

DEVELOPMENT DATA

PROPOSED ZONE: CD
SITE AREA:
 GROSS: 64,815.51 S.F. (6,021.6 S.M.) (0.60216 HA)
 NET: 59,495.25 S.F. (5,527.3 S.M.) (0.55273 HA)

PROPOSED SETBACKS:
 FRONT LOT LINE - 6.0M
 REAR LOT LINE - 6.0M
 EXTERIOR SIDE LOT LINE - 3.0M

BUILDING AREA:
 BLDG A: +/- 10,440 S.F. (970 S.M.)
 BLDG B: +/- 16,187 S.F. (1,504 S.M.)
 TOTAL: +/- 26,627 S.F. (2,474 S.M.)

LOT COVERAGE:
 GROSS: +/- 41%

CIRCULATION/SERVICE/STORAGE AREA:
 BLDG A:
 L1: +/- 3,160 S.F.
 L2: +/- 2,000 S.F.
 L3-L12: +/- 2,000 S.F.
 L14: +/- 1,470 S.F.
 L14-L30: +/- 1,470 S.F.
 TOTAL: +/- 50,150 S.F. (4,670 S.M.)

BLDG B:
 L1: +/- 3,100 S.F.
 L2: +/- 2,180 S.F.
 L3-L6: +/- 2,080 S.F.
 TOTAL: +/- 13,600 S.F. (1,263 S.M.)

AMENITY AREA:
 BLDG A:
 L1: +/- 780 S.F.
 L13: +/- 515 S.F.
 TOTAL: +/- 1,295 S.F. (120 S.M.)

BLDG B: +/- 1,030 S.F. (96 S.M.)

GROSS FLOOR AREA (AS DEFINED BY THE ZONING BYLAW)
 BLDG A: +/- 257,005 S.F. (23,876 S.M.)
 BLDG B: +/- 96,093 S.F. (8,927 S.M.)
 TOTAL: +/- 353,098 S.F. (32,804 S.M.)

RESIDENTIAL FLOOR AREA (AS DEFINED BY THE ZONING BYLAW)
 BLDG A: +/- 196,535 S.F. (18,259 S.M.)
 BLDG B: +/- 81,173 S.F. (7,541 S.M.)
 TOTAL: +/- 277,708 S.F. (25,800 S.M.)

PROPOSED DENSITY (BASED ON GROSS SITE AREA)
 GROSS: 5.45
 RESIDENTIAL: 4.28
 521 UNITS

UNIT COUNT:
 BLDG A:
 STUDIO = 92 (25%)
 1 BED = 142 (38%)
 1 BED + FLEX = 24 (6%)
 2 BED = 116 (31%)
 TOTAL = 374 (100%)

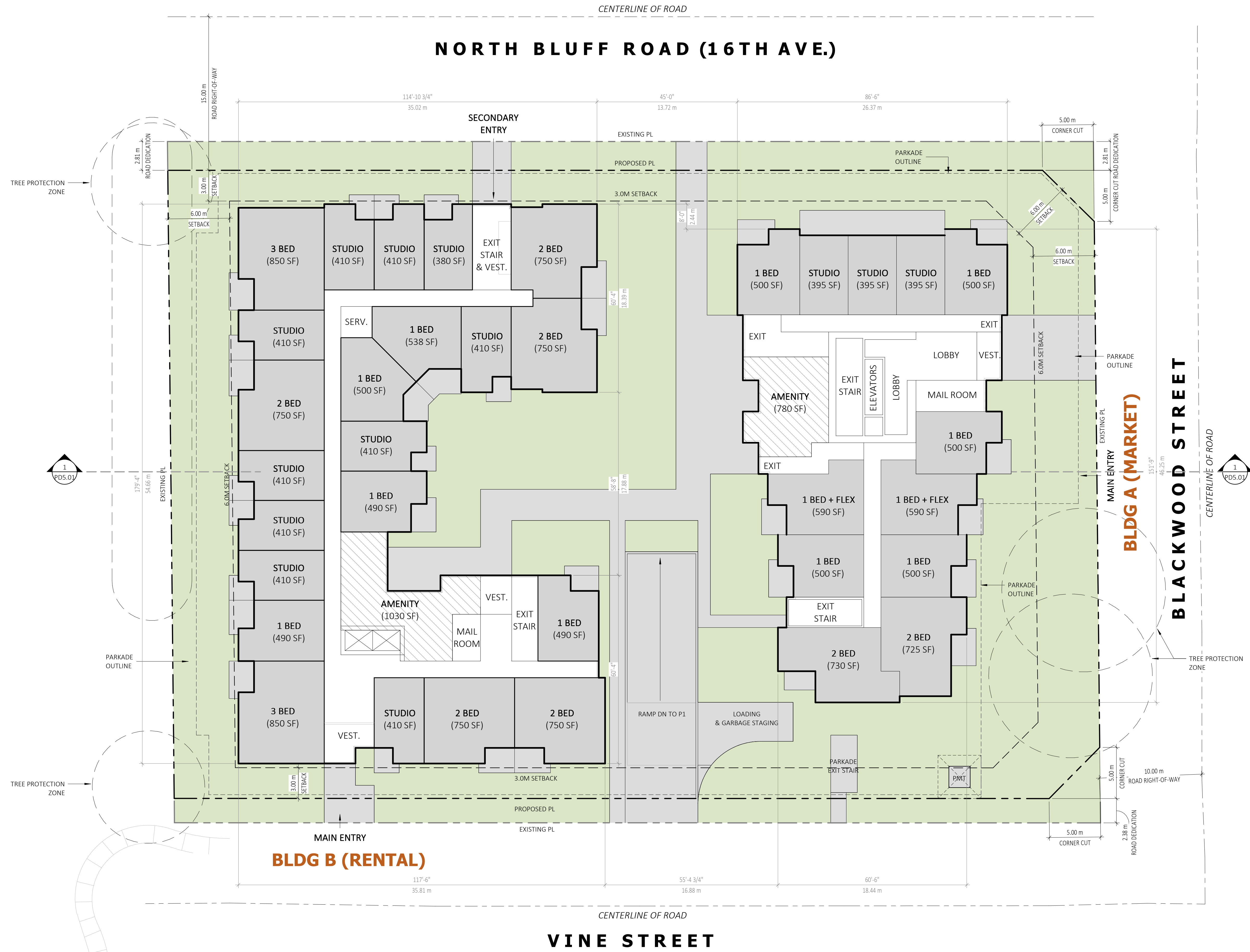
BLDG B:
 STUDIO = 60 (41%)
 1 BED = 32 (22%)
 1 BED + FLEX = 8 (5%)
 2 BED = 30 (21%)
 3 BED = 17 (11%)
 TOTAL = 147 (100%)

OVERALL:
 STUDIO = 152 (X%)
 1 BED = 174 (X%)
 1 BED + FLEX = 32 (X%)
 2 BED = 146 (X%)
 3 BED = 17 (X%)
 TOTAL = 521 (100%)

BUILDABLE AREA:
 BLDG A: +/- 258,300 SF (23,997 SM)
 BLDG B: +/- 97,123 SF (9023 SM)
 TOTAL: +/- 355,423 SF (33,020 SM)

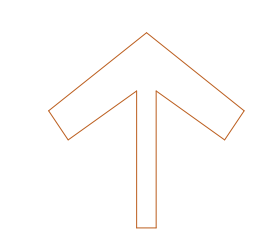
PROPOSED HEIGHT:
 BLDG A: 30 STOREYS (+/- 90M)
 BLDG B: 6 STOREYS (+/- 20.7M)

EFFICIENCY:
 BLDG A: +/- 80% (SALEABLE: 204,840 SF)
 BLDG B: +/- 85% (SALEABLE: 82,422 SF)



