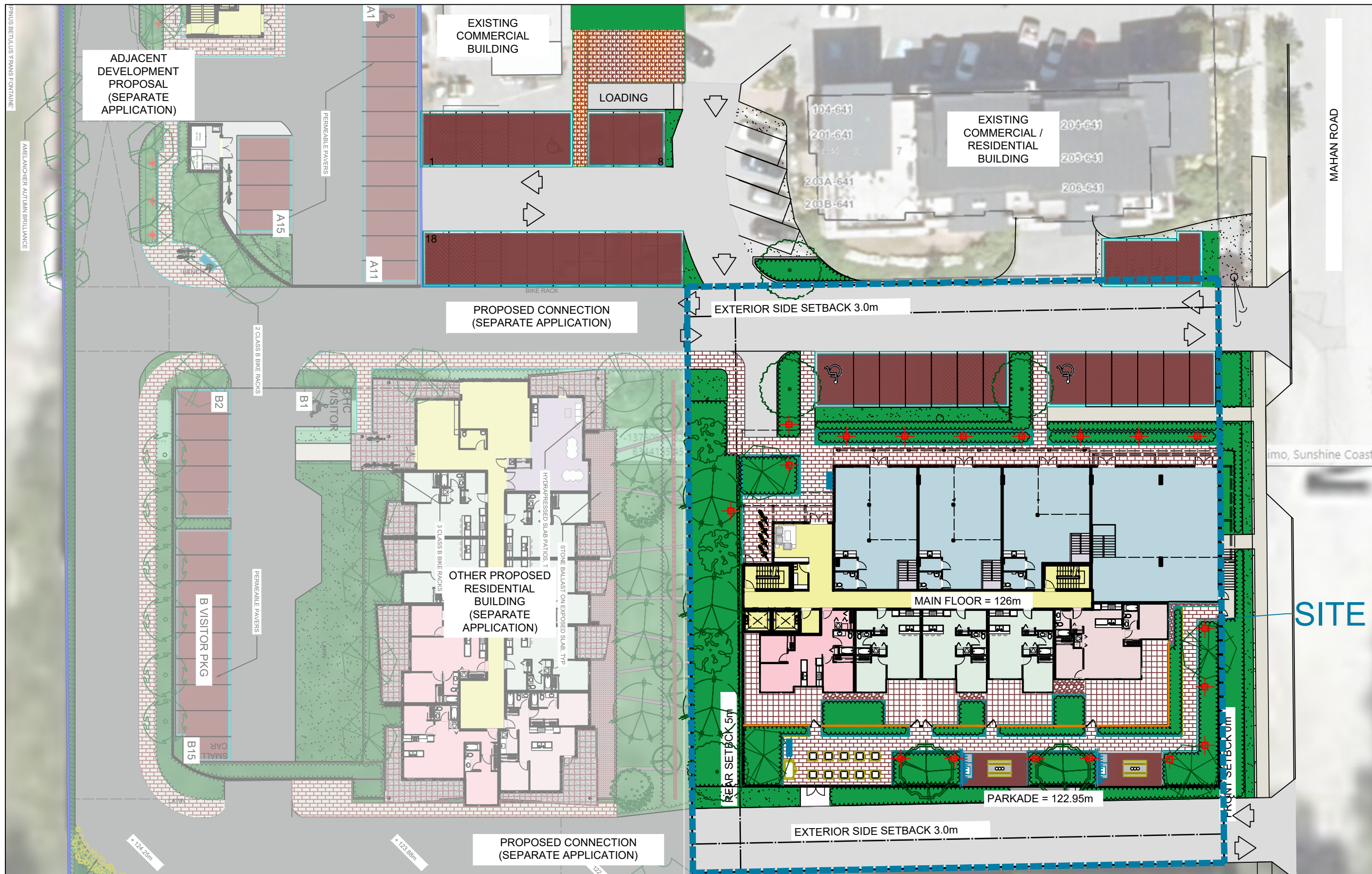
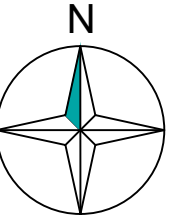
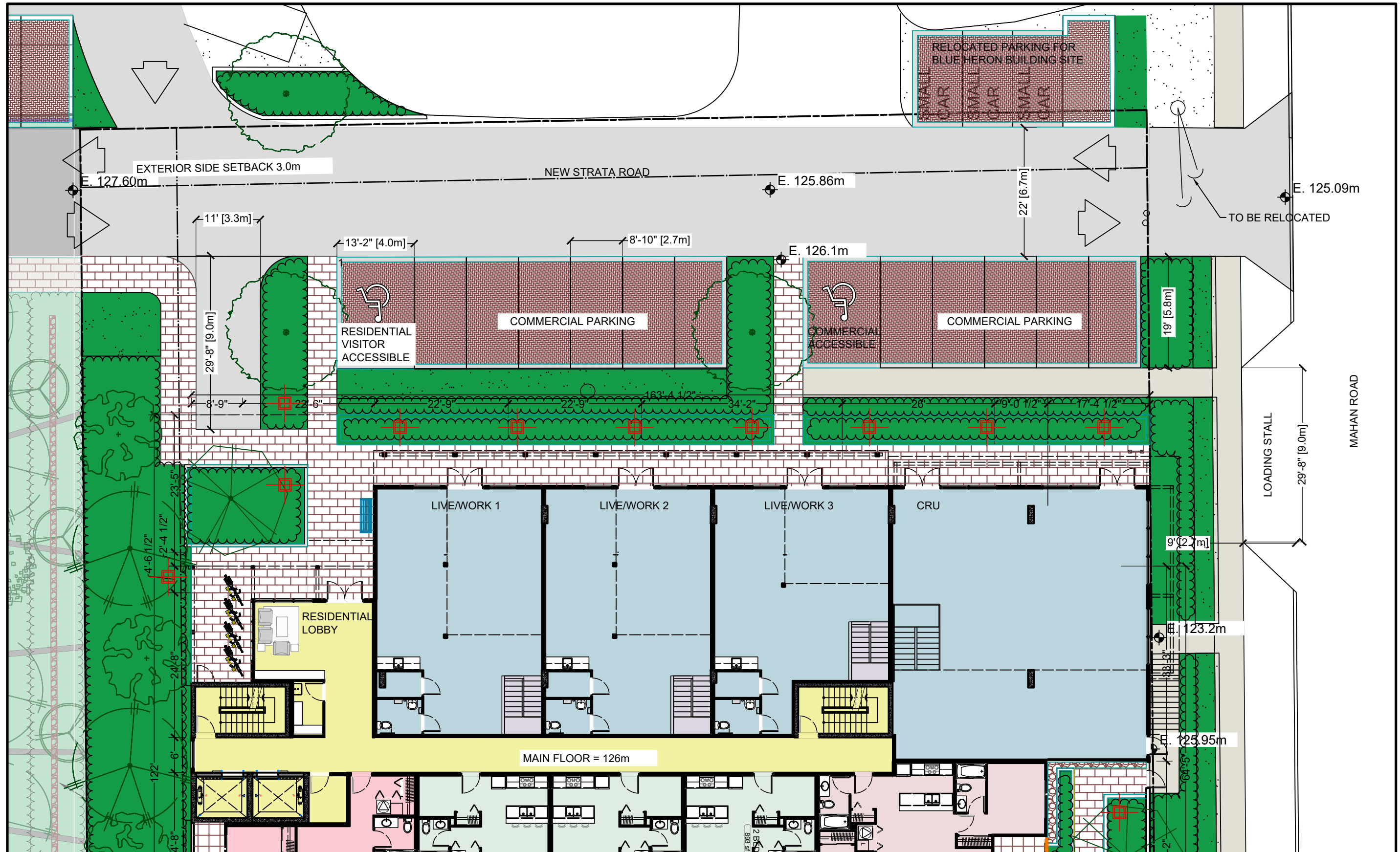
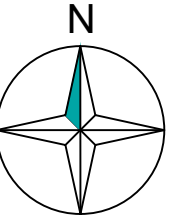


