

JCR Design Ltd.



No.	Revision/Issue	Date
1	ISSUED FOR REVIEW	09-08-17
2	ISSUED FOR REVIEW	12-10-17
3	ISSUED FOR REVIEW	15-02-18

203-45425 LUCKAKUCK WAY
 CHILLIWACK, B.C. V2R 2T7
 Phone: 604-852-0031
 info@jcrdesign.ca

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Project Name and Address
**HIGHLAND DRIVE
 SUBDIVISION**
 WEST VANCOUVER, B.C.

Drawing Title
**EXISTING SITE PLAN
 & HOUSE LOCATIONS**

Drawn	T. DEMERS	Sheet	A.1.1
PROJECTS	16180		
CHECKED			
Date	4 AUGUST 2017		
Scale	NTS		

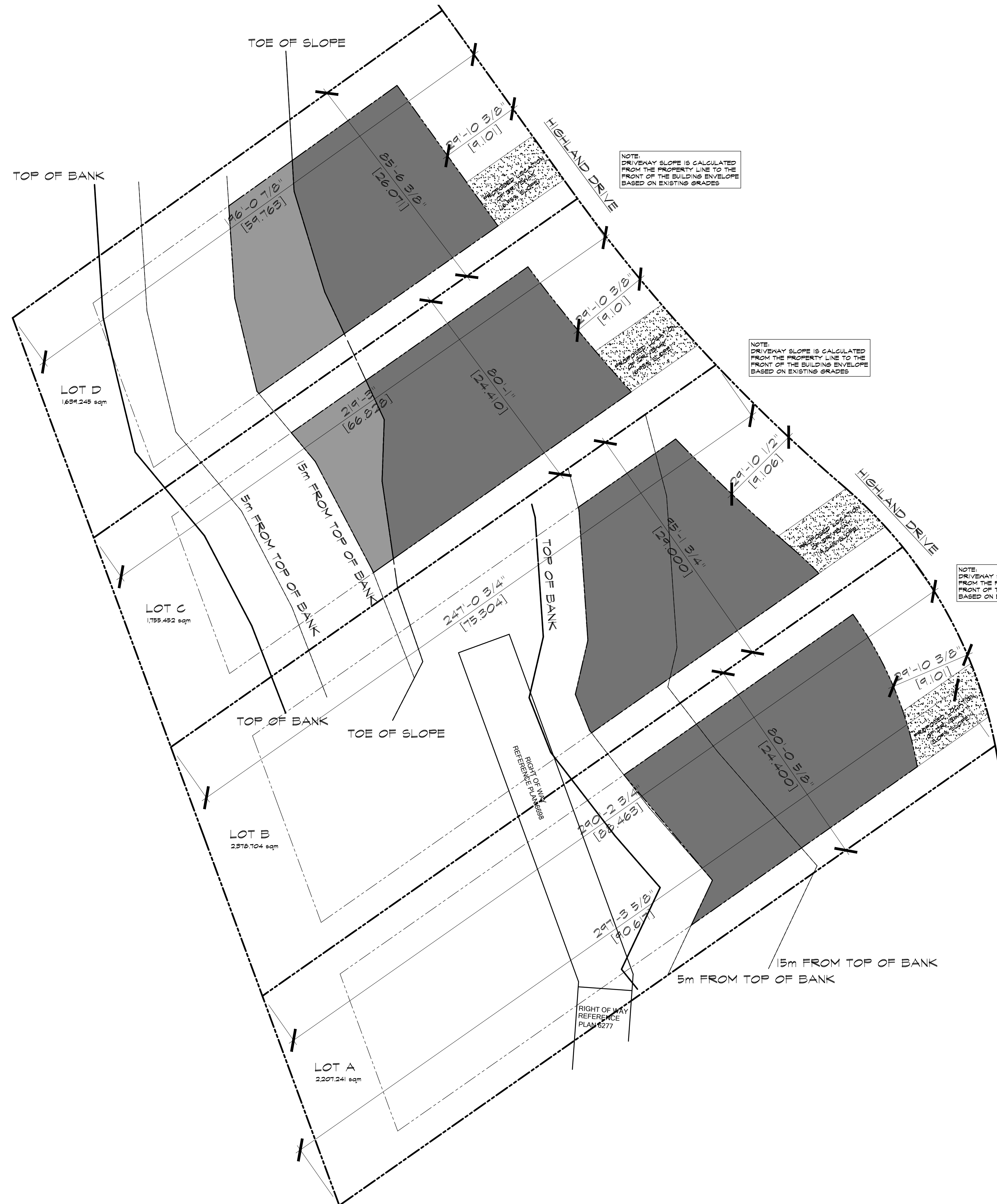
CODE COMPLIANCE

LOT D:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12001.76 sqft.
 PROPOSED SITE AREA: 1639.25 sqm. OR 17644.69 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 26.07m OR 85.53 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 104.28m OR 342.13 ft.
 PROPOSED SITE DEPTH: 66.93m OR 219.26 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (491.78 sqm. OR 1613.44 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (575.74 sqm. OR 1882.34 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 3.92m OR 12.86 ft.
 LEFT: MINIMUM 2.62m OR 8.60 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 6.54m) PROPOSED = 6.54m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT C:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12001.76 sqft.
 PROPOSED SITE AREA: 1755.45 sqm. OR 18893.53 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 24.41m OR 80.04 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 97.64m OR 320.34 ft.
 PROPOSED SITE DEPTH: 75.30m OR 247.05 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (326.64 sqm. OR 1172.81 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (614.41 sqm. OR 2015.77 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 3.00m OR 9.84 ft.
 LEFT: MINIMUM 3.10m OR 10.17 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 6.10m) PROPOSED = 6.10m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT B:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12001.76 sqft.
 PROPOSED SITE AREA: 2378.70 sqm. OR 25604.16 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 29.00m OR 95.14 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 116.00m OR 380.38 ft.
 PROPOSED SITE DEPTH: 88.46m OR 290.22 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (113.61 sqm. OR 7681.23 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (832.55 sqm. OR 2961.44 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 4.25m OR 13.94 ft.
 LEFT: MINIMUM 3.00m OR 9.84 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 7.25m) PROPOSED = 7.25m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT A:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12001.76 sqft.
 PROPOSED SITE AREA: 2201.24 sqm. OR 23758.54 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 24.40m OR 80.05 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 97.60m OR 320.21 ft.
 PROPOSED SITE DEPTH: 90.62m OR 297.31 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (662.172 sqm. OR 1127.56 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (112.534 sqm. OR 3915.49 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 3.00m OR 9.84 ft.
 LEFT: MINIMUM 3.10m OR 10.17 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 6.10m) PROPOSED = 6.10m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.



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Project Name and Address
**HIGHLAND DRIVE
 SUBDIVISION**
 WEST VANCOUVER, B.C.

