

7451 & 7453 FRONTIER ST - REZONING APPLICATION



DRAWING LIST - REZONING

SHEET	SHEET NAME
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RZ01	CONTEXT PLAN + PHOTOS
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RZ10	STREET ELEVATIONS
TOTAL: 11	

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CONTEXT PLAN + PHOTOS

FRONTIER STREET
PEMBERTON, BC



RZ01

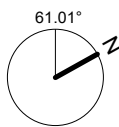
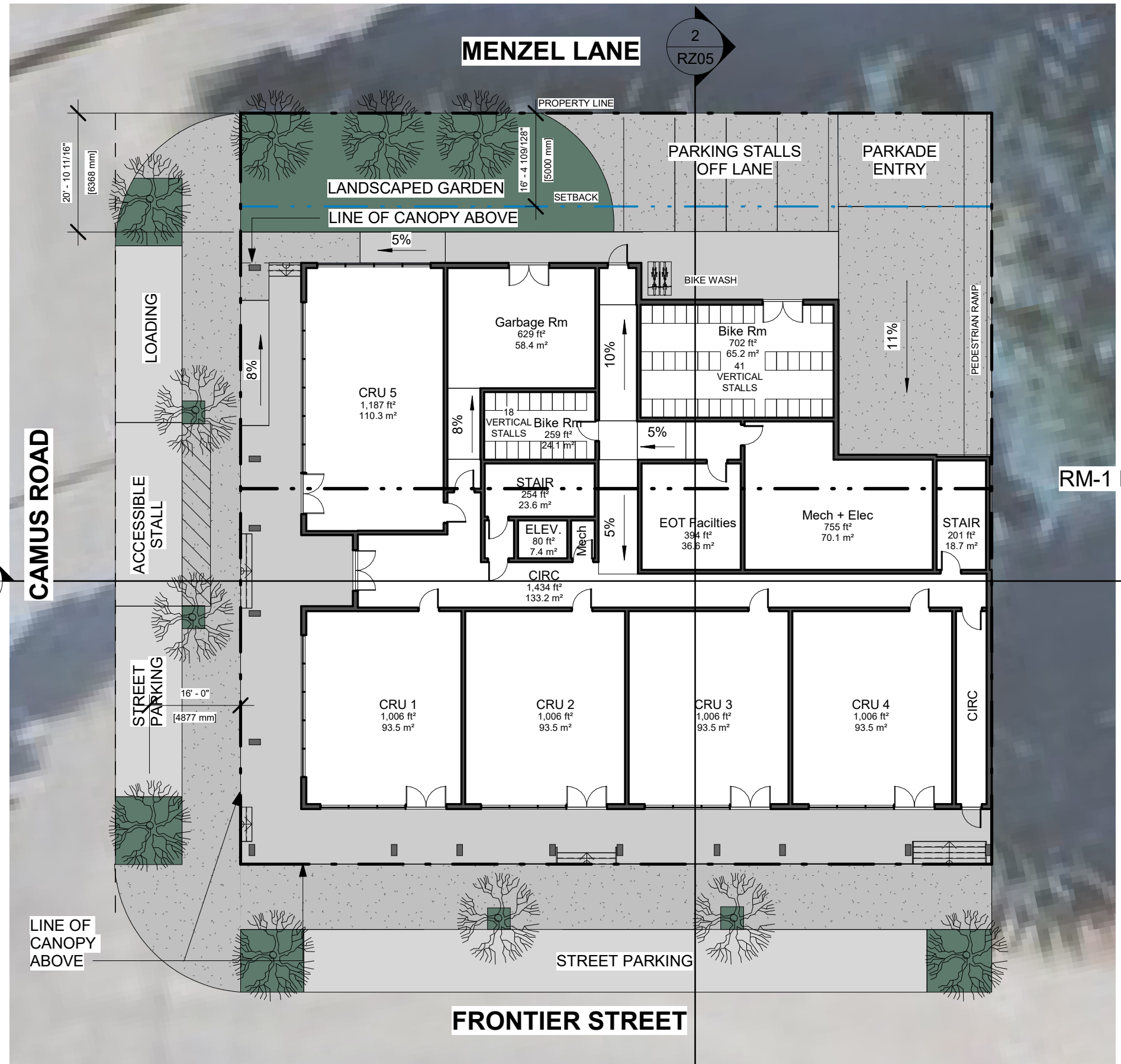
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FRONTIER STREET - REZONING DATA

CIVIC ADDRESS: 7451 & 7453 FRONTIER STREET, PEMBERTON BC
LEGAL ADDRESS: LOT 1 & 2 BLOCK 3 DISTRICT LOT 203 LILLOOET DISTRICT PLAN 1624
OCP LAND USE DESIGNATION: RESIDENTIAL
ZONING: R-1 RESIDENTIAL
REZONING PROPOSED: COMPREHENSIVE DEVELOPMENT ZONE
DPA ZONES: FIRE PROTECTION AREA, FLOOD AREA
SITE AREA: 1,619m² (17424sq.ft)