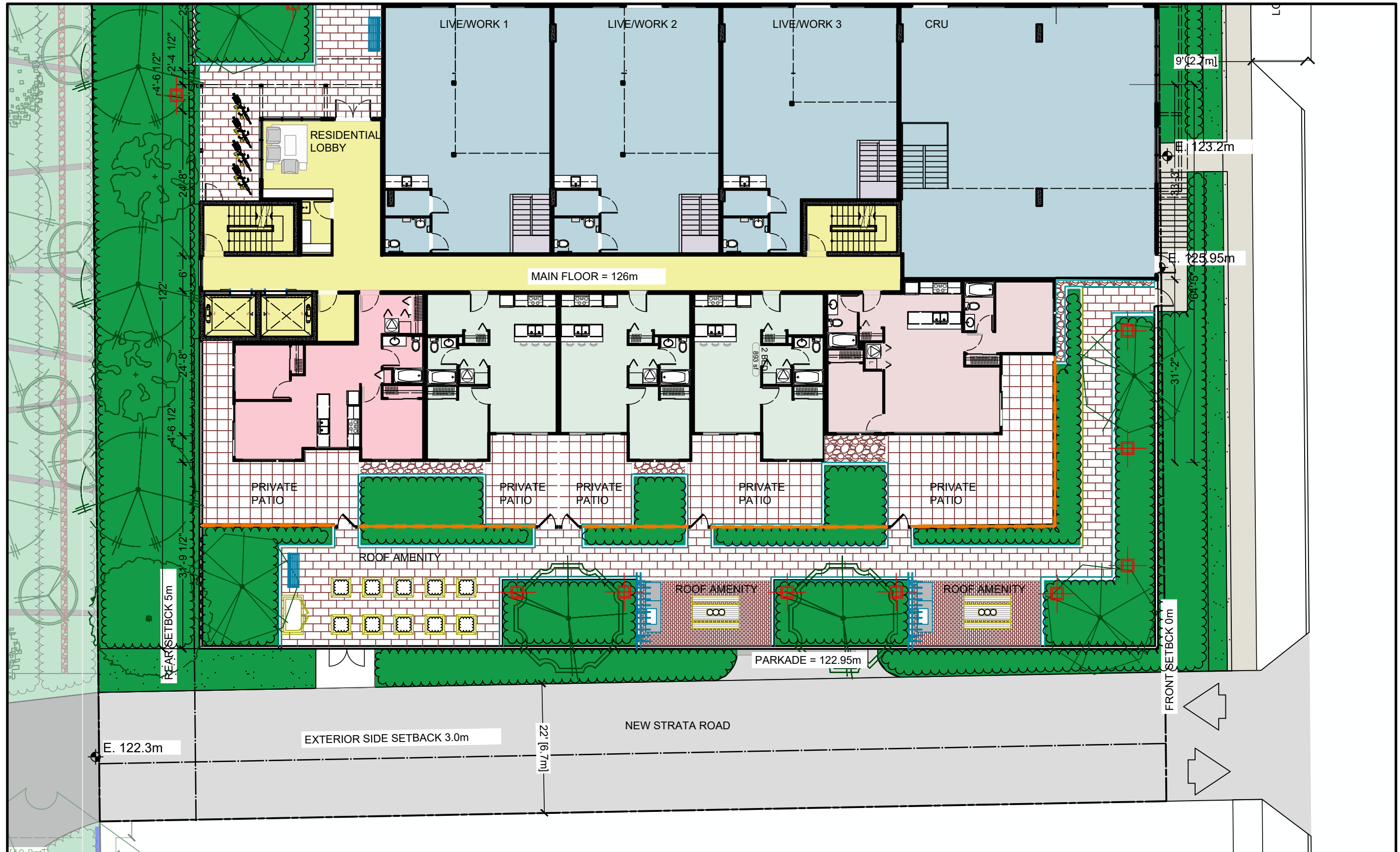
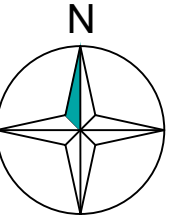
629 Mahan Road, Gibsons  
 PID: 007-272-979  
 Folio: 524.00001.020  
 Lot: 2  
 Block: 3  
 District Lot: 683  
 Plan: VAP17530