Drawing Title
**SUBDIVISION
 SITE PLAN**

Drawn	T. DEMERS	Sheet
PROJECTS	16180	
CHECKED		
Date	9 AUGUST 2017	
Scale	NTS	

A1.2

CODE COMPLIANCE

LOT D:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12,001.76 sqft.
 PROPOSED SITE AREA: 1,639.25 sqm. OR 17,644.69 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 26.07m OR 85.53 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 104.28m OR 343.15 ft.
 PROPOSED SITE DEPTH: 66.83m OR 219.26 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (491.78 sqm. OR 1,613.44 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (573.74 sqm. OR 1,882.34 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 3.92m OR 12.86 ft.
 LEFT: MINIMUM 2.62m OR 8.60 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 6.54m) PROPOSED = 6.54m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT C:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12,001.76 sqft.
 PROPOSED SITE AREA: 1,755.45 sqm. OR 18,895.53 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 24.41m OR 80.04 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 97.64m OR 320.34 ft.
 PROPOSED SITE DEPTH: 75.30m OR 247.05 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (326.64 sqm. OR 1,121.81 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (614.41 sqm. OR 2,015.11 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 3.00m OR 9.84 ft.
 LEFT: MINIMUM 3.10m OR 10.17 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 6.10m) PROPOSED = 6.10m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT B:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12,001.76 sqft.
 PROPOSED SITE AREA: 2,378.70 sqm. OR 25,604.16 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 29.00m OR 95.14 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 116.00m OR 380.58 ft.
 PROPOSED SITE DEPTH: 88.46m OR 290.22 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (713.61 sqm. OR 2,681.23 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (832.55 sqm. OR 2,961.44 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
 RIGHT: MINIMUM 4.25m OR 13.94 ft.
 LEFT: MINIMUM 3.00m OR 9.84 ft.
 COMBINED SIDE YARD: (25% OF LOT WIDTH = 7.25m) PROPOSED = 7.25m
 BUILDING HEIGHT: MAXIMUM 7.62m OR 25.00 ft.
 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.

LOT A:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1115.00 sqm. OR 12,001.76 sqft.
 PROPOSED SITE AREA: 2,201.24 sqm. OR 23,758.54 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
 PROPOSED SITE WIDTH: 24.40m OR 80.05 ft.
 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 97.60m OR 320.21 ft.
 PROPOSED SITE DEPTH: 90.62m OR 297.31 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (662.172 sqm. OR 2,121.56 sqft.)
 FLOOR AREA RATIO: MAXIMUM 35.00% OF SITE (772.534 sqm. OR 2,635.49 sqft.)
 SETBACKS: FRONT: MINIMUM 9.10m OR 29.86 ft.
 REAR: MINIMUM 9.10m OR 29.86 ft.
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Project Name and Address
**HIGHLAND DRIVE
 SUBDIVISION**
 WEST VANCOUVER, B.C.

Drawing Title
**COMPREHENSIVE
 SITE PLAN**

Drawn	T. DEMERS	Sheet	
PROJECTS	16180		
CHECKED			A13
Date	9 AUGUST 2017		
Scale	NTS		