VIDAL STREET

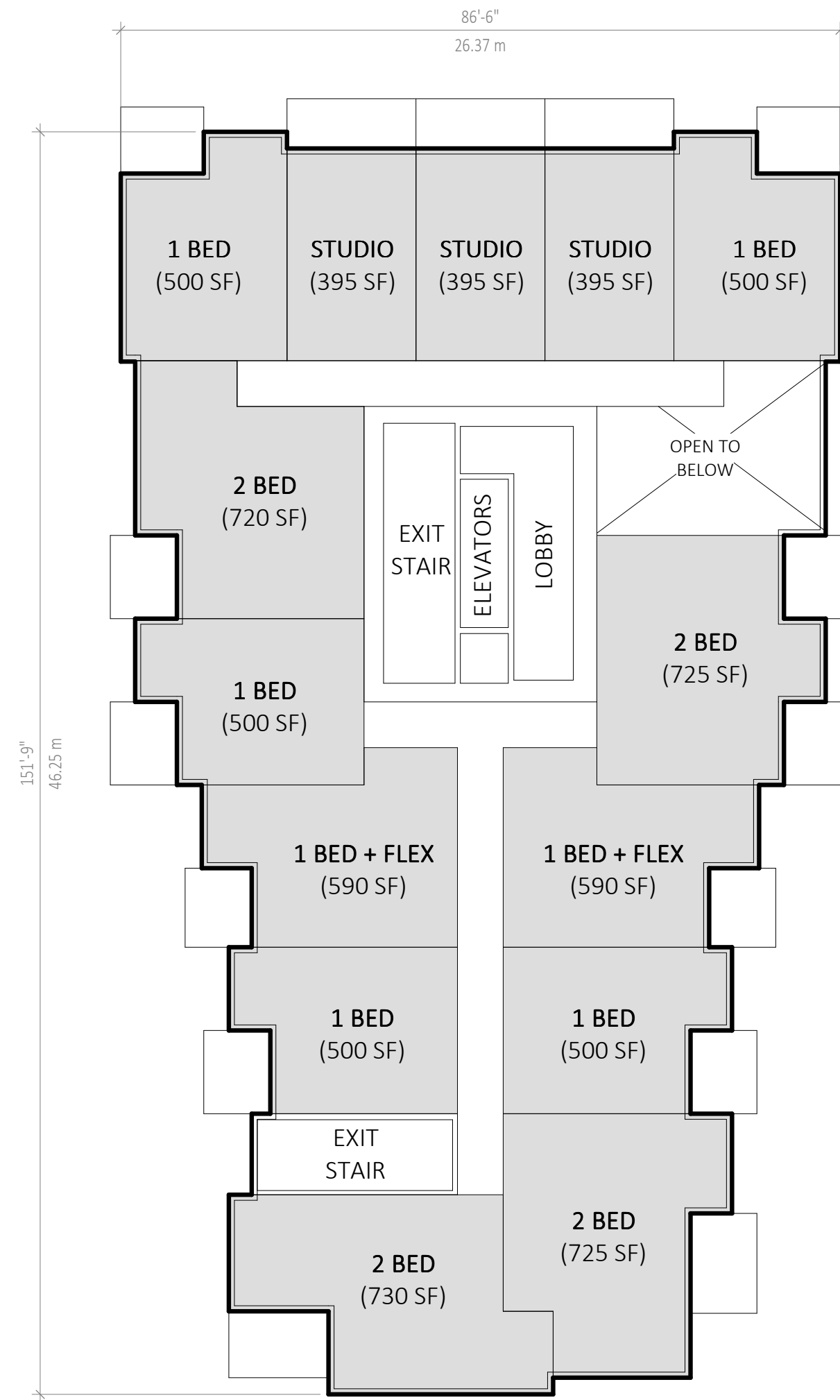
SITE PLAN
 SCALE: 1/16" = 1'-0"



VERSION #: 6
 ISSUE DATE: 23-02-23
 CLIENT: WEST STONE
 PROJECT NUMBER: 19152.1

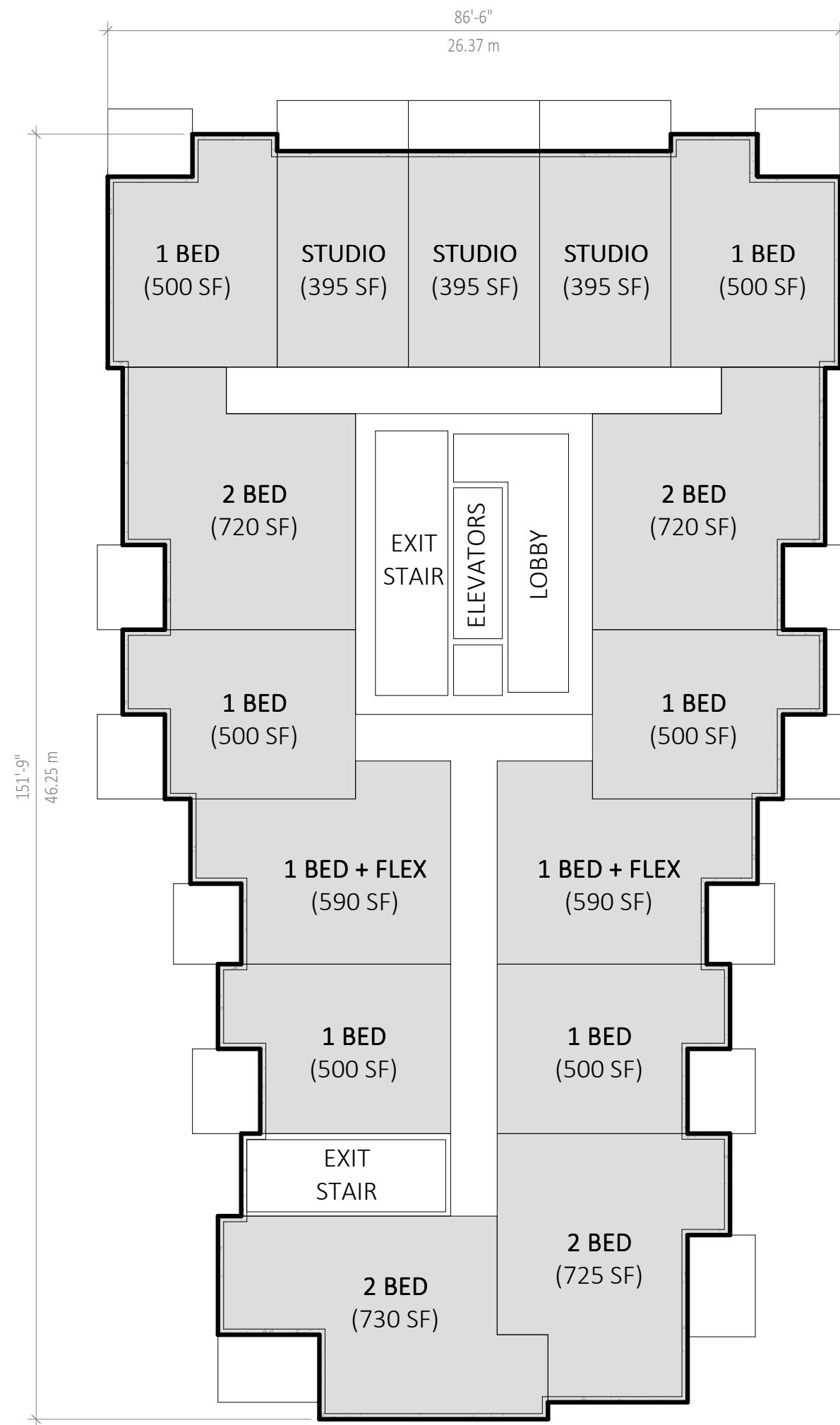
PD2.01

NOTES:
 1) UNIT AREA MEASURED TO:
 EXTERIOR WALL - FACE OF SHEATHING, CORRIDOR/STAIR SHAFT WALL -
 CORRIDOR/SHAFT SIDE FACE, PARTY WALL - CENTERLINE OF FRAMING



