



PROJECT INFORMATION TABLE

	Proposed	RM-7 Zone	Variance
SITE & FSR			
Site/Lot Area	1810sqm	900sqm	No
Building A/B Lower L1	743.00	-	-
Building A/B Upper L1	650.84	-	-
Building A/B Level 2	657.97	-	-
Gross Floor Area (sqm)	2,051.81	-	-
Floor Space Ratio	1.13:1	1.2:1	-
SETBACKS & HEIGHT			
Front Lot Line (Lovat Ave)	1.8m	4.0m	Yes
Rear Lot Line	14.3m	3.0m	No
Rear Lot Line (Acc. Structure)	0.89m	1.5m	Yes
Interior Side Lot Line (Building)	3.1m	3.0m	No
Interior Side Lot Line (Acc. Structure)	0.7m	1.5m	Yes
Exterior Side Lot Line (Dale St)	1.5m	4.0m	Yes
Building A Height	10.93m / 3 storeys	11.0m	No
Building B Height	11.23m / 3 storeys	11.0m	Yes
Acc. Bldg C Height	2.83m / 1 storey	3.75m	No
GENERAL ZONING			
Open Space	9%	-	-
Site/Lot Coverage	40%	45%	No
Total Surface Area/Drive Aisle	20%	30%	No
UNIT DATA			
Unit Tenure	Strata		
3 Bed Units	10		
1 Bed + Den Units	10		
Adaptable Units (inclusive of count)	1		
Total Unit Count	20		
VEHICLE PARKING			
Accessible stall (standard)	0		
Accessible stall (van)	1		
Standard stall	10		
Loading Space	0		
Total On Site Stall Count	11 stalls		
	Proposed	Cycling TDM	
BICYCLE PARKING			
Short Term Units	12 stalls	-	12 stalls
Long Term Units @ 1 per DU	26 stalls	add'l 30%	26 stalls
Cargo Stalls (incl. long term count)	3 stalls	add'l 15%	3 stalls

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Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

Do not scale these drawings.

No.	Description	Date
1	ISSUED FOR R2 DP SUBMISSION	25.12.04
2	ISSUED FOR R2 DP REV1	26.05.01

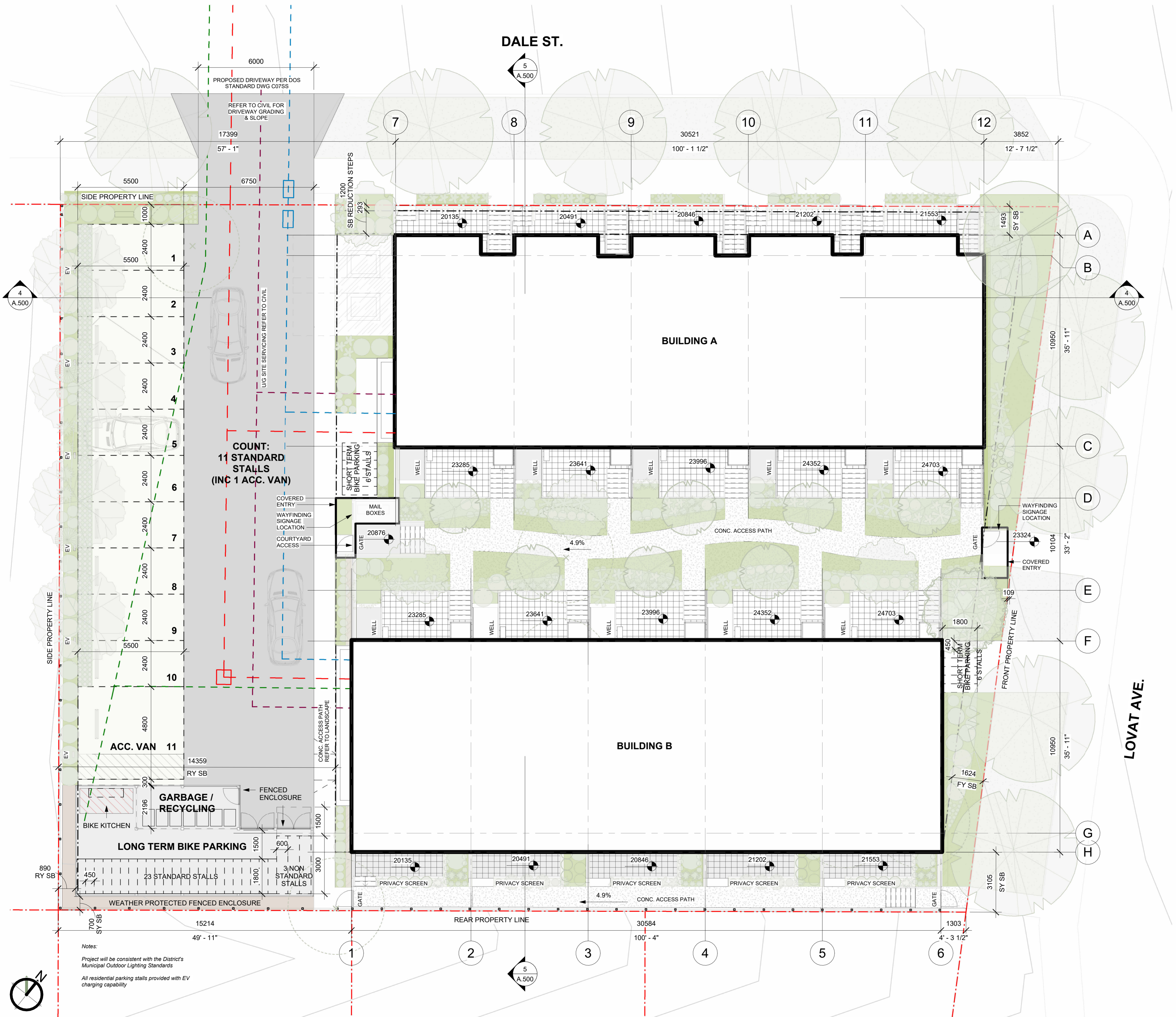
LARGE & CO.
DALE / LOVAT TOWNHOUSES

SITE PLAN

Project number	25007
Date	2026.05.01
Drawn by	MW/SH
Checked by	SS

A.100

Scale	1 : 100
Printed	2026-05-01 12:32:14 PM



Notes:
Project will be consistent with the District's Municipal Outdoor Lighting Standards
All residential parking stalls provided with EV charging capability

① SITE PLAN & PARKING CONCEPT
1 : 100