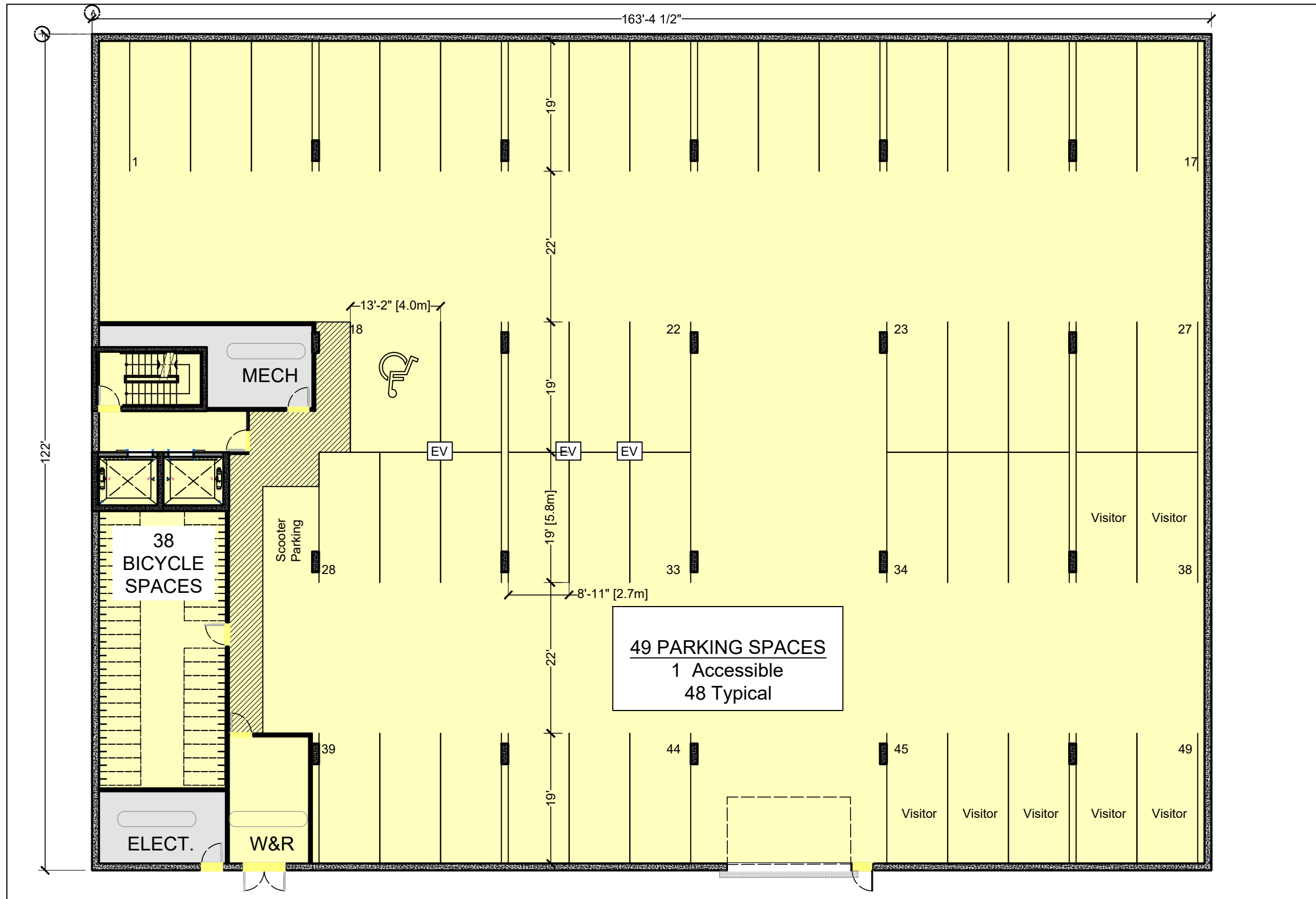
LEGAL DESCRIPTION				
LOT 2 BLOCK 3, DISTRICT LOT 683, PLAN VAP17530				
ZONING				
ZONE	EXISTING: UPPER GIBSONS COMMERCIAL DISTRICT I (C-1)			
PRINCIPLE PROPOSED USES	RESIDENTIAL WITH COMMERCIAL			
LOT SIZE	MINIMUM REQUIRED	EXISTING		
	AREA ( FT <sup>2</sup> )	2530	36348	
	WIDTH (M)	7.5	55.374	
	DEPTH (M)	30.0	56.948	
SETBACKS	MINIMUM REQUIRED	REQUESTING		
	FRONT (M)	0	NO CHANGE	
	SIDE (M)	0 EXCEPT BY R/RM 3.0	NO CHANGE	
	SIDE (M)	0 EXCEPT BY R/RM 3.0	NO CHANGE	
	REAR (M)	3 EXCEPT BY R/RM 6.0	5.0	
BUILDING HEIGHT	MAX. ALLOWABLE	PROPOSED		
	HEIGHT (M)	12M MAXIMUM ABOVE ANG	16M	
SITE COVERAGE				
SITE AREA ( FT <sup>2</sup> )	36348			
DESCRIPTION	TOTAL ( FT <sup>2</sup> )	TOTAL ( M <sup>2</sup> )	MAXIMUM ALLOWED	
	PARKADE	18807	1747.2	
	ROADS & PARKING	10758	999.5	
	SIDEWALKS (PERMEABLE NOT INCLUDED)	358	33.3	
	LESS: PERMEABLE PARKING	2096	194.7	
TOTAL	27827	2585.2		
COVERAGE	0.77		.80	
FLOOR SPACE RATIO (FSR)				
		GFA ( FT <sup>2</sup> )	GFA ( M <sup>2</sup> )	
LEVEL 1	SUITES	3363	312.4	
	LIVE/WORK 1	1207	112.1	
	LIVE/WORK 2	1214	112.8	
	LIVE/WORK 3	1130	105.0	
	CRU	2017	187.4	
	*SUITES	3363	312.4	
LEVEL 2	LIVE/WORK 1	797	74.0	
	LIVE/WORK 2	804	74.7	
	LIVE/WORK 3	838	77.9	
	CRU MEZZANINE	675	62.7	
LEVEL 3	*SUITES	6789	630.7	
LEVEL 4	*SUITES	6789	630.7	
TOTAL	28986	2692.9		
*NOTE: AREA FOR GFA CALCULATED TO INTERIOR FACE OF EXTERIOR WALL PER TOWN OF GIBSONS BYLAW. AREAS SHOWN ON FLOOR PLANS FOR SUITES ARE CALCULATED TO EXTERIOR FACE OF EXTERIOR WALL.				
FSR = GFA / LOT AREA				
	LOT AREA ( FT <sup>2</sup> )	36348		
	FSR (%)	0.80		