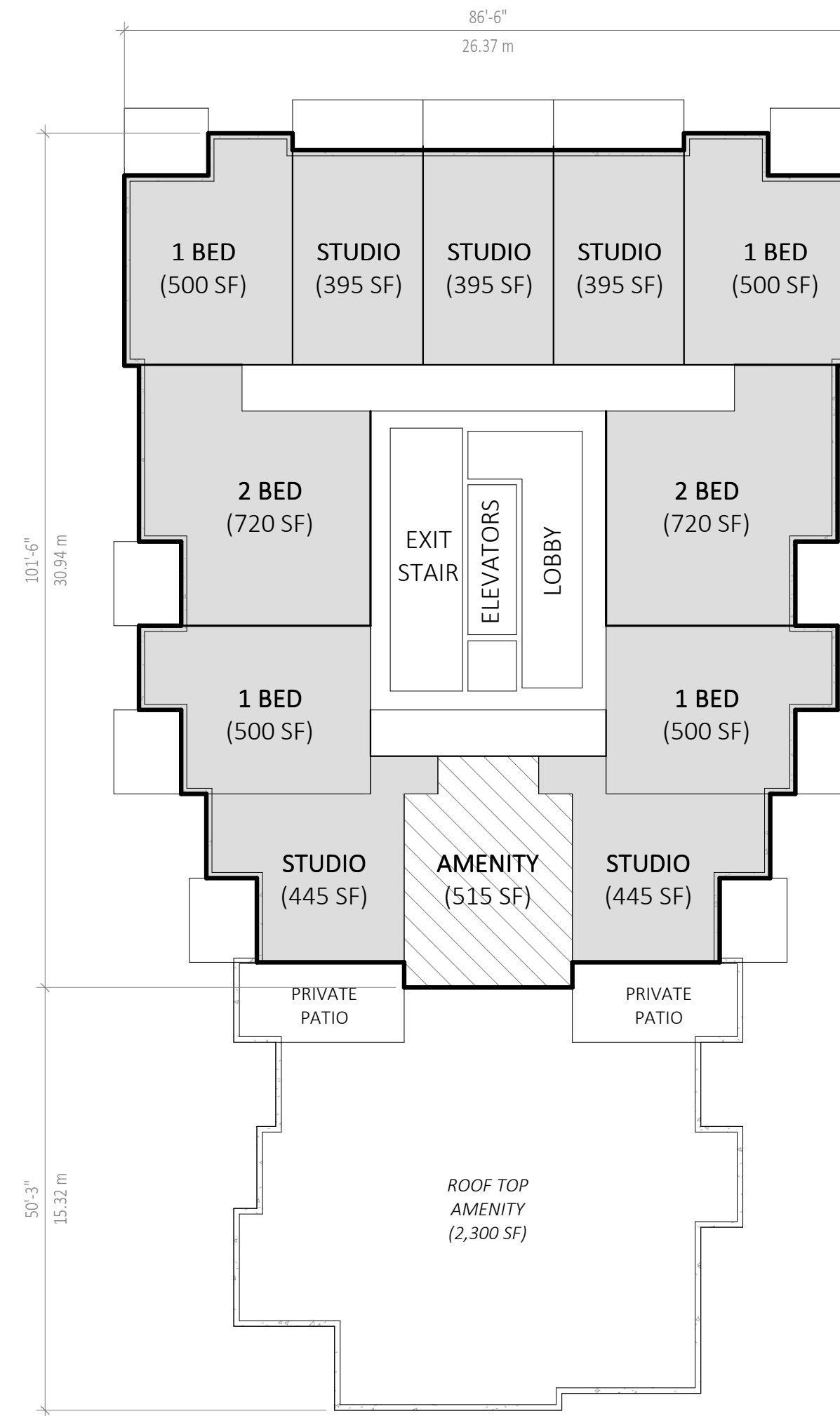
2nd level

1/16" = 1'-0"



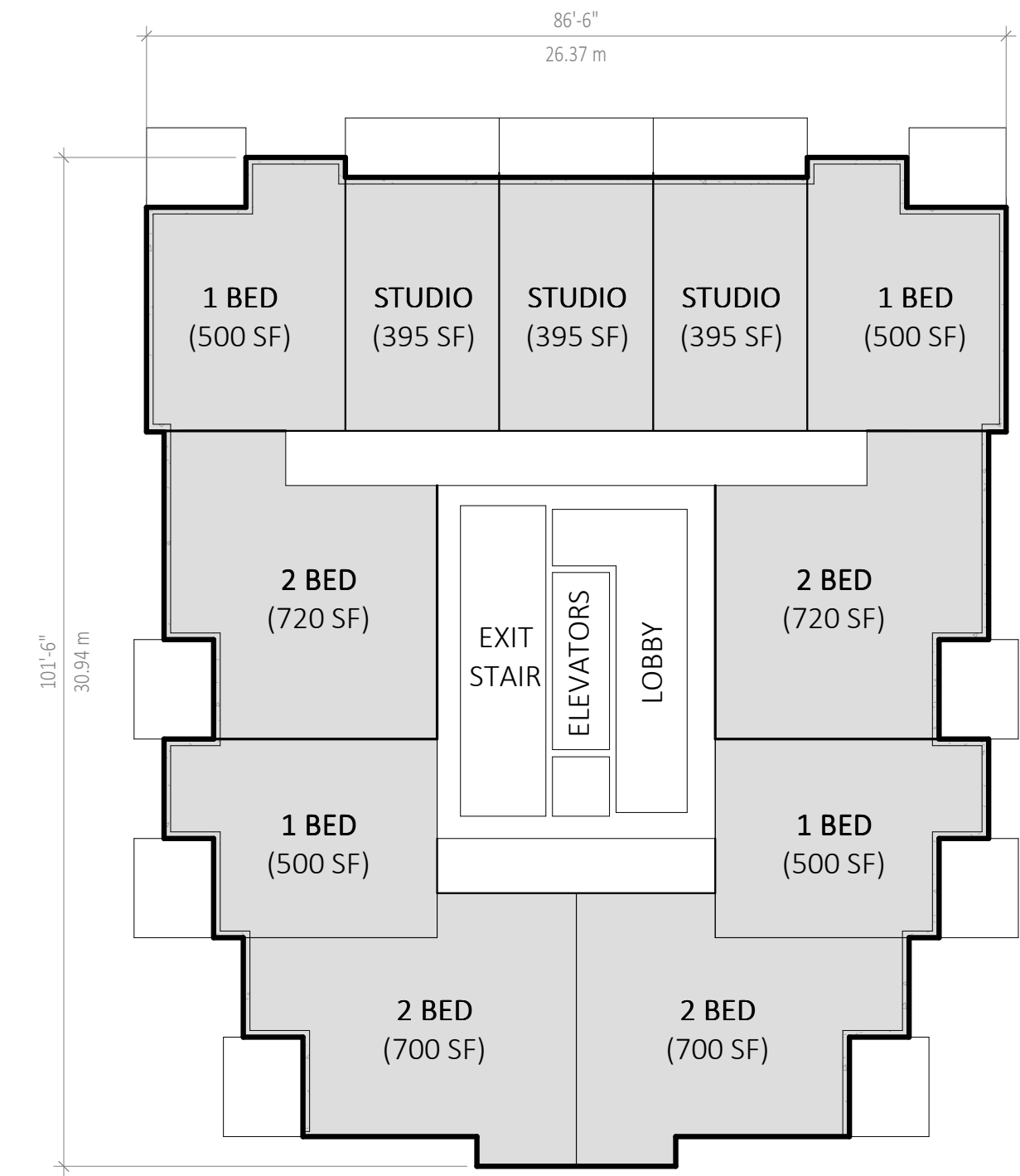
3rd - 12th level

1/16" = 1'-0"



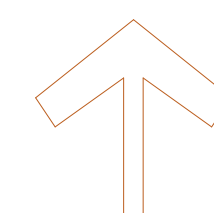
13th level

1/16" = 1'-0"

