



1007 Arcadia St

Rezoning Application





Our Project Team

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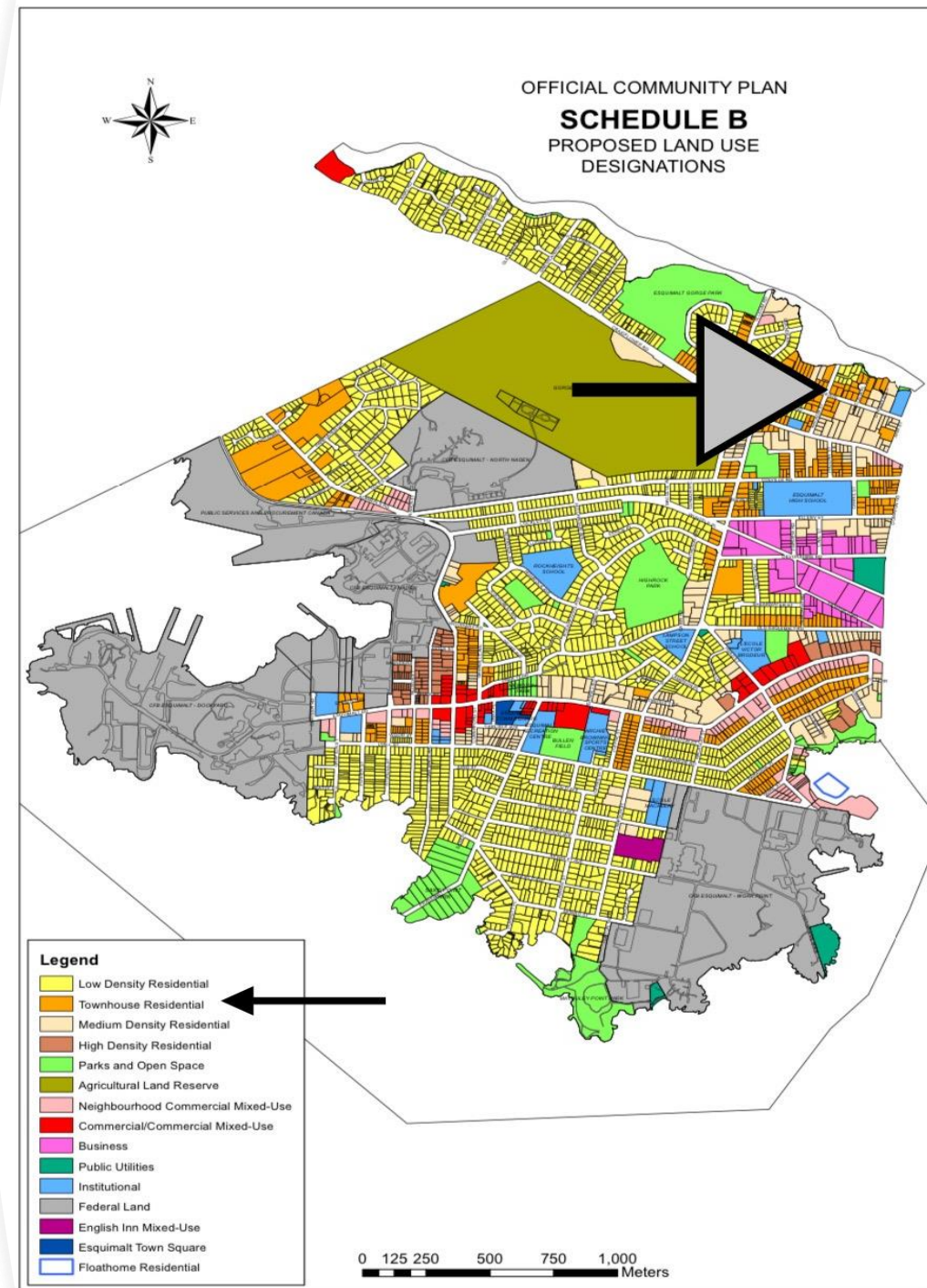
Subject Site: Background Information

- ✓ Single-family home
- ✓ Uninhabitable due to neglect by previous owner



Subject Site: Current Conditions

- ✓ Site Size: 9128 sqft
- ✓ Zoned RSM-2: Small scale multi-family housing zone (Medium Lot)
- ✓ Official Community Plan: Townhouse Residential



OCP Policy Guidelines

5.2 Low Density Residential Redevelopment

OBJECTIVE: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy

Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy

Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

Policy

Encourage the development of rental accommodation designed for a variety of demographic household types, including young families.