SUMMARY TABLE					
SUITE TYPE	L1	L2	L3	L4	TOTALS
1 BEDROOM	3	3	6	6	18
2 BEDROOM	2	2	4	4	12
TOTAL TYPICAL SUITES	5	5	10	10	30
LIVE/WORK SUITES		3			3
TOTAL ALL SUITES	5	8	10	10	33
COMMERCIAL SUMMARY					
COMMERCIAL	L1	L2	TOTALS ( FT <sup>2</sup> )	TOTALS ( M <sup>2</sup> )	
LIVE/WORK 1	1134	0	1134	105.4	
LIVE/WORK 2	1141	0	1141	106.0	
LIVE/WORK 3	1056	0	1056	98.1	
CRU	2017	675	2692	250.1	
TOTAL			6023	559.6	
PARKING DATA					
DESCRIPTION	VEHICLE (#)	BICYCLE CLASS I	BICYCLE CLASS II		
RESIDENTIAL PARKING RATIO REQUIRED/UNIT	1.5	1.25	.2		
- APARTMENTS	45	38	6		
- LIVE/WORK	5	4	1		
TOTAL PARKING REQUIRED	50	41	7		
*Note that Live/Work & CRU have space within their own units and are not counted in the C1 storage number					
RESIDENTIAL PARKING AT GRADE	1	0	8		
RESIDENTIAL PARKING IN PARKADE	49	38	0		
TOTAL PROVIDED	50.0	38.0	8.0		
RESIDENTIAL VISITOR ALLOCATION (15%)	7				
COMMERCIAL PARKING RATIO REQUIRED	1/45M <sup>2</sup>	27/100M <sup>2</sup> >100M	.4/100M <sup>2</sup> >100M		
TOTAL PARKING REQUIRED	12	1	2		
TOTAL PROVIDED	12	*	2		