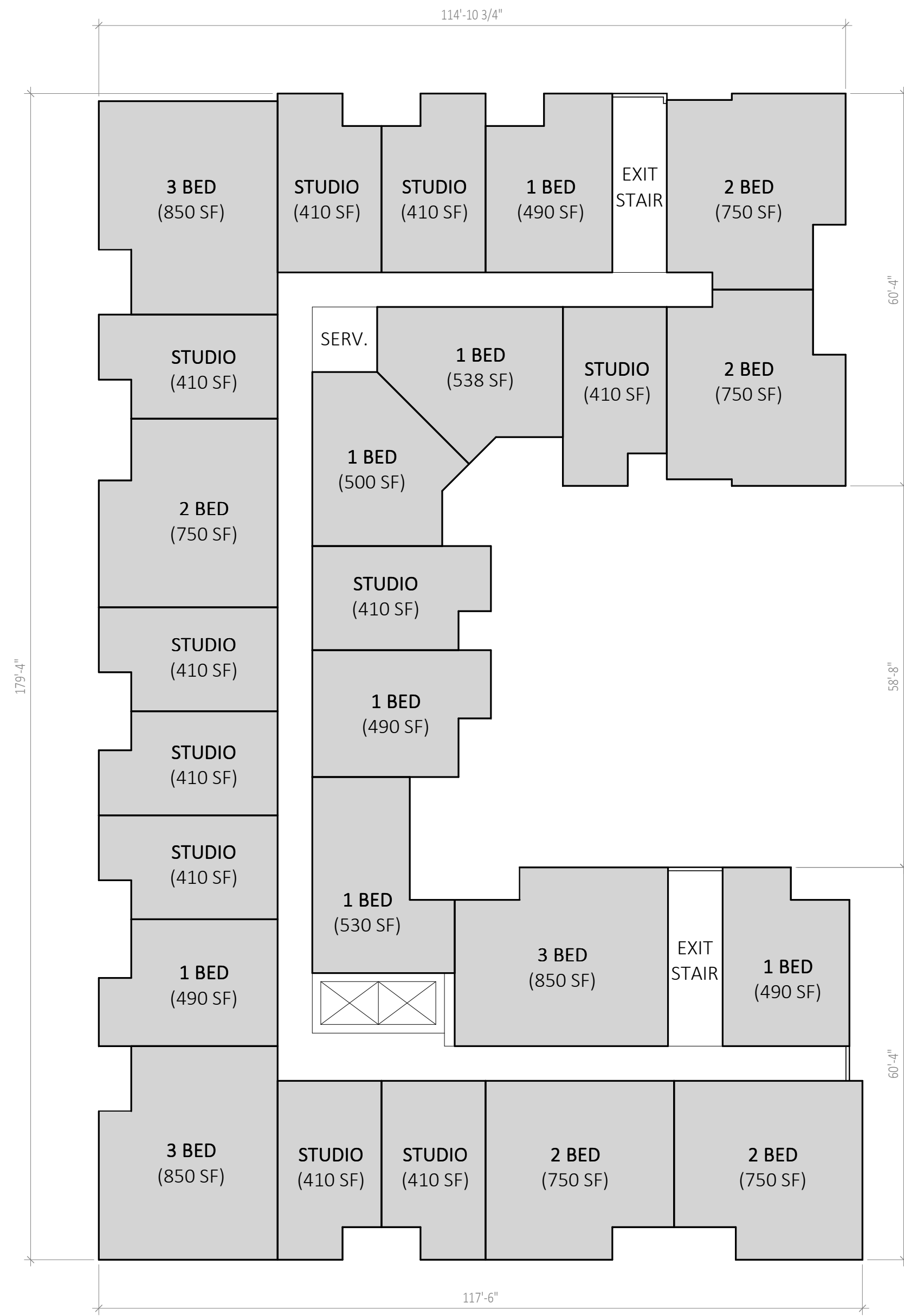


14th - 30th level

1/16" = 1'-0"

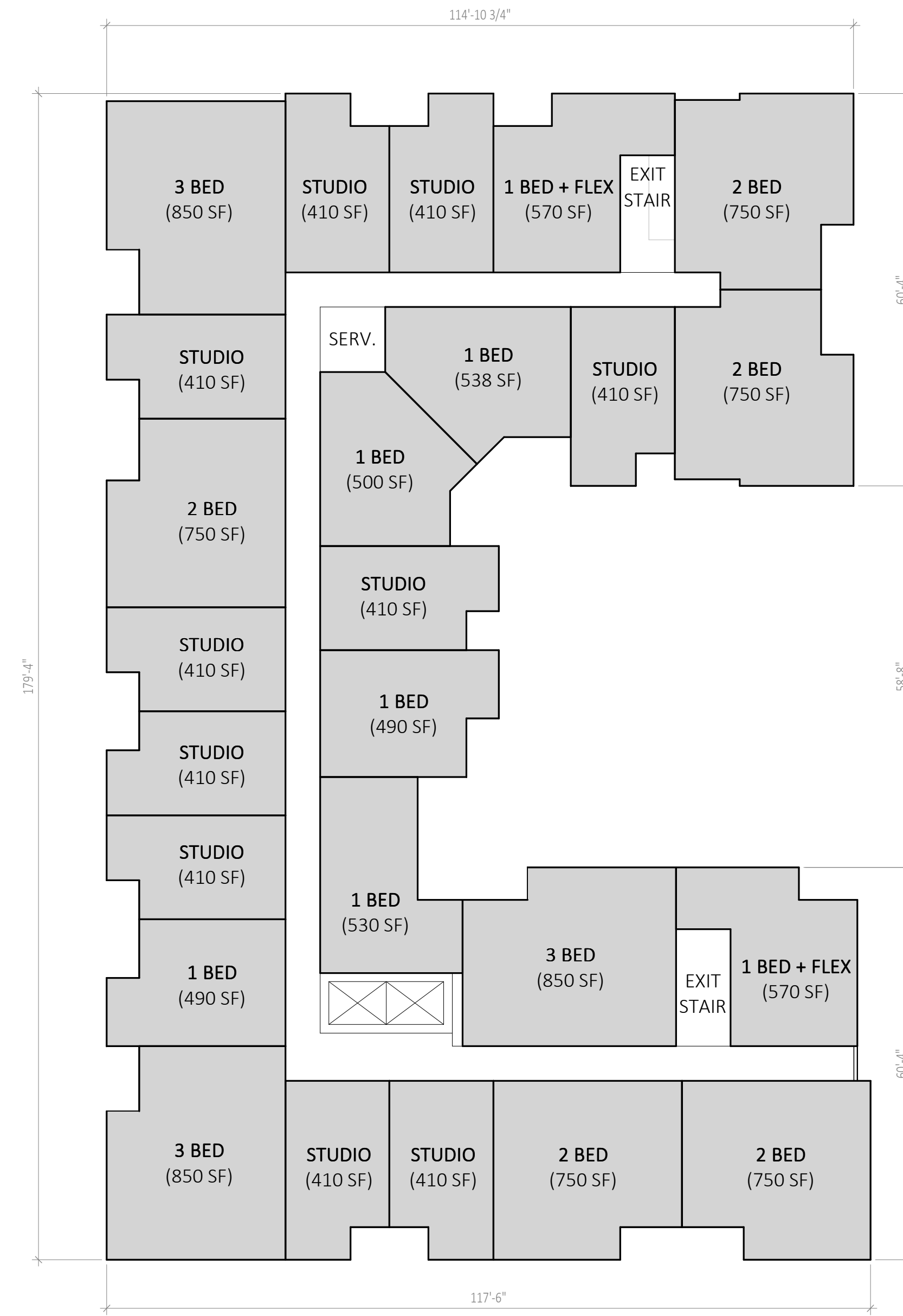


NOTES:
 1) UNIT AREA MEASURED TO:
 EXTERIOR WALL - FACE OF SHEATHING, CORRIDOR/STAIR SHAFT WALL -
 CORRIDOR/SHAFT SIDE FACE, PARTY WALL - CENTERLINE OF FRAMING



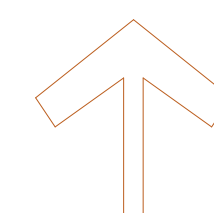
2nd level

1/16" = 1'-0"



3rd - 6th level

1/16" = 1'-0"



PARKING DATA

PARKING REQUIRED (BYLAW):

BLDG A
 RESIDENT: 374 DU x 1.2 = 449
 VISITOR: 374 DU x 0.3 = 112
TOTAL: 561

BLDG B
 RESIDENT: 147 DU x 1.2 = 176
 VISITOR: 147 DU x 0.3 = 44
TOTAL: 220

GRAND TOTAL
 RESIDENT: 625
 VISITOR: 156
781

PARKING REQUIRED (BLDG B RENTAL PROPOSAL):