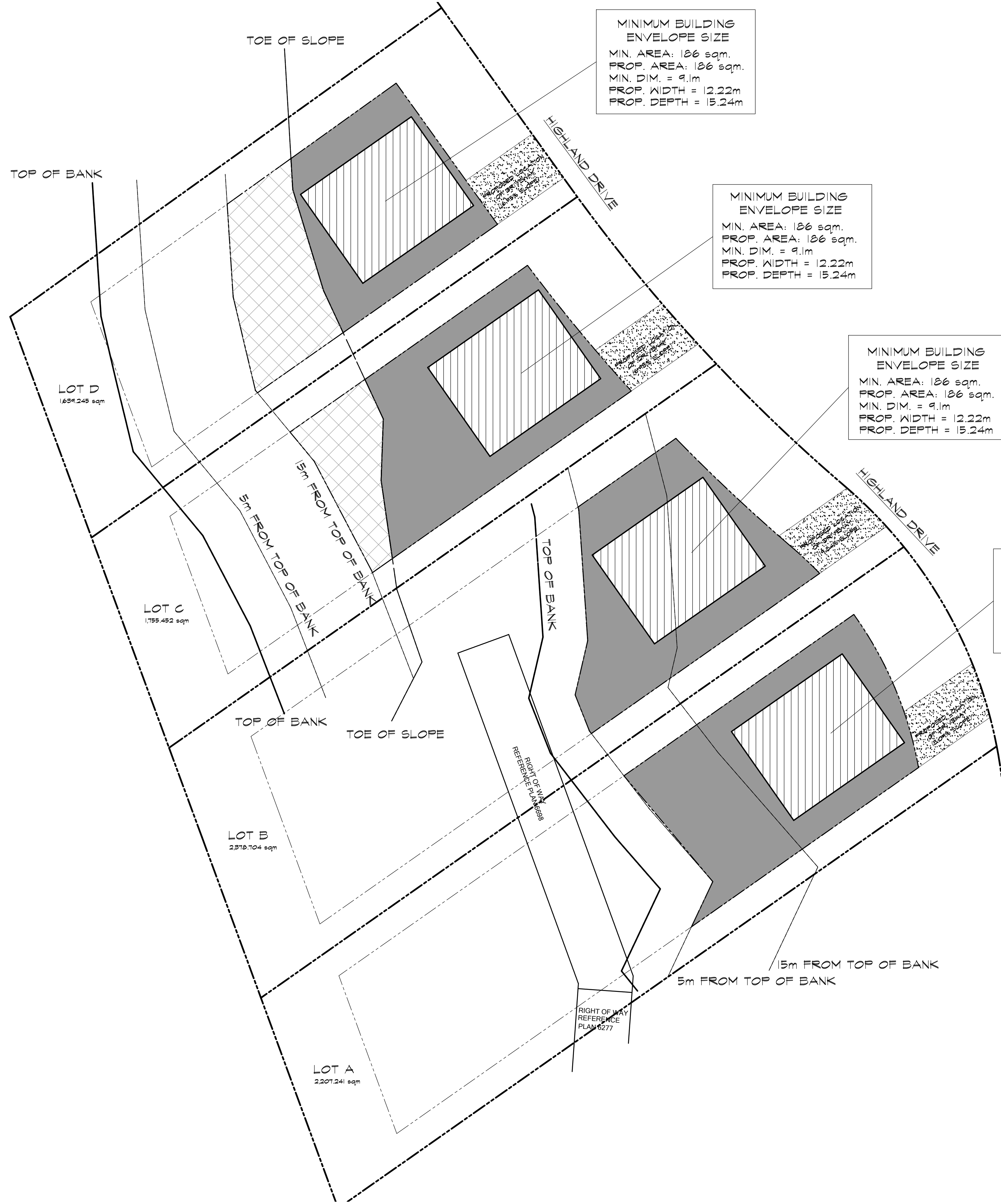
CODE COMPLIANCE

LOT D:
 PROPOSED ZONING: R53
 REQUIRED SITE AREA: 1,115.00 sqm. OR 12,001.76 sqft.
 PROPOSED SITE AREA: 1,639.25 sqm. OR 17,644.69 sqft.
 REQUIRED SITE WIDTH: 24.40m OR 80.05 ft.
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 REQUIRED SITE DEPTH: (SHALL NOT EXCEED 4 TIMES THE SITE WIDTH) = 104.28m OR 342.15 ft.
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 SITE COVERAGE: MAXIMUM 30.00% OF SITE (526.64 sqm. OR 1,721.81 sqft.)
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 PROPOSED SITE DEPTH: 88.46m OR 290.22 ft.
 SITE COVERAGE: MAXIMUM 30.00% OF SITE (715.61 sqm. OR 2,681.23 sqft.)
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 NUMBER OF STOREYS: MAXIMUM 2 PLUS BASEMENT
 HIGHEST BUILDING FACE ENVELOPE: MAXIMUM 6.70m OR 21.98 ft.



MINIMUM BUILDING ENVELOPE SIZE
 MIN. AREA: 186 sqm.
 PROP. AREA: 186 sqm.
 MIN. DIM. = 9.1m
 PROP. WIDTH = 12.22m
 PROP. DEPTH = 15.24m

MINIMUM BUILDING ENVELOPE SIZE
 MIN. AREA: 186 sqm.
 PROP. AREA: 186 sqm.
 MIN. DIM. = 9.1m
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**BUILDING
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Date	9 AUGUST 2017		
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