Proposed Development: Key Project Stats

BLOCK A - TRIPLEX:

	<u>Proposed</u>
<u>Setbacks:</u>	
West	3.05m
North	4.98m
South	3.0m
Block B	2.4m
Roof Height	10.79m
<u>Floor Area:</u>	
Lower	45.42 m ²
Main	151.87 m ²
Upper	153.75 m ²
Garage	(82.17 m ²)
Total	<u>351.04 m²</u>

BLOCK B - TRIPLEX:

	<u>Proposed</u>
<u>Setbacks:</u>	
North	4.98m
East	6.0m
South	3.0m
Block A	2.4m
Roof Height	9.54m
<u>Floor Area:</u>	
Basement	13.22 m ²
Lower	19.28 m ²
Main	151.94 m ²
Upper	153.82 m ²
Garage	(90.89 m ²)
Total	<u>325.04 m²</u>
Lot Area:	848 m ²
Total Floor Area	676.08 m ²
FSR	0.8
Total Footprint:	349.96 m ²
Lot Coverage:	41.27%
Open Site Space: 223.58 m ²	26.37%

Applicable Codes

-BC Building Code Current Edition (2024)

Energy

Compliance path: BCBC 9.36

Requirements applicable to this project: Step Code 3

Ventilation

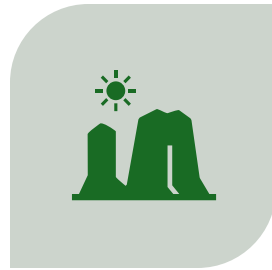
BCBC 9.32



Proposed Development: Landscape Plan



RETENTION OF 6 TREES



NEW 6 FT. TALL CEDAR
FENCE ALONG NORTH, EAST
AND SOUTH PROPERTY LINE



ENHANCED SCREENING