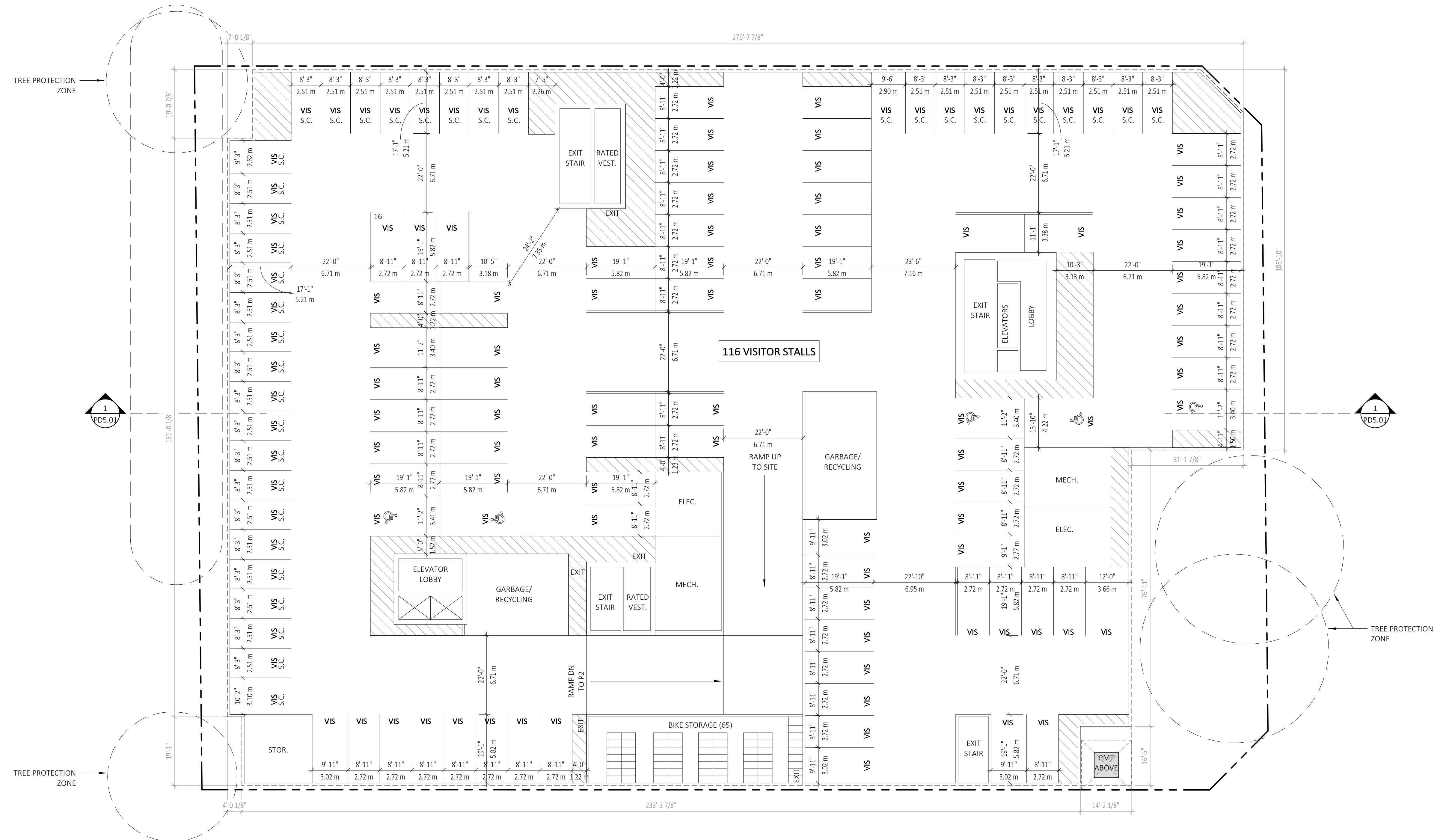
- TRAFFIC IMPACT ASSESSMENT REQUIRED

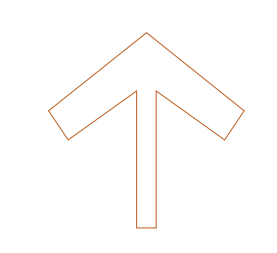
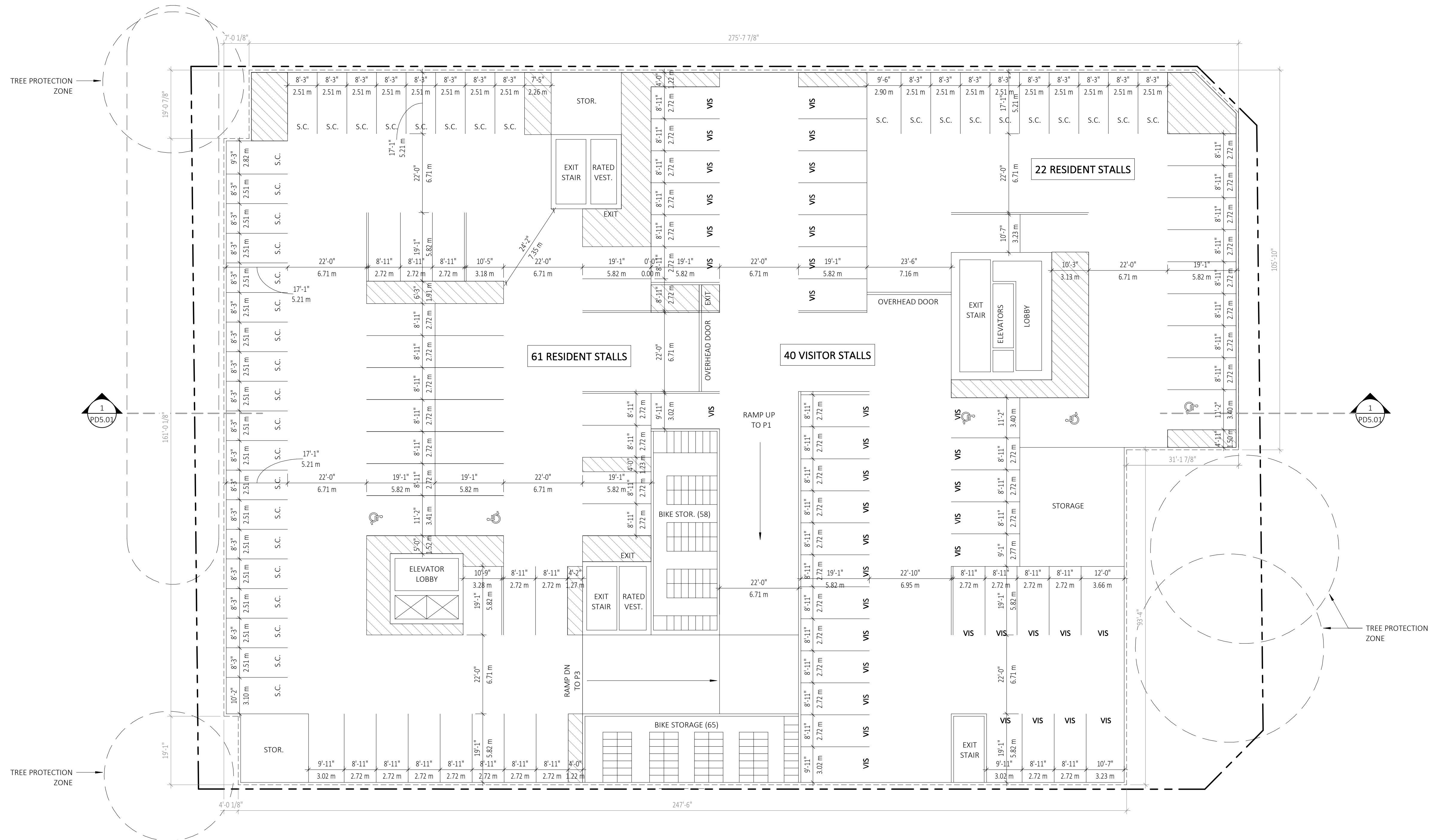
BLDG A (MARKET)
 RESIDENT: 374 DU x 1.2 = 449
 VISITOR: 374 DU x 0.3 = 112
TOTAL: 561

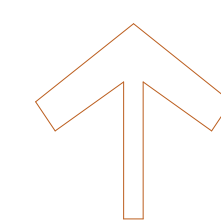
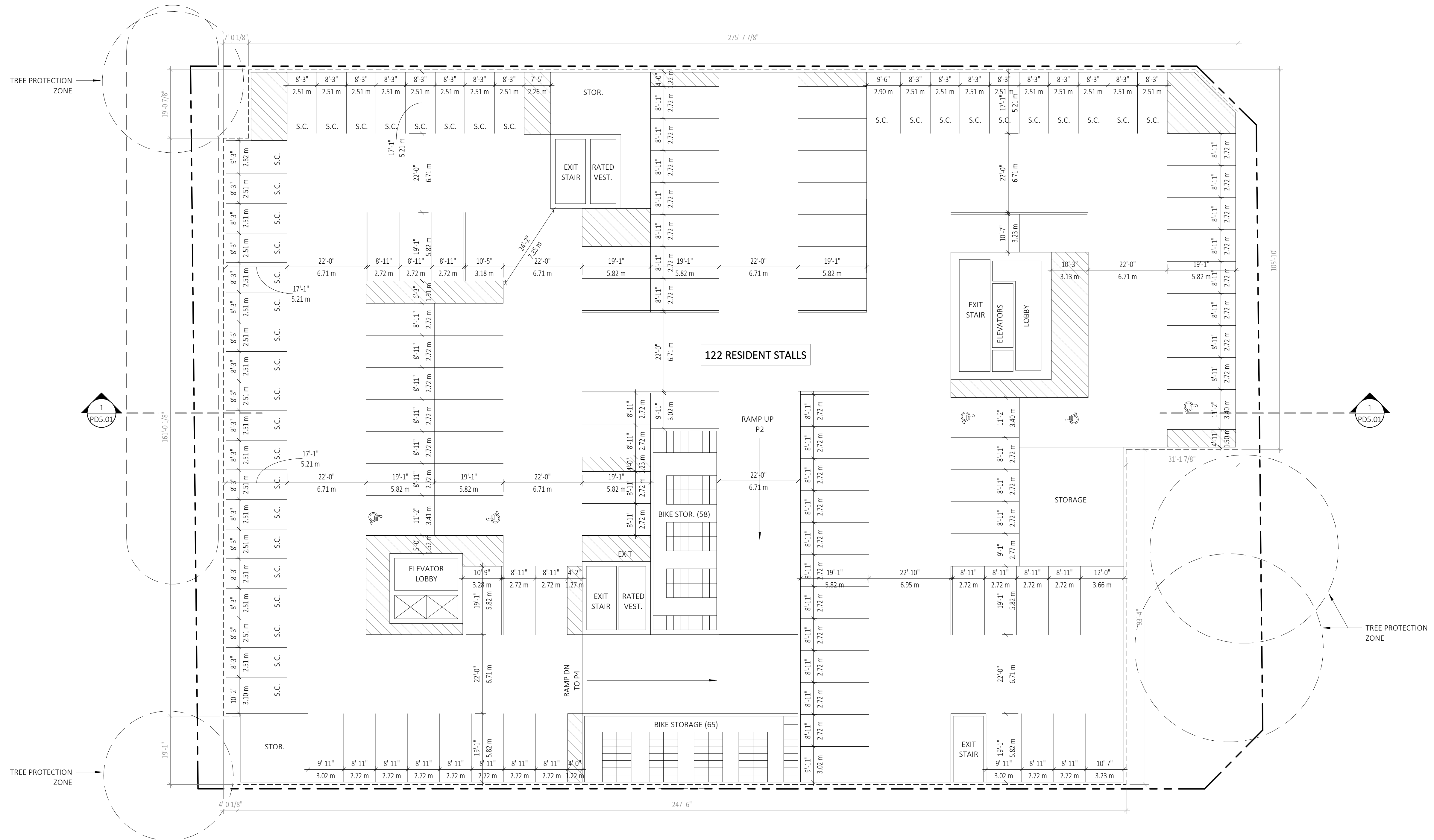
BLDG B (RENTAL)
 RESIDENT: 147 DU x 1.0 = 147
 VISITOR: 147 DU x 0.25 = 37
TOTAL: 184