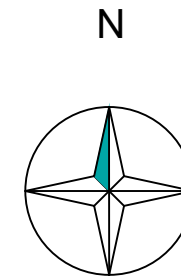


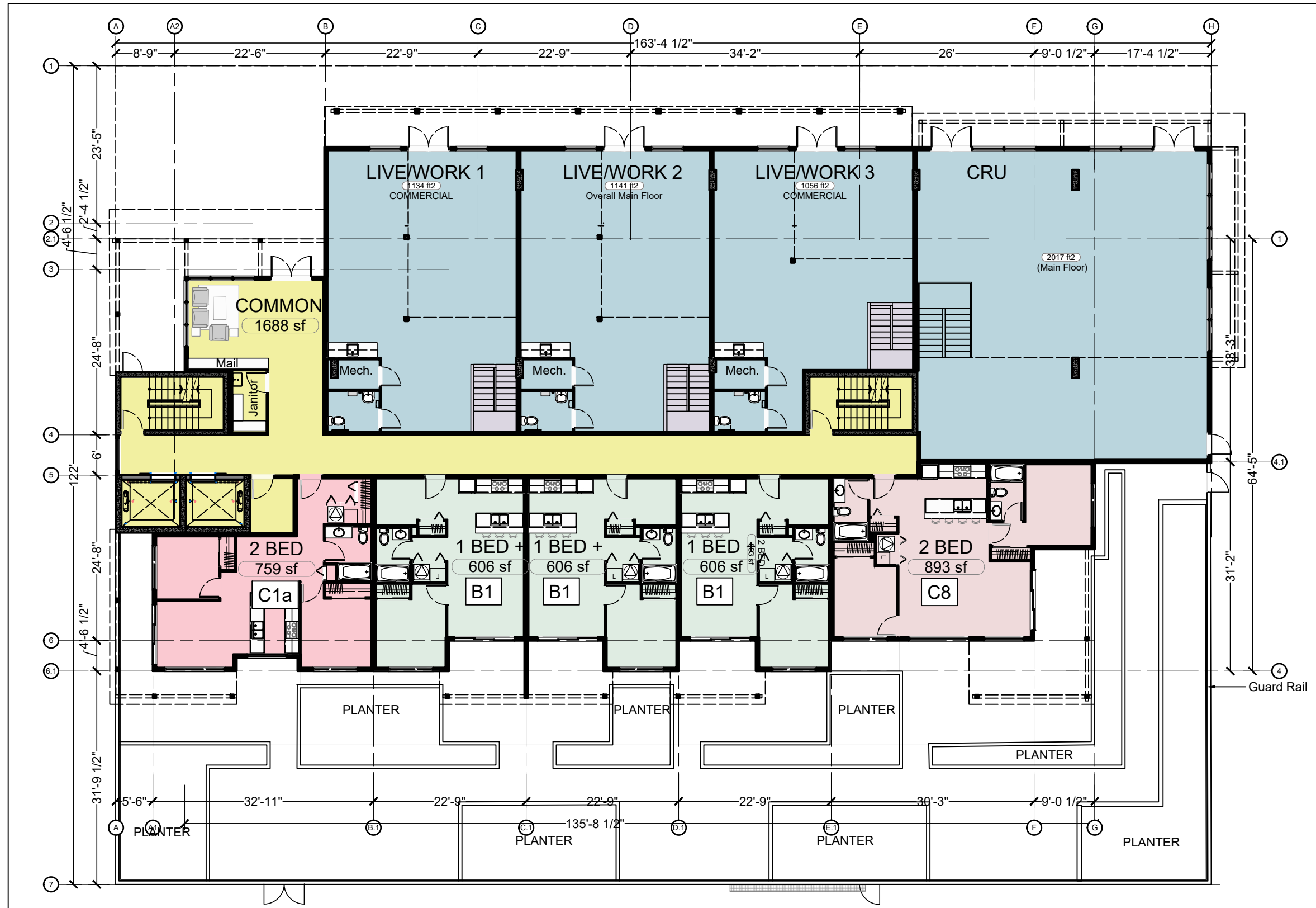




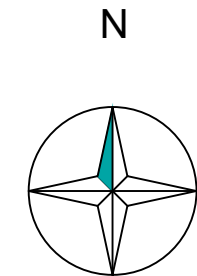


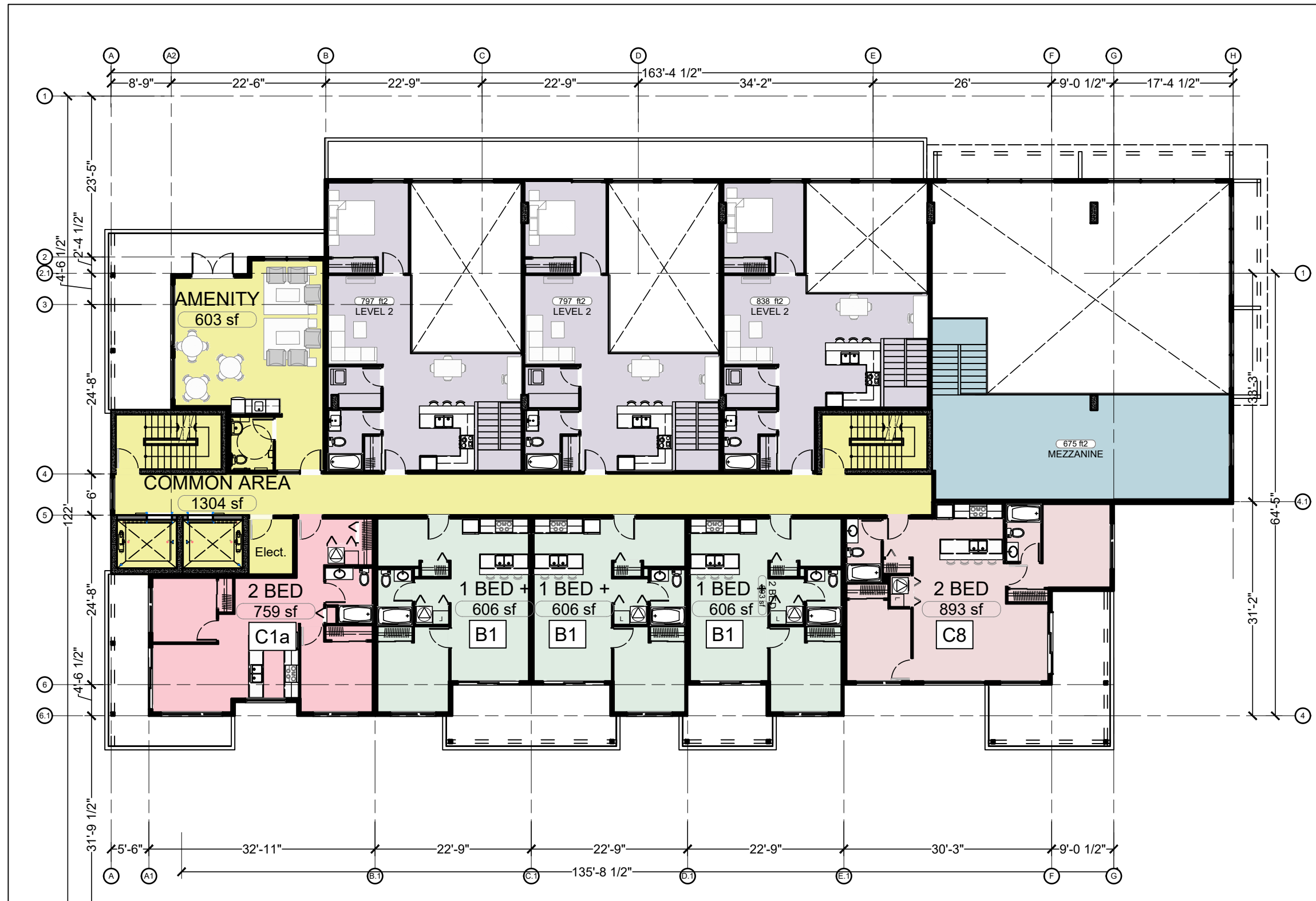
① PARKADE PLAN  
Scale: 1/16" = 1'-0"



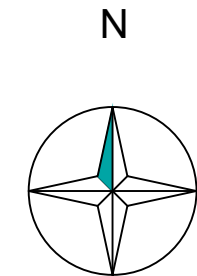


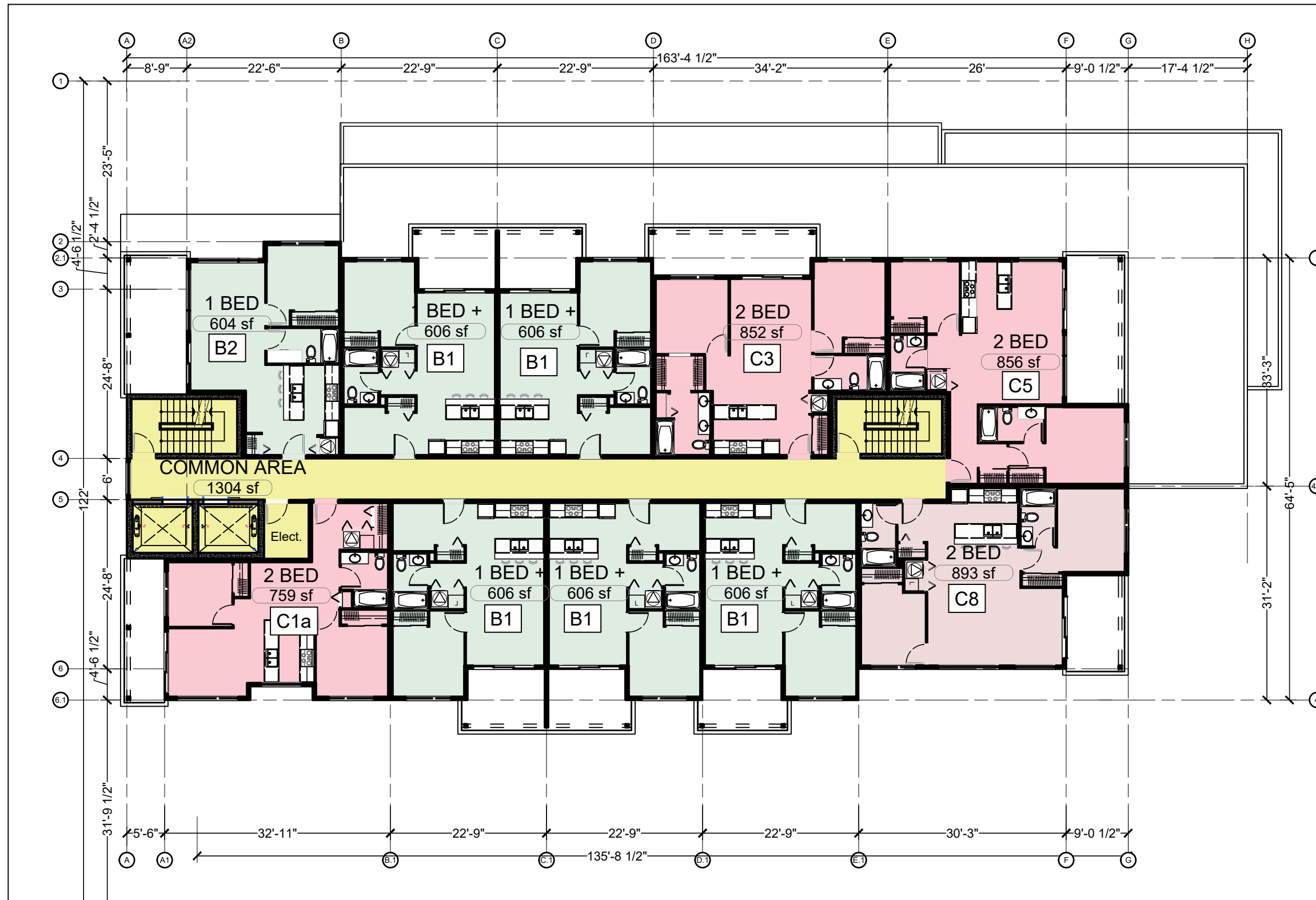
1 LEVEL 1 PLAN  
Scale: 1/16" = 1'-0"