1. OCP / ZONING DATA	BYLAW	PROPOSED	
PROPOSED USE:	RESIDENTIAL	RESIDENTIAL / COMMERCIAL	
OCP AMENDMENT REQUIRED?:		YES	
REZONING REQUIRED?:		YES	
LOT AREA (MIN.)	700 sq m	1,619 sq m	17,424 SF
LOT WIDTH (MIN.)	18 m	40.23 m	
MAX. BUILDING HEIGHT	10.5 m	17 m	
MAX LOT COVERAGE	40 %	80%	
FAR:	N/A	1.8	
MAX. GFA	N/A	2,914 m ²	31,363 SF
BUILDINGS PER LOT	1	1	
SETBACK FRONT	6 m	0 m	
SETBACK REAR	5 m	5 m	
SETBACK INTERIOR SIDE	1.5 m	0 m	
SETBACK EXTERIOR SIDE	4.6 m	0 m	



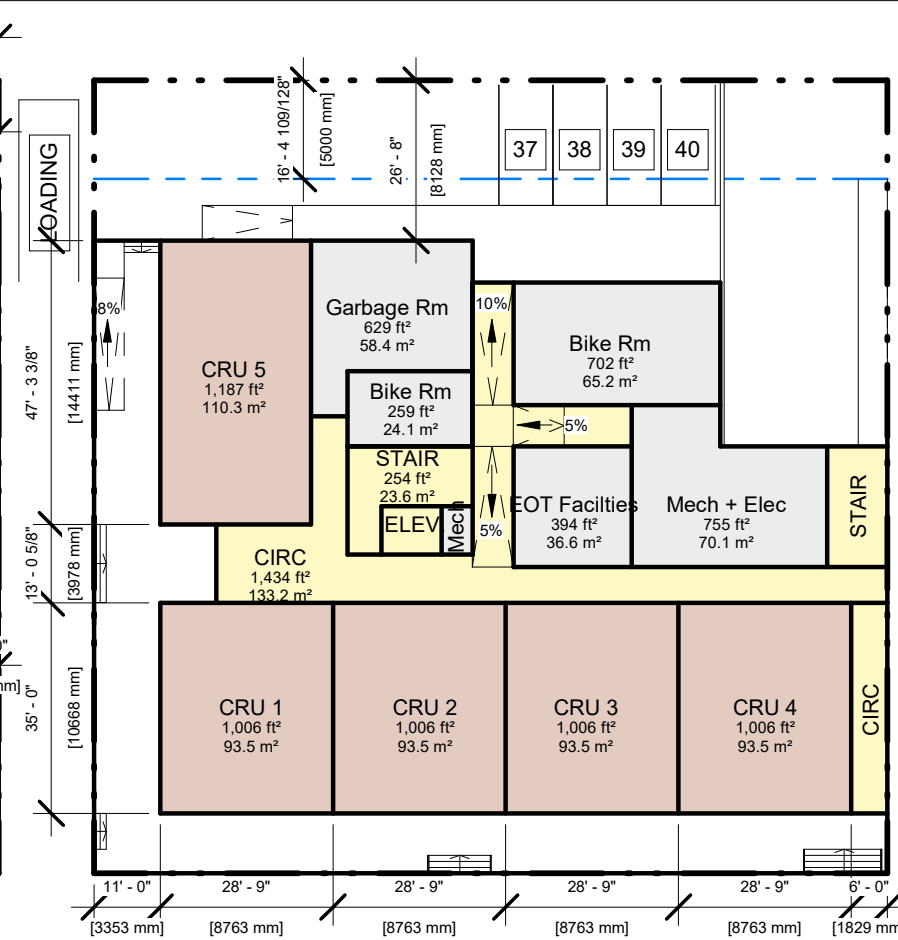
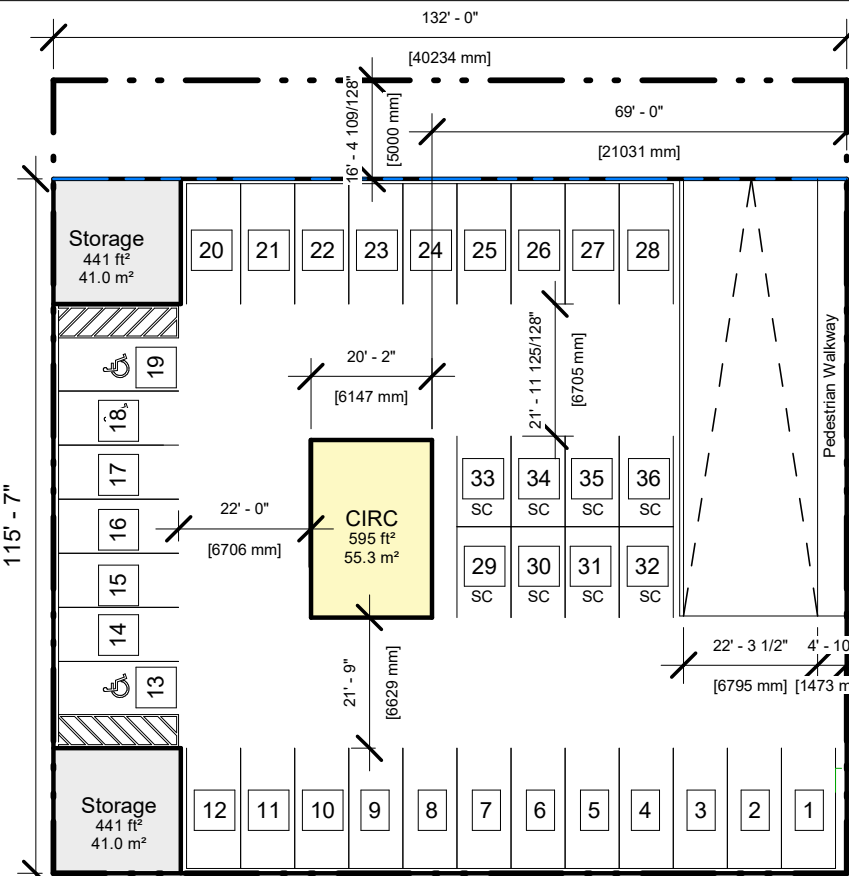
PROJECT DATA & LEVEL 1 SITE PLAN