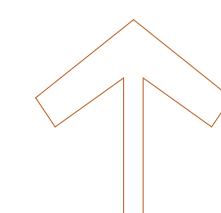
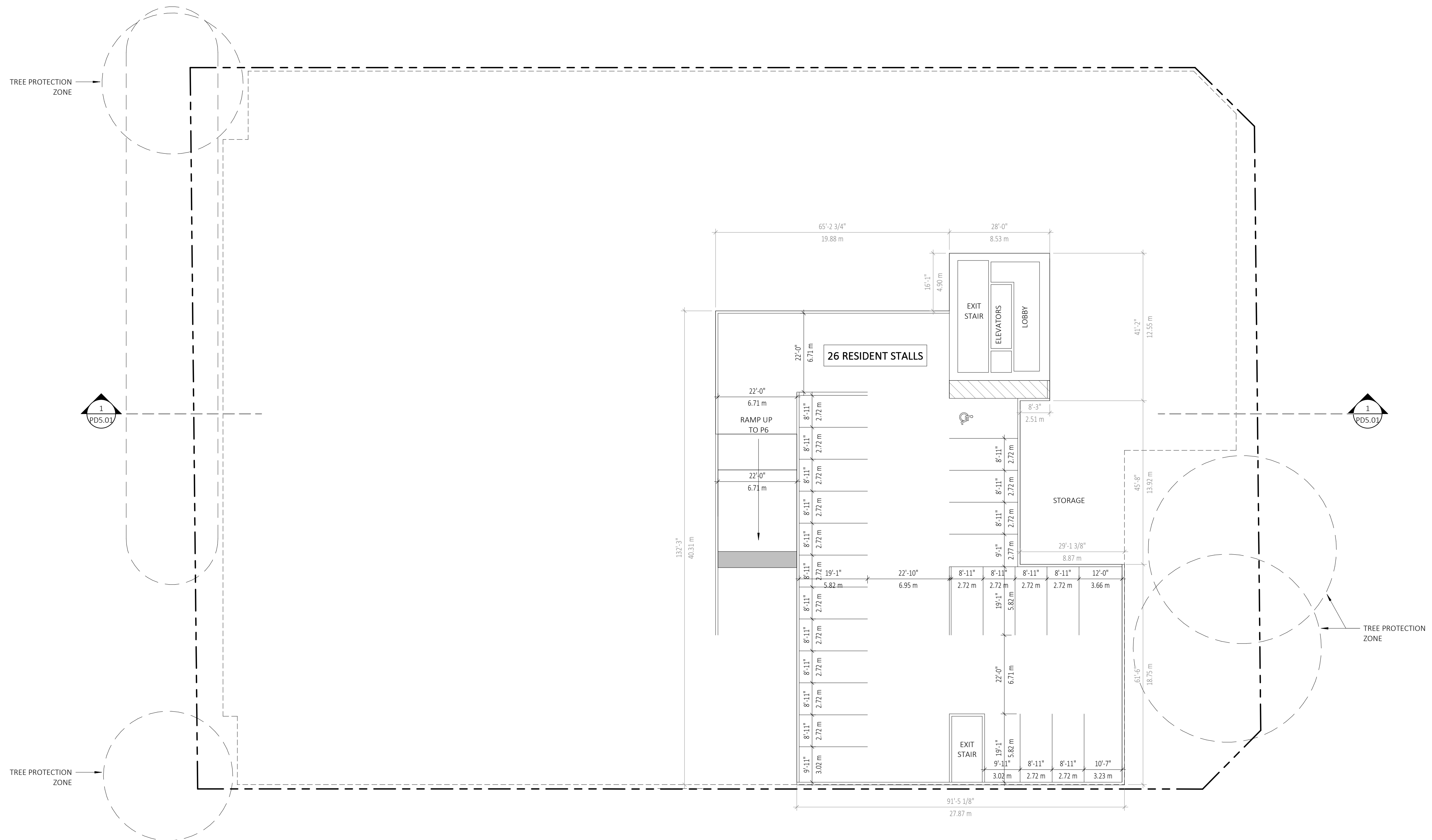
GRAND TOTAL
 RESIDENT: 596
 VISITOR: 149
745