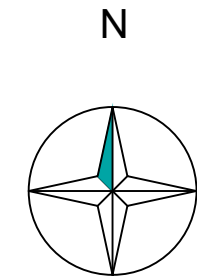


1 LEVEL 2 PLAN  
Scale: 1/16" = 1'-0"

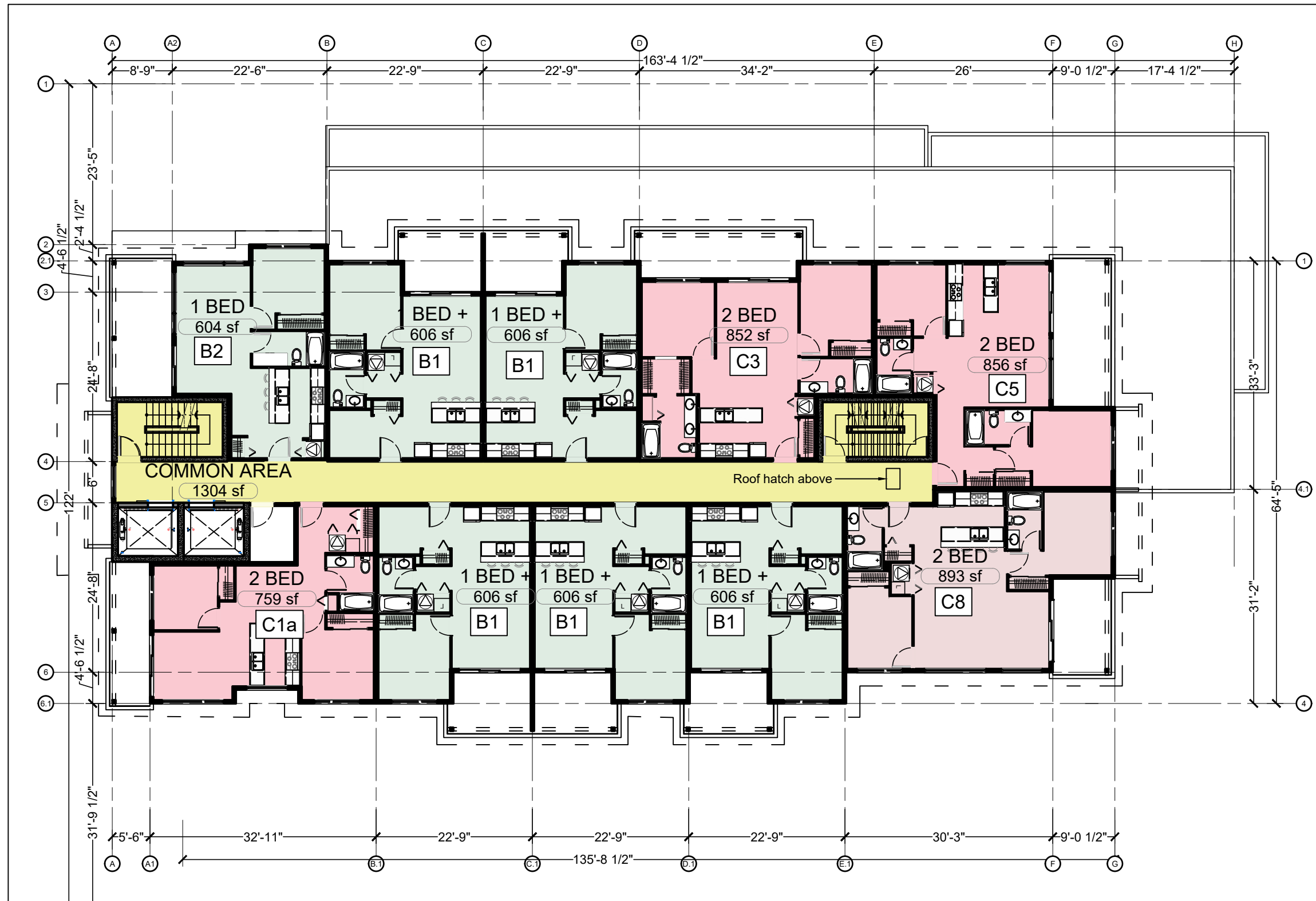




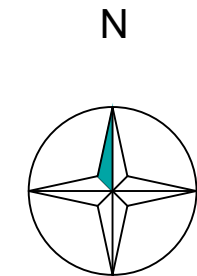
1 LEVEL 3 PLAN  
Scale: 1/16" = 1'-0"