FRONTIER STREET
PEMBERTON, BC

RZ02

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GROSS FLOOR AREA

PARKADE	1477 ft ²	137.3 m ²
LEVEL 1	10171 ft ²	944.9 m ²
LEVEL 2	10083 ft ²	936.7 m ²
LEVEL 3	10083 ft ²	936.7 m ²
LEVEL 4	9806 ft ²	911.1 m ²
TOTAL	41620 ft²	3866.6 m²

EXCLUSIONS

PARKADE	1477 ft ²	137.3 m ²
LEVEL 1	4959 ft ²	460.7 m ²
LEVEL 2	1329 ft ²	123.4 m ²
LEVEL 3	1329 ft ²	123.4 m ²
LEVEL 4	1328 ft ²	123.3 m ²
TOTAL	10421 ft²	968.2 m²

TOTAL GFA 31199 ft² 2898.5 m²
SITE AREA = 17,424 ft² 1,619 m²
FAR 1.8

COMMERCIAL RENTABLE AREA

LEVEL 1	5212 ft ²	484.2 m ²
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RESIDENTIAL RENTABLE AREA

LEVEL 2	8754 ft ²	813.3 m ²
LEVEL 3	8754 ft ²	813.3 m ²
LEVEL 4	8479 ft ²	787.7 m ²
TOTAL	25987 ft²	2414.2 m²

PARKADE



LEVEL 3



LEVEL 1



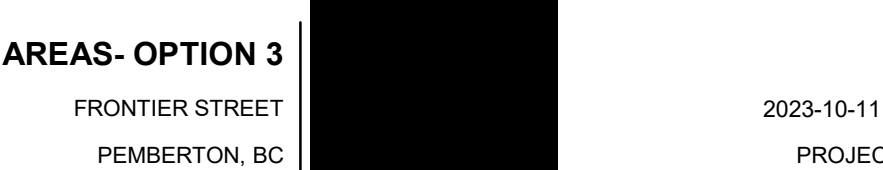
LEVEL 4



LEVEL 2



LEVEL 3



AREAS PER USE/ UNIT COUNT

1 BED	21194 ft ²	1969.0 m ²	28
2 BED	4793 ft ²	445.3 m ²	5
CIRC	6637 ft ²	616.6 m ²	
CRU	5212 ft ²	484.2 m ²	
SERVICES	3784 ft ²	351.6 m ²	

PARKING REQUIRED

COMMERCIAL	484.2 m ²	0.25*100m2	2
1 BED	28	1 /UNIT	28
2 BED	5	1.75 /UNIT	9
LOADING (<500M2)			1
VISITOR		@ 0.25 *UNIT	8
			48

PARKING PROPOSED

1 BED	28	1 /UNIT	28
2 BED	5	1.25 /UNIT	6
LOADING (<500M2)			1
VISITOR/COMMERCIAL* @ 0.13 *UNIT			6
			41

*COMMERCIAL PARKING PROPOSED TO BE USED DURING DAYTIME HOURS & VISITOR PARKING DURING EVENING HOURS

4 EV SPACES WILL BE PROVIDED

AMENITIES

ALL UNITS TO HAVE A PRIVATE DECK FROM 84ft² / 7.8m² IN SIZE

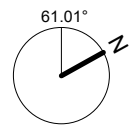
TOTAL INTERIOR STORAGE FOR BIKES SKI'S & GENERAL STORAGE OF 1,843 ft² / 171m²