PARKING PROPOSED:
GRAND TOTAL
 RESIDENT: 597
 VISITOR: 156
753



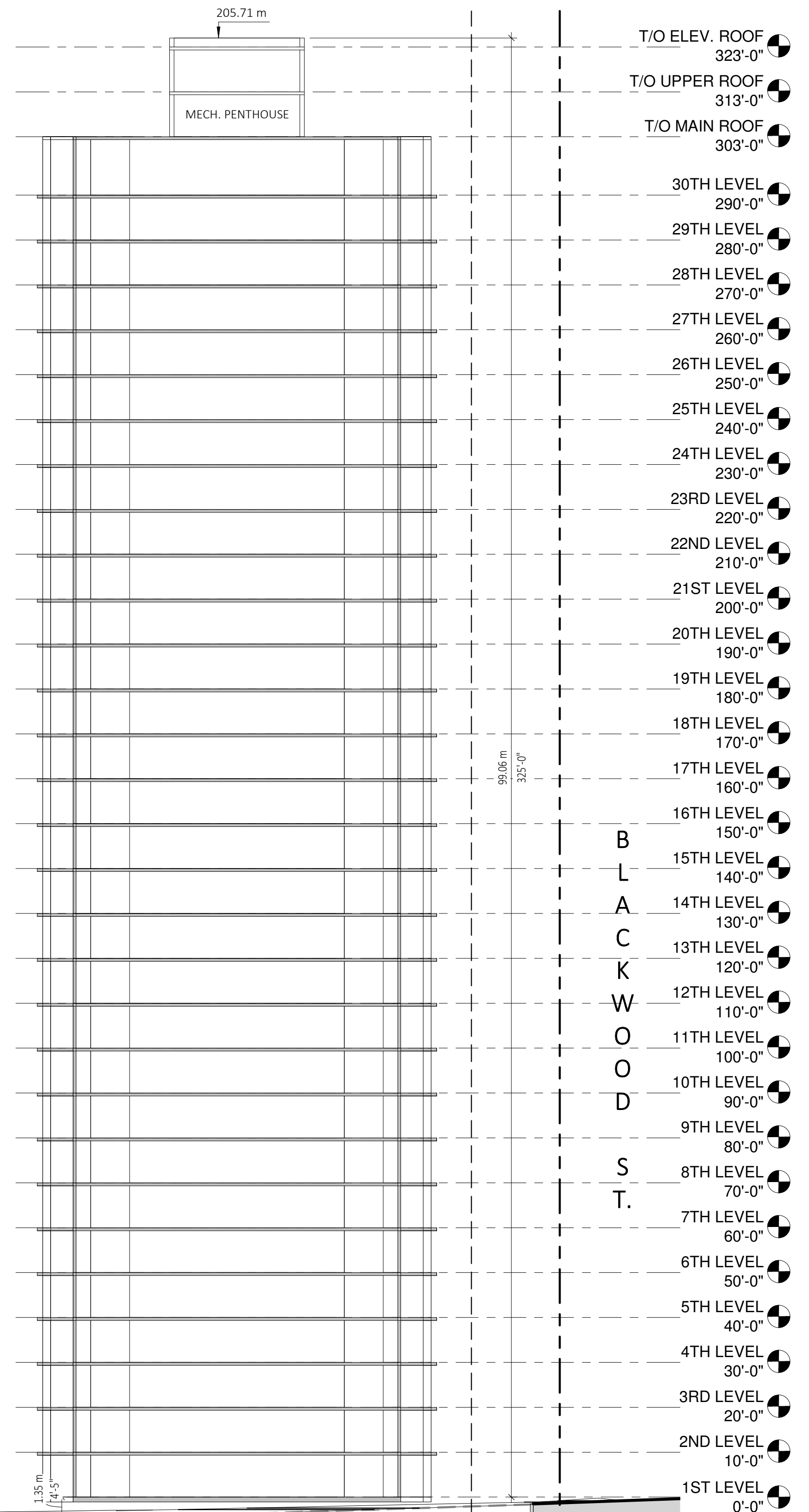






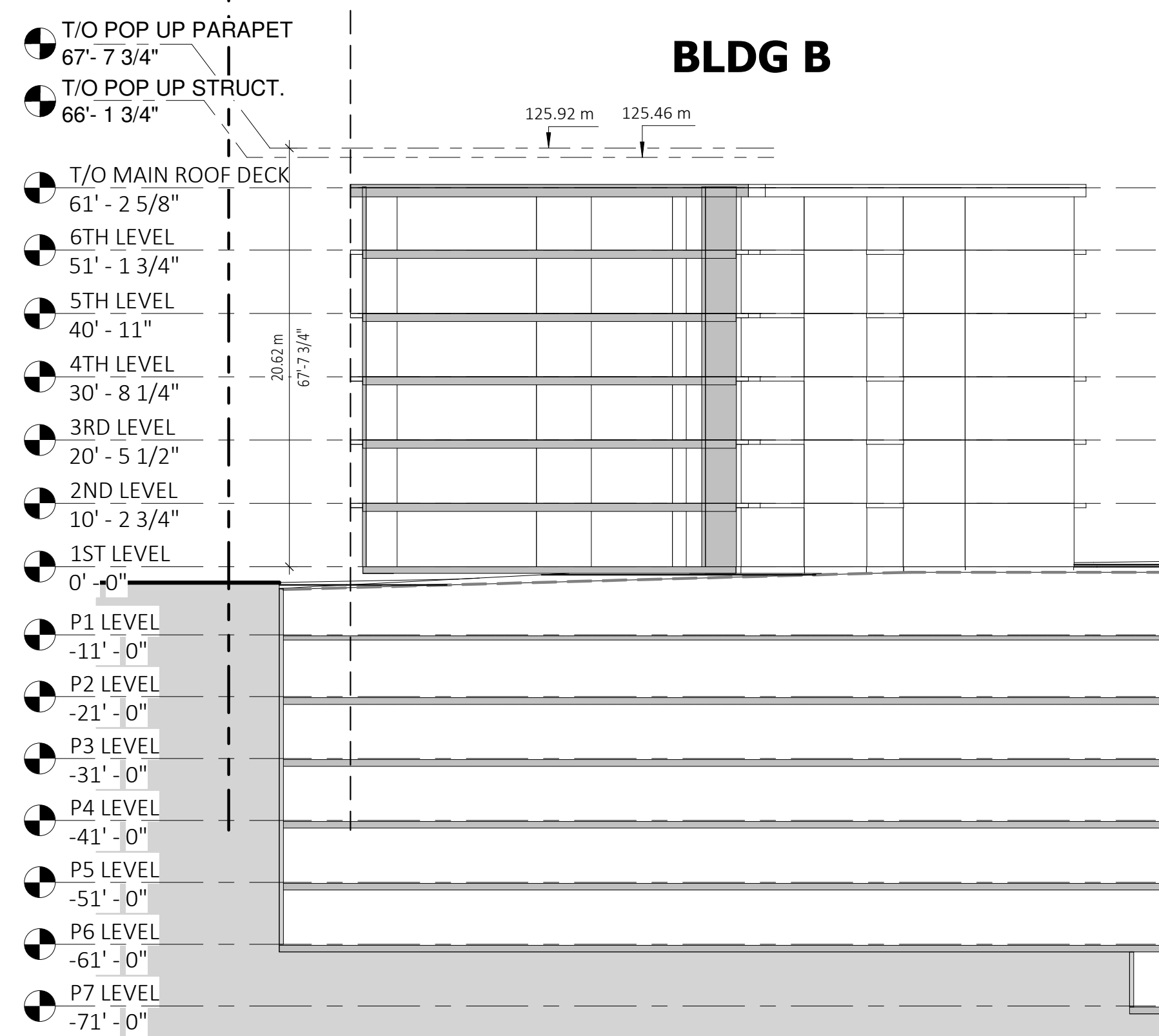
BLDG A

6M SETBACK PL

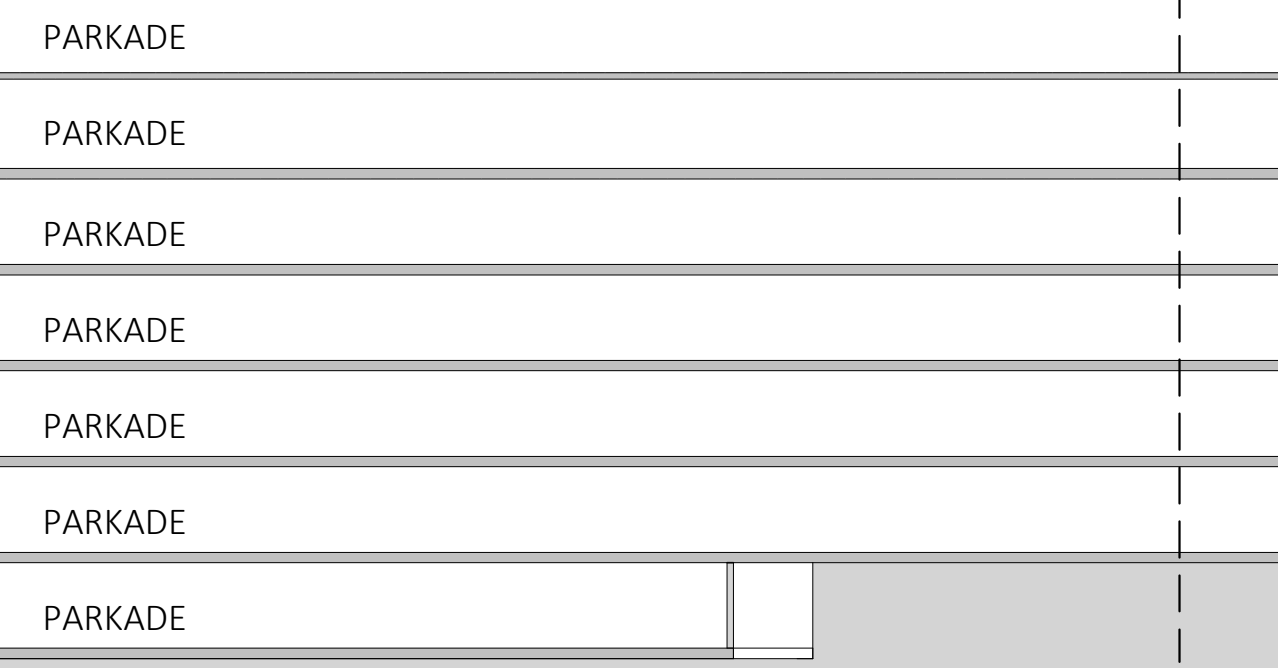


- T/O ELEV. ROOF 323'-0"
- T/O UPPER ROOF 313'-0"
- T/O MAIN ROOF 303'-0"
- 30TH LEVEL 290'-0"
- 29TH LEVEL 280'-0"
- 28TH LEVEL 270'-0"
- 27TH LEVEL 260'-0"
- 26TH LEVEL 250'-0"
- 25TH LEVEL 240'-0"
- 24TH LEVEL 230'-0"
- 23RD LEVEL 220'-0"
- 22ND LEVEL 210'-0"
- 21ST LEVEL 200'-0"
- 20TH LEVEL 190'-0"
- 19TH LEVEL 180'-0"
- 18TH LEVEL 170'-0"
- 17TH LEVEL 160'-0"
- 16TH LEVEL 150'-0"
- B L A C K W O O D 15TH LEVEL 140'-0"
- 14TH LEVEL 130'-0"
- 13TH LEVEL 120'-0"
- 12TH LEVEL 110'-0"
- 11TH LEVEL 100'-0"
- 10TH LEVEL 90'-0"
- 9TH LEVEL 80'-0"
- S T. 8TH LEVEL 70'-0"
- 7TH LEVEL 60'-0"
- 6TH LEVEL 50'-0"
- 5TH LEVEL 40'-0"
- 4TH LEVEL 30'-0"
- 3RD LEVEL 20'-0"
- 2ND LEVEL 10'-0"
- 1ST LEVEL 0'-0"