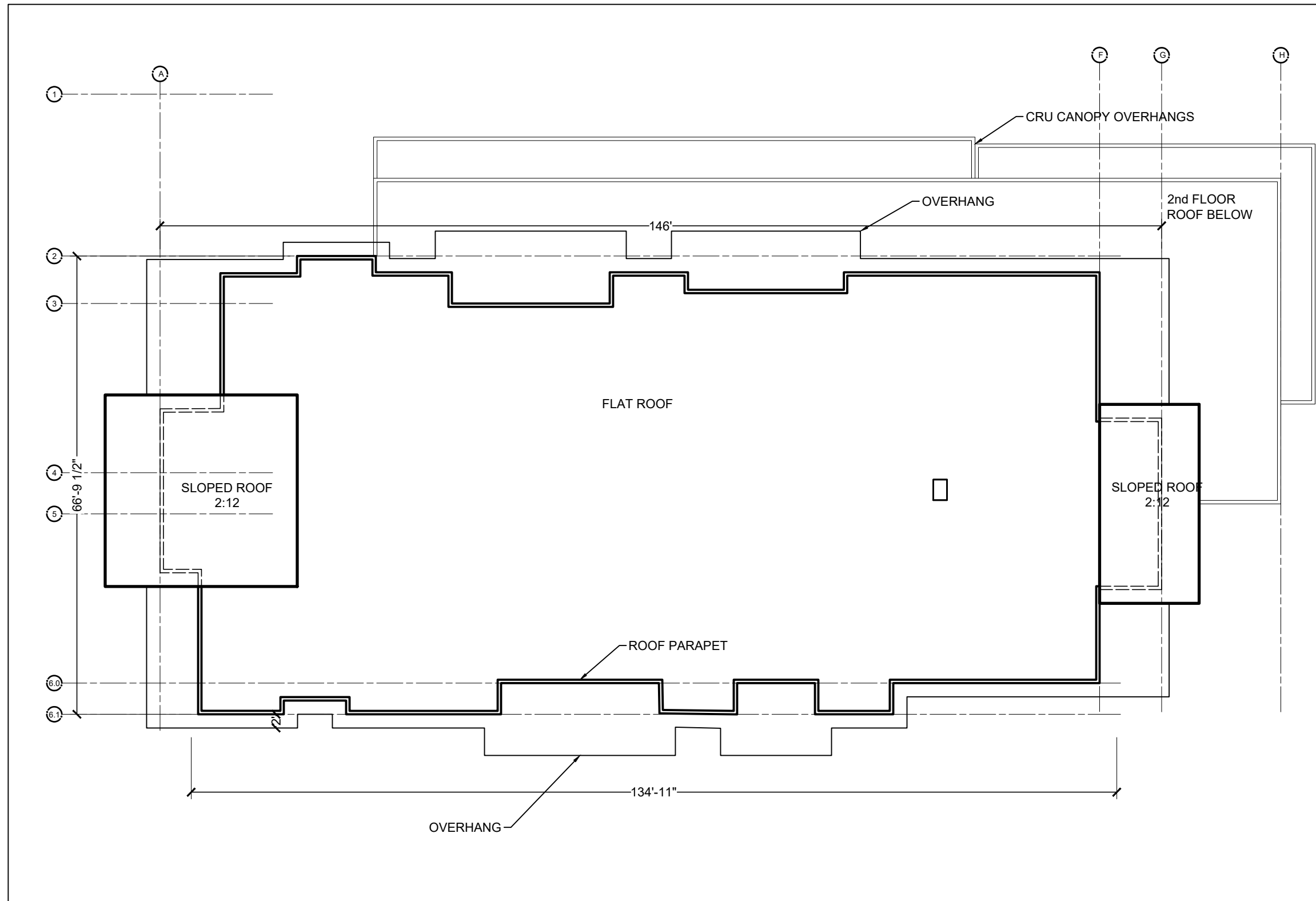




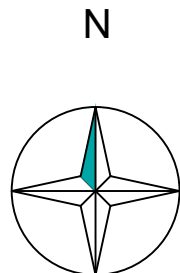


1 LEVEL 4 PLAN  
Scale: 1/16" = 1'-0"





1 ROOF PLAN  
Scale: 1/16" = 1'-0"





EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	Cream
2	Cement Board Lap Siding	Brown
3a	Cement Board Lap Siding	Grey/brown
3b	Cement Board Paneling	Grey/brown
4	Cement Board Paneling	Black
5	Cement Board Paneling	Cream
6	Brick Veneer	Beige
7	Glass Guard Rails	Clear
8	Concrete	Grey
9	Painted Concrete	Black
12	Aluminum Soffits	Brown
13	Window wall	Tinted
14	Timber or clad Post & Beam	Brown