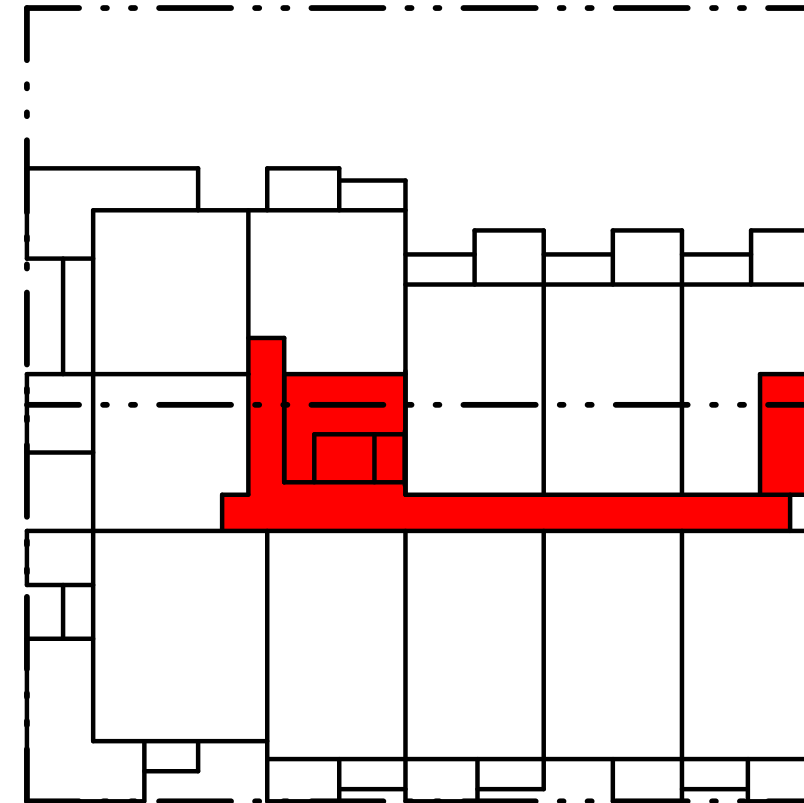
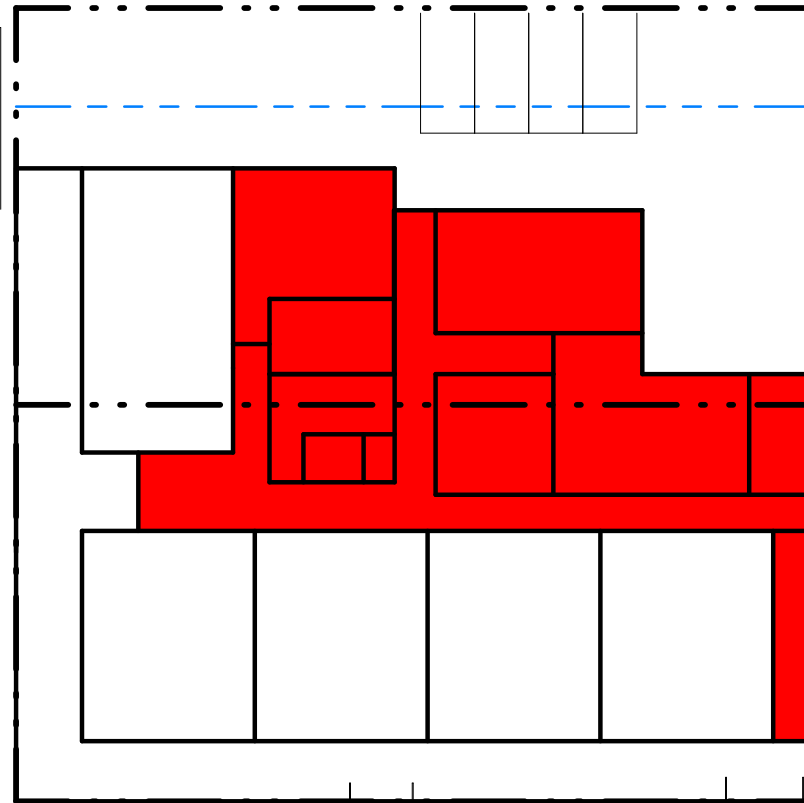
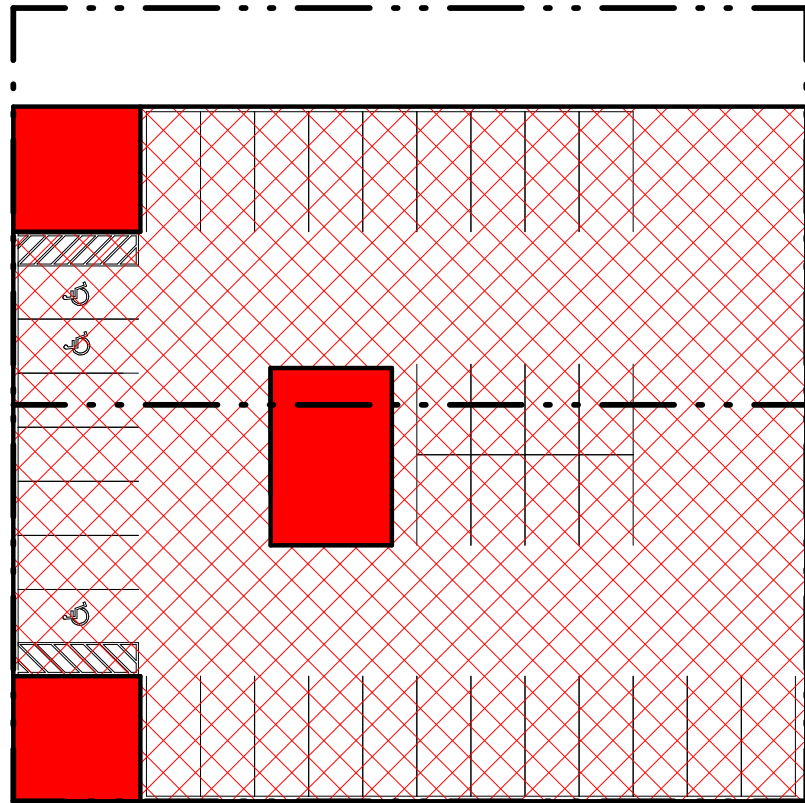
CLASS A BIKE STALLS
 BIKE ROOM 01: 41
 BIKE ROOM 02: 18