BLDG B



- T/O POP UP PARAPET 67'-7 3/4"
- T/O POP UP STRUCT. 66'-1 3/4"
- T/O MAIN ROOF DECK 61'-2 5/8"
- 6TH LEVEL 51'-1 3/4"
- 5TH LEVEL 40'-11"
- 4TH LEVEL 30'-8 1/4"
- 3RD LEVEL 20'-5 1/2"
- 2ND LEVEL 10'-2 3/4"
- 1ST LEVEL 0'-0"
- P1 LEVEL -11'-0"
- P2 LEVEL -21'-0"
- P3 LEVEL -31'-0"
- P4 LEVEL -41'-0"
- P5 LEVEL -51'-0"
- P6 LEVEL -61'-0"
- P7 LEVEL -71'-0"



NORTH BLUFF (MULTI-FAMILY)

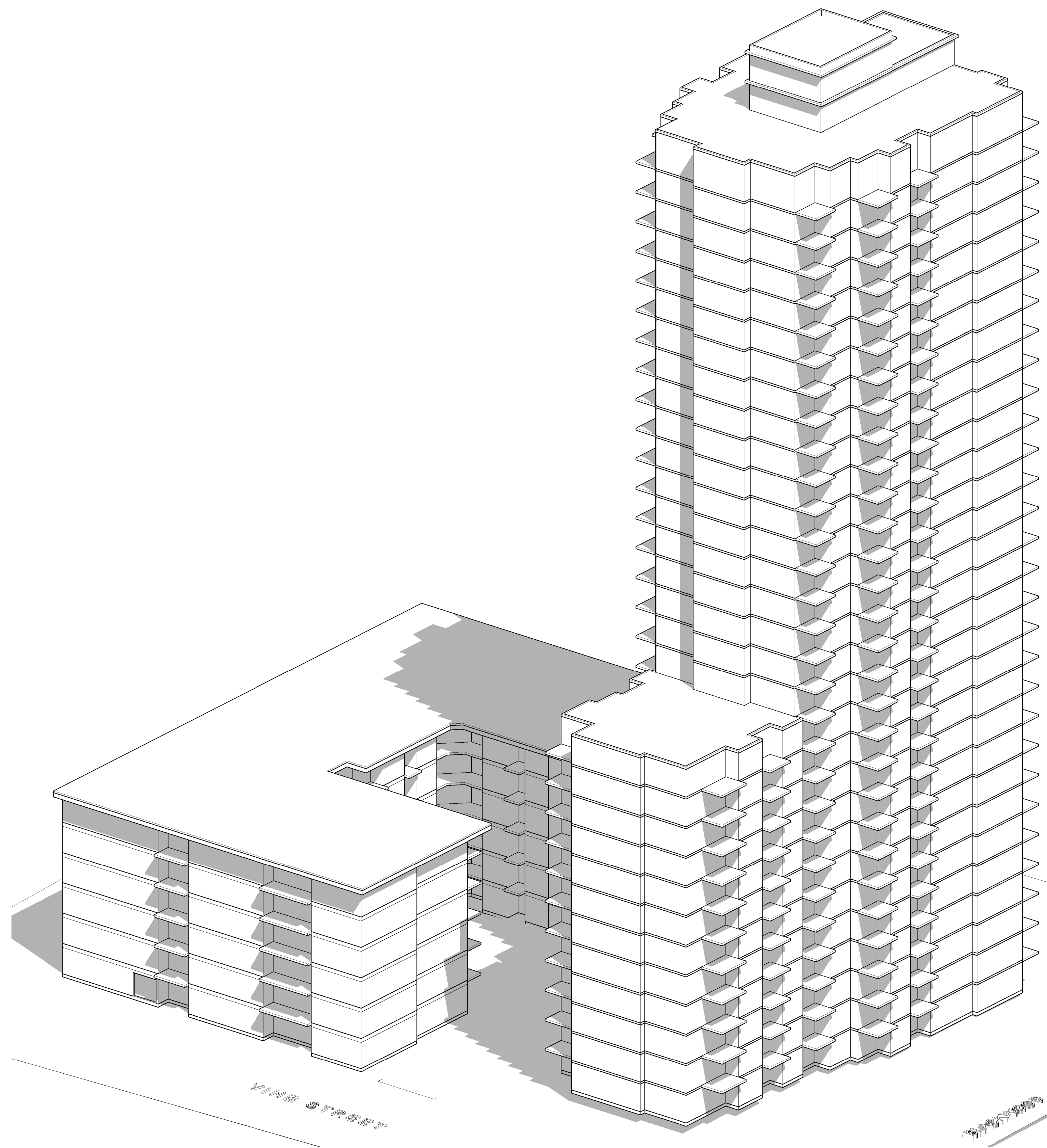
14990 NORTH BLUFF ROAD, WHITE ROCK B.C.

SITE SECTION

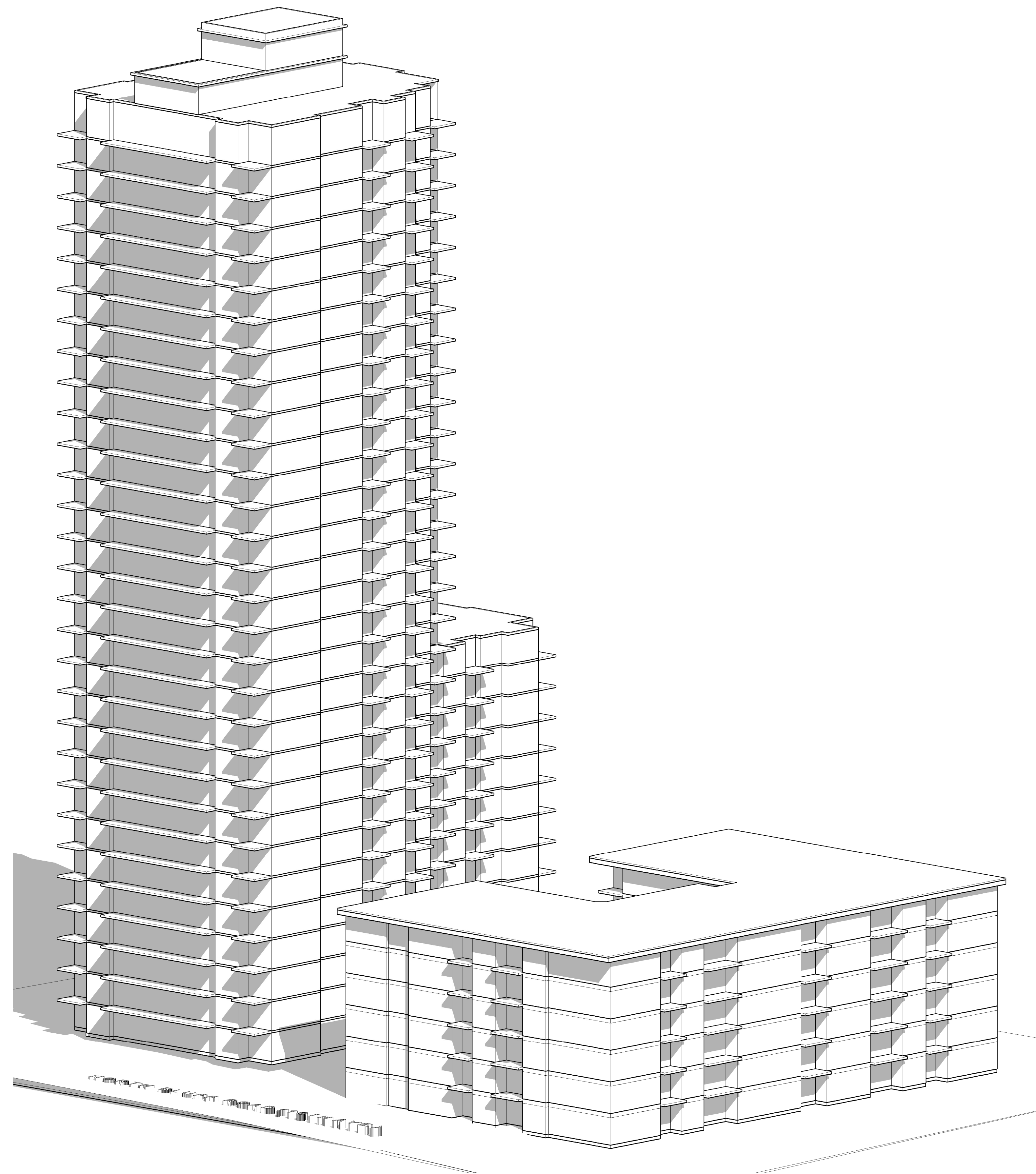
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Blackwood and Vine Aerial



North Bluff Aerial