## OAKWOODS

Development Permit Variance Application Lot 1 & Lot 2 Building Setbacks

April 7,2025

ARAGON

The owner of the project is proposing a variance for the Building setbacks established in the original development permit application dated June 6, 2018.

(see below reference to B.C. Land surveyors Building Location Certificate Prepared by J.E. Anderson & Associates Nov 21, 2017)





The proposed set back variance between Lot 1 and Lot 2 is required due to accommodations made on site to retain existing landscape and mature trees. Retaining walls were aligned within conformance of the required soils as to not disturb root retention of existing trees. Retaining walls were slightly altered with relation to the original proposed survey

lines. As the proposed new lot line impacts the building separation to the lot line, the Development Permit Variance is requested to record as built site conditions.

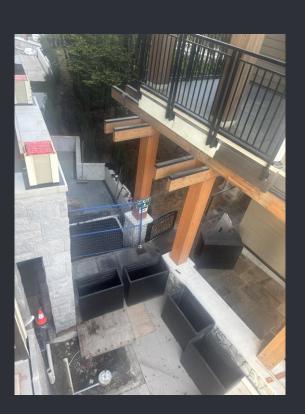
New survey drawings have been Prepared to reflect the original Lot areas and the overall FAR.

(To note they reflect below allowable Bylaw requirements.)

Building Setbacks		Proposed	Permitted
Front Lot Line North Lot Line Southern Lot Line Site A / Site B shared lot line		7.62m 6.18m 4.62m 0.82m/1.08m*	7.5m 4.5m 4.5m 3.5m
• Request setback variance for Section 67.71 (18)(a)			
Lot 1 (Site A)			
Building #	Building Area	(Sam)	
Rosemead Inn Wing Total Building Area Lot 1 Area Lot Coverage	611.02 214.39		
Lot 1 (Site A)			
Building #	Floor Area		
Inn Wing Rosemead Total Floor Area Lot 1 Area FAR	7906.0 sqft 14714.0 sqft 22620.0 sqft 5070 sqm 0.41 (0.47 p	t (2101 sqm)	
Lot 2 (Site B) Building #	Building Are	a (Sq.m)	
Building 1 West Building 1 East Building 2 Building 3 West Building 3 East Townhomes Total Building Area Lot 2 Area Lot Coverage	785.18 762.06 1182.44 825.29 393.41 456.57 4404.95 12.600 35.0% (50%	permitted)	
Lot 2 (Site B)			
Building #	Building Are	a	
Building 1 Building 2 Building 3 Townhomes Total Floor Area Lot 2 Area FAR	66084.62 sc 54602.44 sc 51455.68 sq 11567.21 sq 183709.95 s 12581 sqm 1.36 (1.38 p	ift ft ft gqft (17067 sqm)	
Building areas have been provided by the project architect			



Building 1 Lobby to Inn Wing



## Site conditions as of April 4,2025



View South between Bldg 1 & Inn Wing



View North between Bldg 1 & Inn Wing (retaining wall lot line)

## Thank you!

## For any questions or concerns?

You can contact me at <u>pcensorio@aragon.ca</u> 604-732-6170 ext 121