AREAS- OPTION 3

FRONTIER STREET
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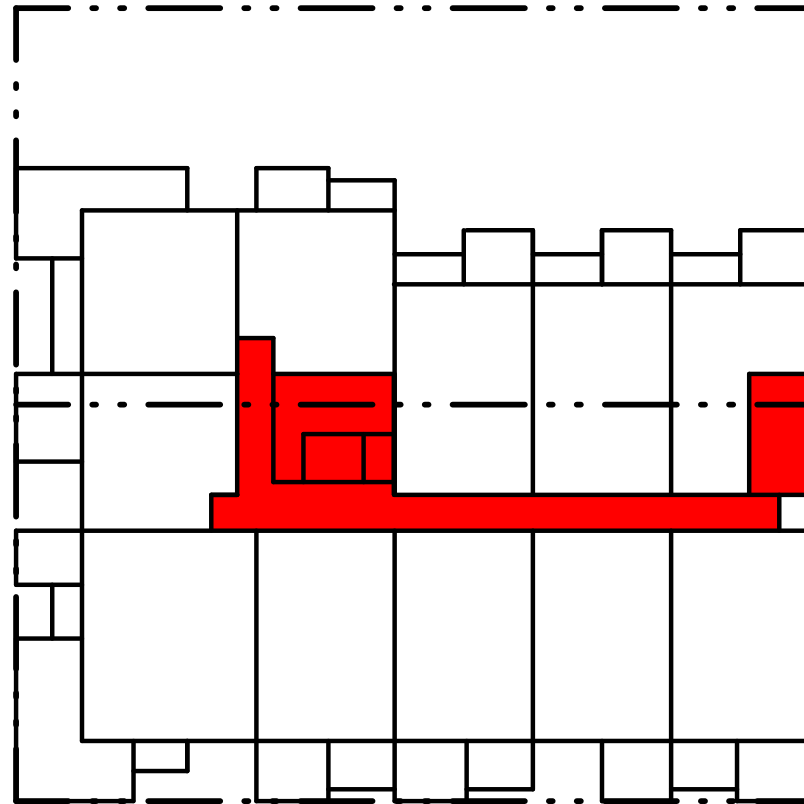
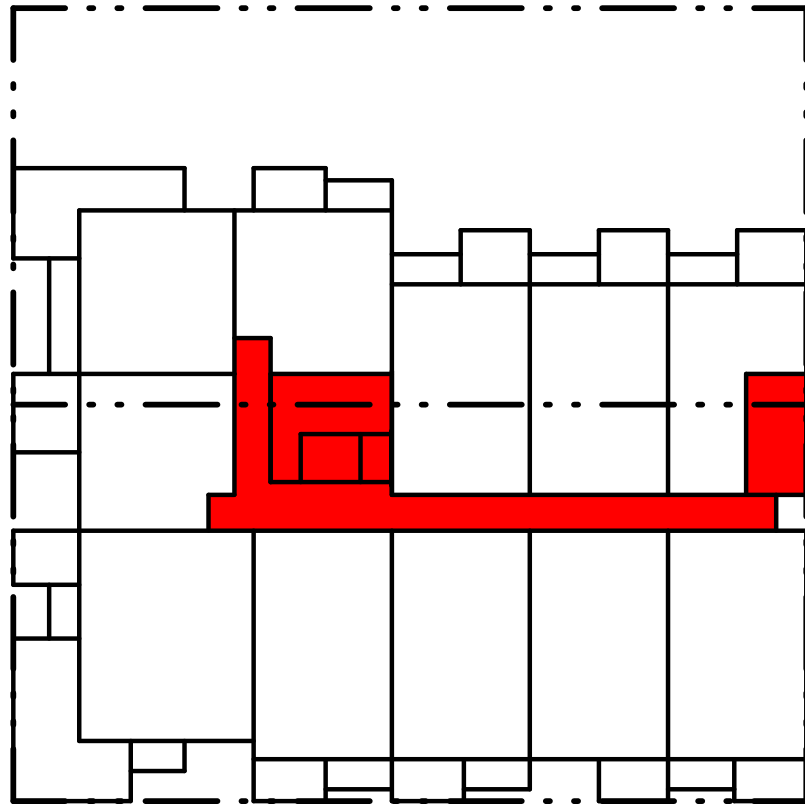
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PARKADE - EXCLUSIONS