1 NORTH ELEVATION / ENTRY  
Scale: 1/16" = 1' - 0"



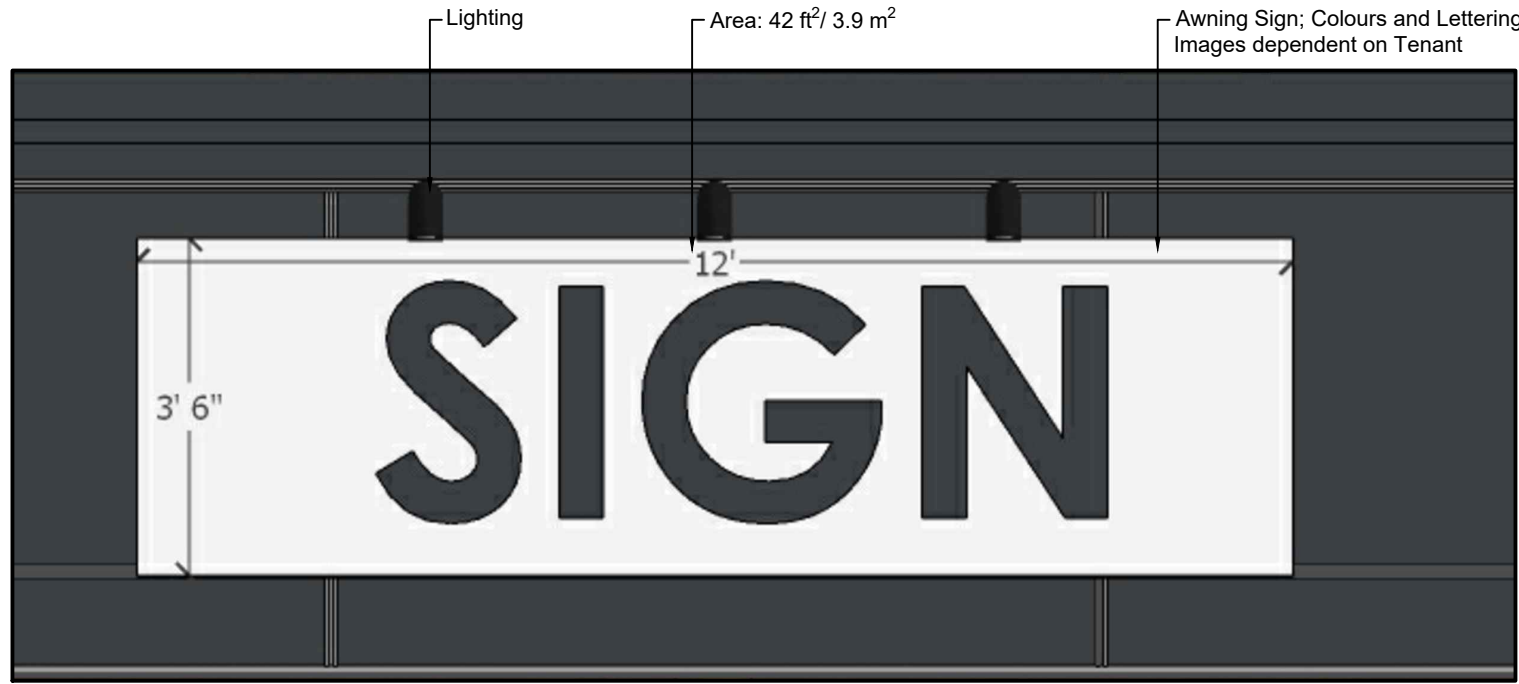
EXTERIOR FINISHING		
SYM	TYPE	COLOUR
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3a	Cement Board Lap Siding	Grey/brown
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4	Cement Board Paneling	Black
5	Cement Board Paneling	Cream
6	Brick Veneer	Beige
7	Glass Guard Rails	Clear
8	Concrete	Grey
9	Painted Concrete	Black
12	Aluminum Soffits	Brown
13	Window wall	Tinted
14	Timber or clad Post & Beam	Brown

**1 SOUTH ELEVATION**  
Scale: 1/16" = 1' - 0"



**1 EAST ELEVATION**  
Scale: 1/16" = 1' - 0"

**2 WEST ELEVATION**  
Scale: 1/16" = 1' - 0"

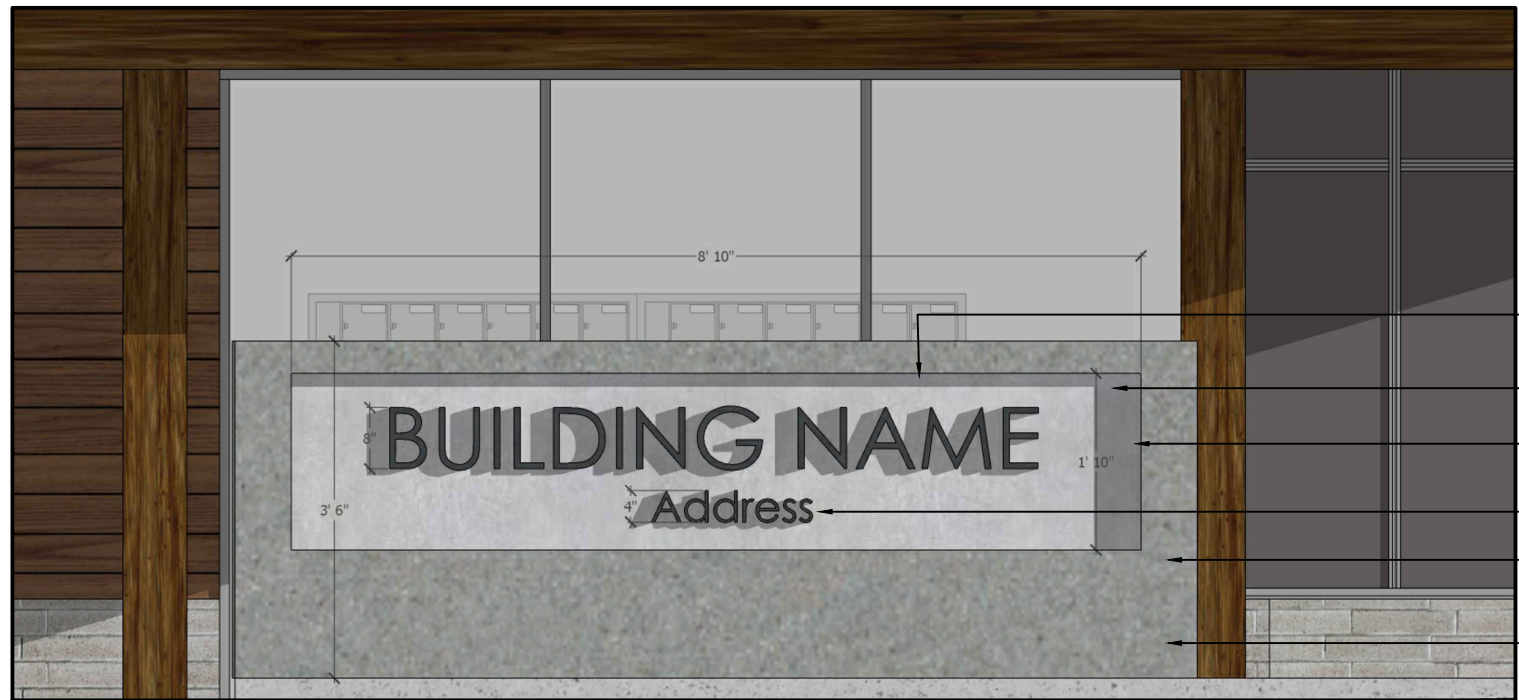


**1 CRU SIGNAGE (2 Signs)**  
Scale: 1/2" = 1' - 0"

CRU Awning area 1 (East): 225 ft<sup>2</sup> / 20.9 m<sup>2</sup>  
signage area 18%  
CRU Awning area 2 (North): 283 ft<sup>2</sup> / 26.3 m<sup>2</sup>  
signage area 15%

**2 LIVE/WORK SIGNAGE (3 Signs)**  
Scale: 1/2" = 1' - 0"

L/W Awning area: 260 ft<sup>2</sup> / 24.2 m<sup>2</sup>  
signage area 21%



**3 RESIDENTIAL SIGNAGE**  
Scale: 1/2" = 1' - 0"