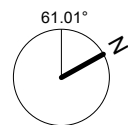
LEVEL 1 - EXCLUSIONS

LEVEL 2- EXCLUSIONS



LEVEL 3 - EXCLUSIONS

LEVEL 4 - EXCLUSIONS

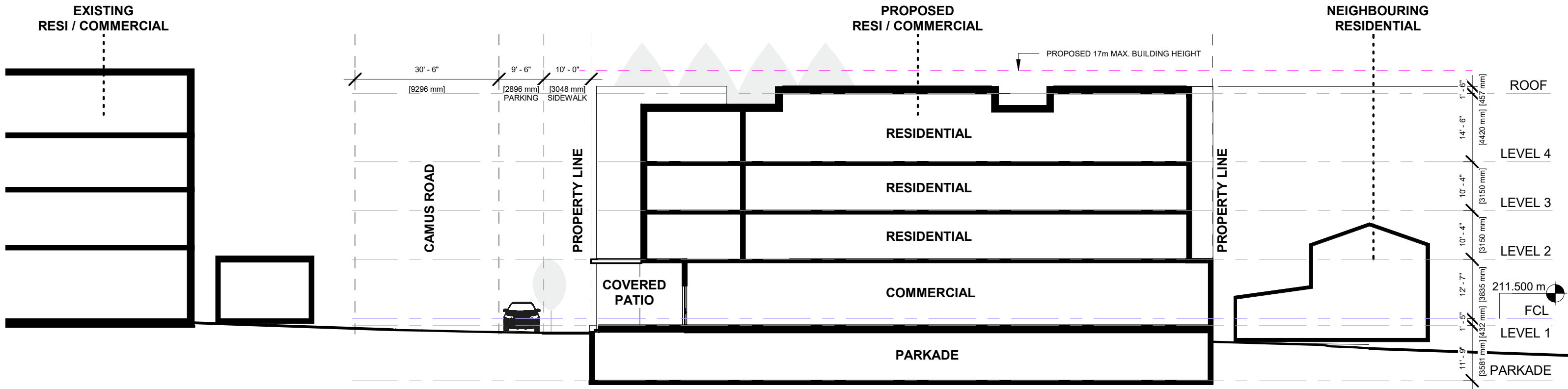


EXCLUSIONS
FRONTIER STREET
PEMBERTON, BC

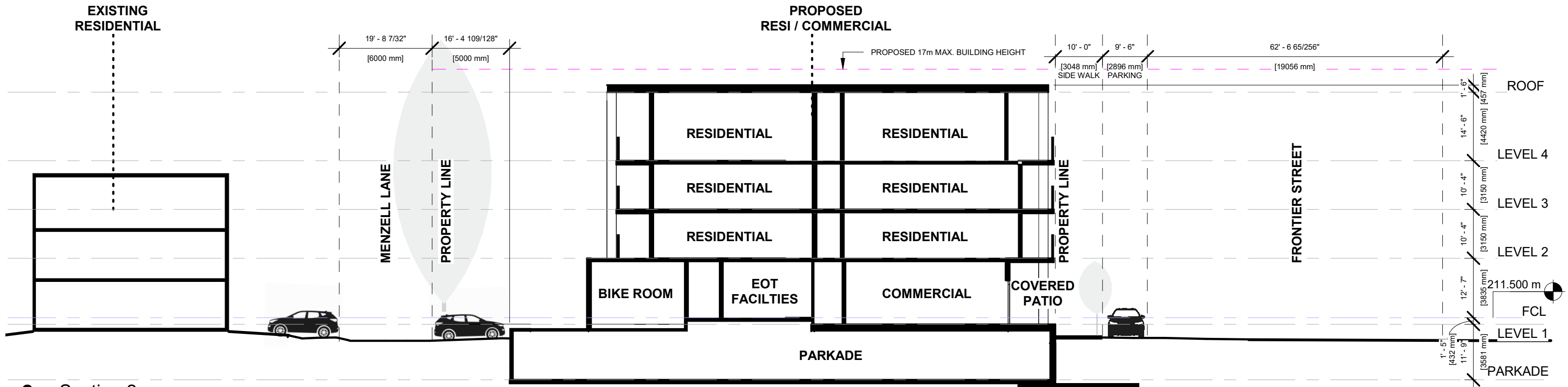


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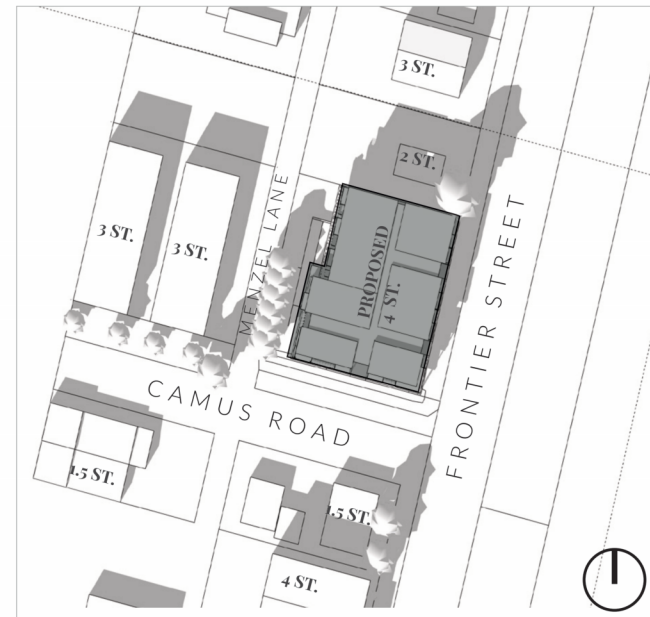
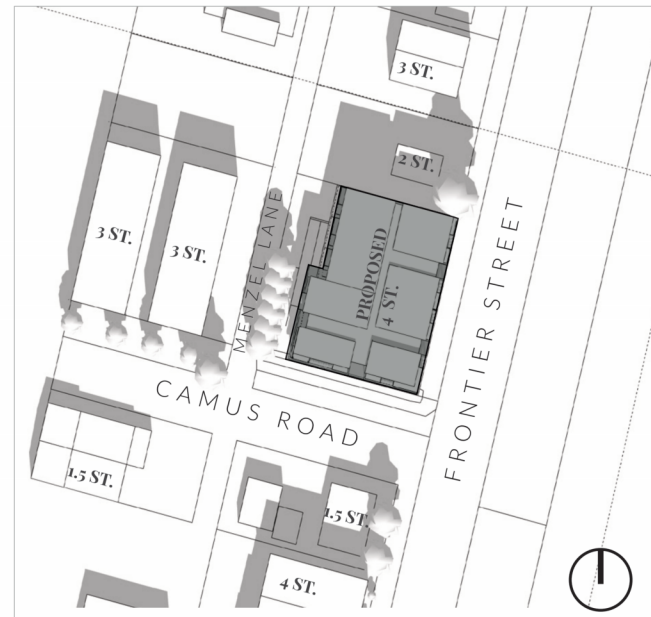
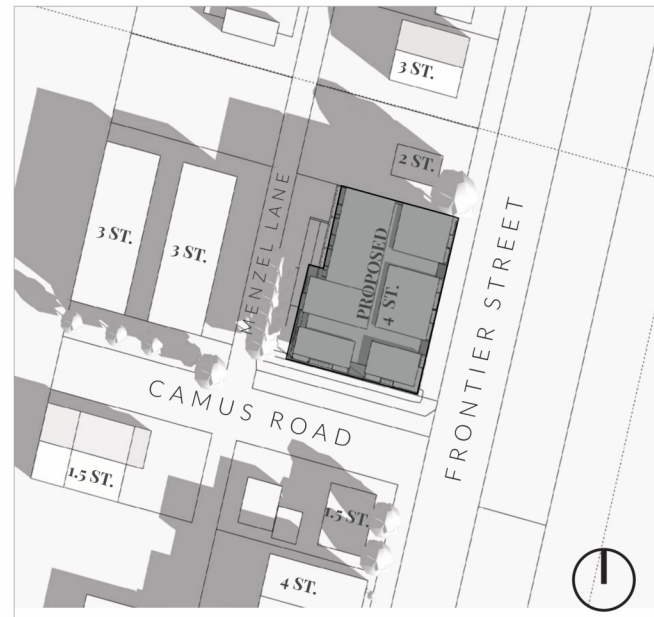


1 Section 1
scale : 1" = 20'-0"

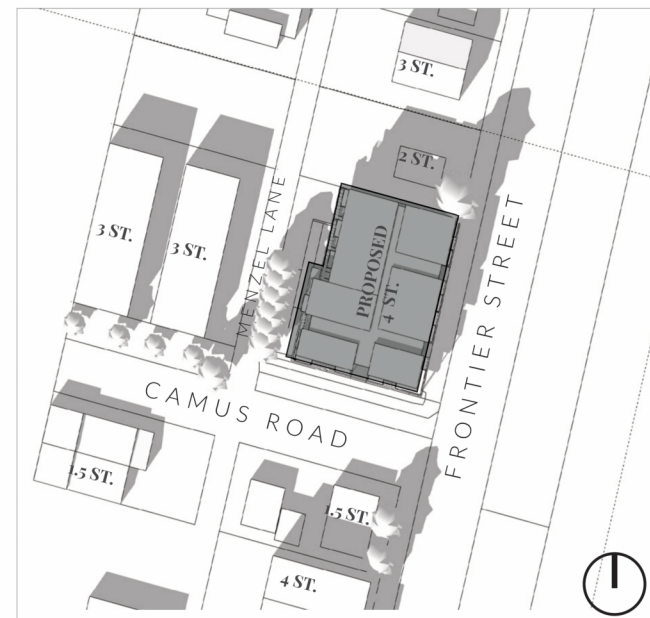
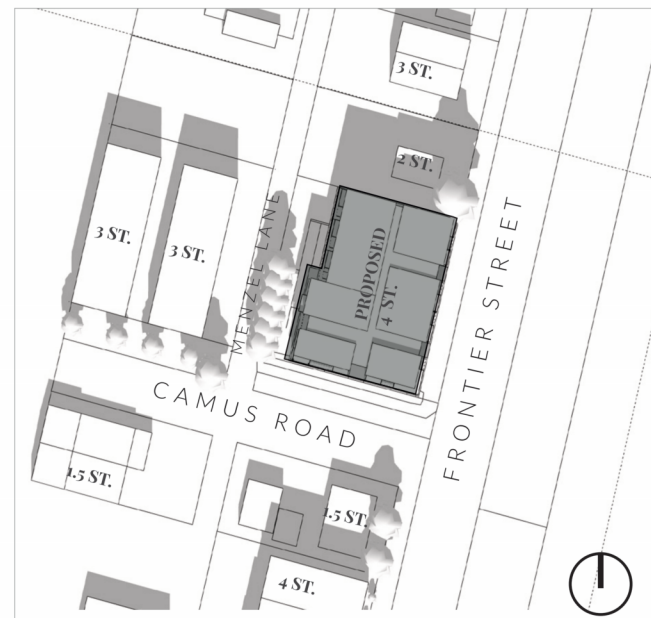
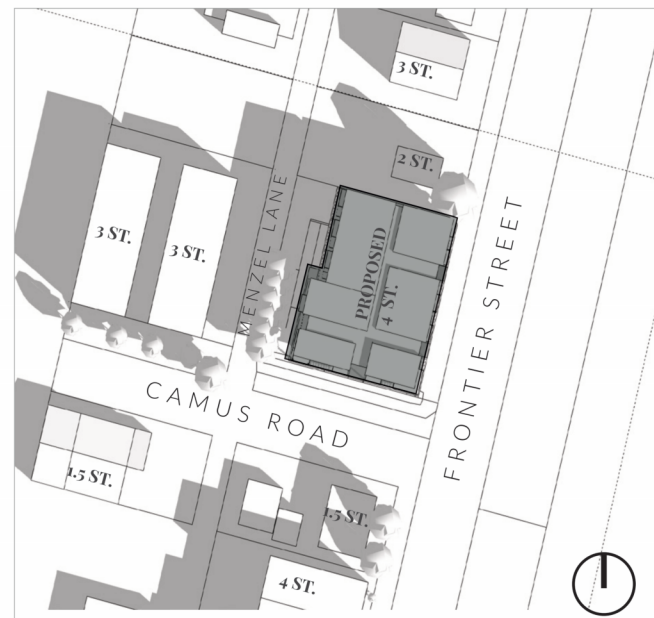


2 Section 2
scale : 1" = 20'-0"

SPRING EQUINOX



FALL EQUINOX



9 AM

12 PM

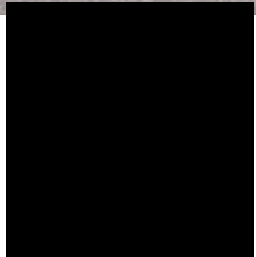
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3D - CORNER OF FRONTIER + CAMUS
FRONTIER STREET
PEMBERTON, BC

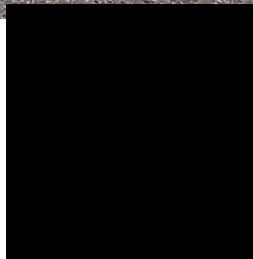


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3D - ALONG FRONTIER
FRONTIER STREET
PEMBERTON, BC



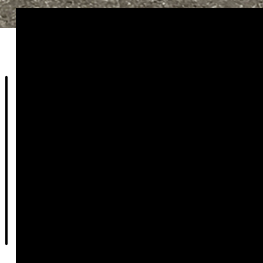
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3D - CORNER OF CAMUS + MENZEL LANE

FRONTIER STREET
PEMBERTON, BC



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FRONTIER STREET ELEVATION



CAMUS ROAD ELEVATION

STREET ELEVATIONS

FRONTIER STREET
PEMBERTON, BC



RZ10

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