ALONG SOUTH PROPERTY
LINE



GARBAGE ENCLOSURE

Proposed Development: Streetscape



STREETSCAPE

BLOCK A

Proposed Development: Elevations



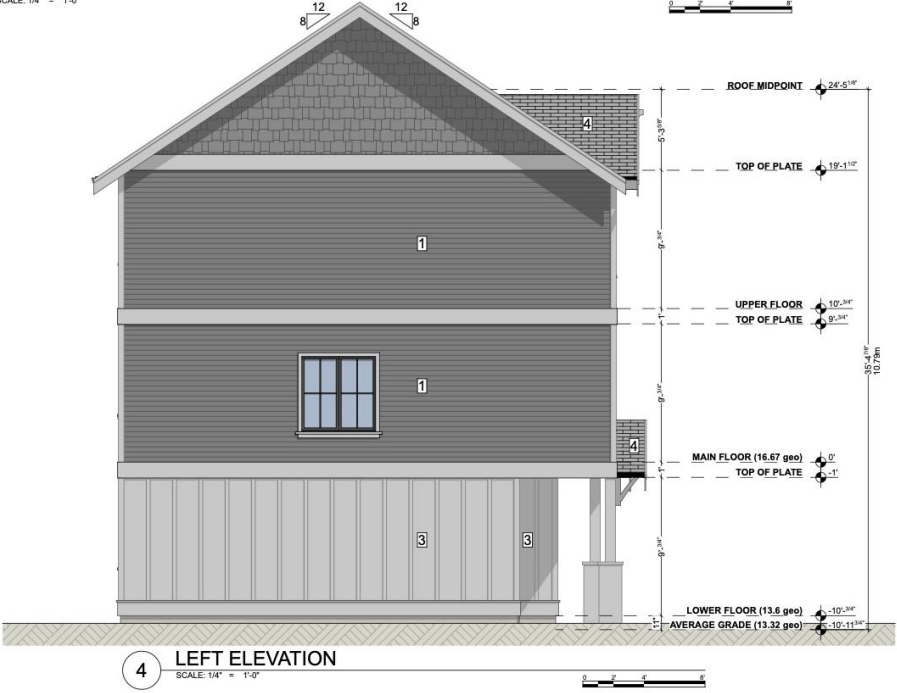
BLOCK A



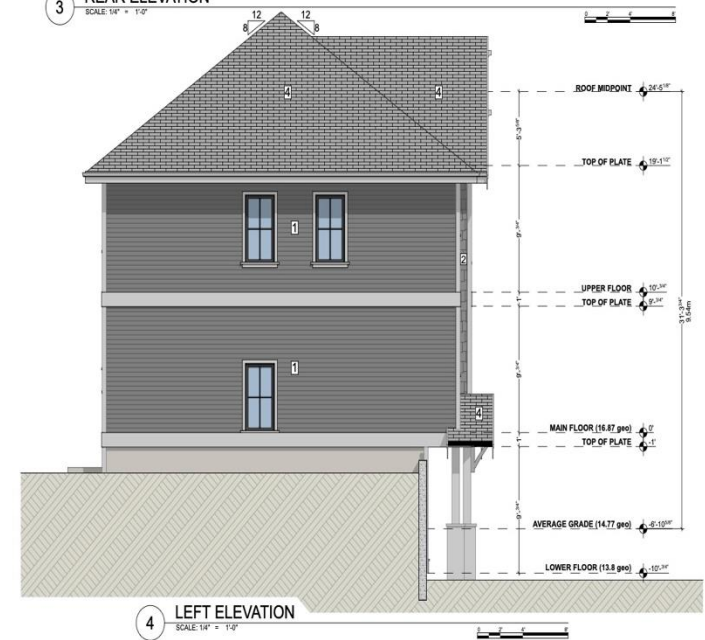
EXTERIOR CLADDING LEGEND	
1	CEMENT BOARD LAP SIDING PAINTED
2	HARD SHINGLE PAINTED
3	CEMENT BOARD PANEL CW 1X3 CFS BATTENS - PAINTED
4	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
OUTTERS	IF CONTRACTOR ALUMINUM (PREFINISHED)
INTERIORS	OR FIBERGLASS CONCRETE
ROOFING	VENTED ALUMINUM (PREFINISHED)
WALLS	2X4 COMBINED 1/2" PLYWOOD CW 2X4
FLOORING	2X4 COMBINED 1/2" PLYWOOD CW 2X4
CEILING	2X4 COMBINED 1/2" PLYWOOD CW 2X4
DOORS	2X4 COMBINED 1/2" PLYWOOD CW 2X4
WINDOWS	2X4 COMBINED 1/2" PLYWOOD CW 2X4

NOTE:
FINISHES SHALL BE AS PER FINISHERS DIRECTION AND
CONFORM TO B.C. BUILDING REGULATIONS. CONTRACTOR TO VERIFY
ALL S.F. PRIOR TO COMMENCING WORK.
FINISHES SHALL BE ALL MATERIAL TRANSITIONS, DOOR AND WINDOW
HARDWARE.
ALL COLOURS AS PER OWNER.

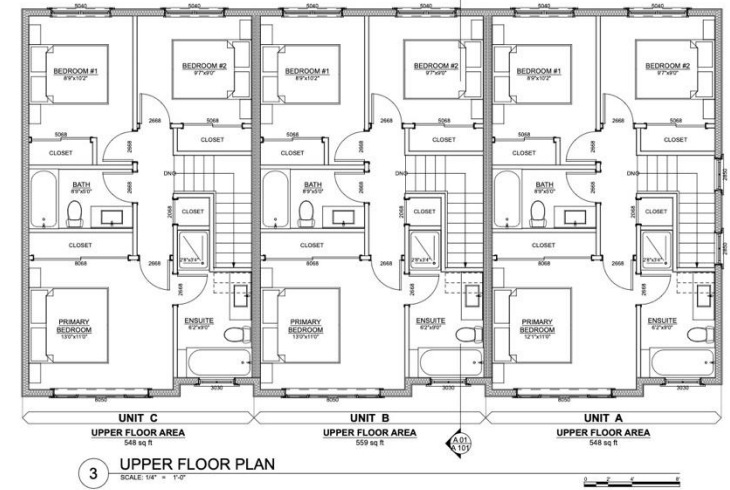
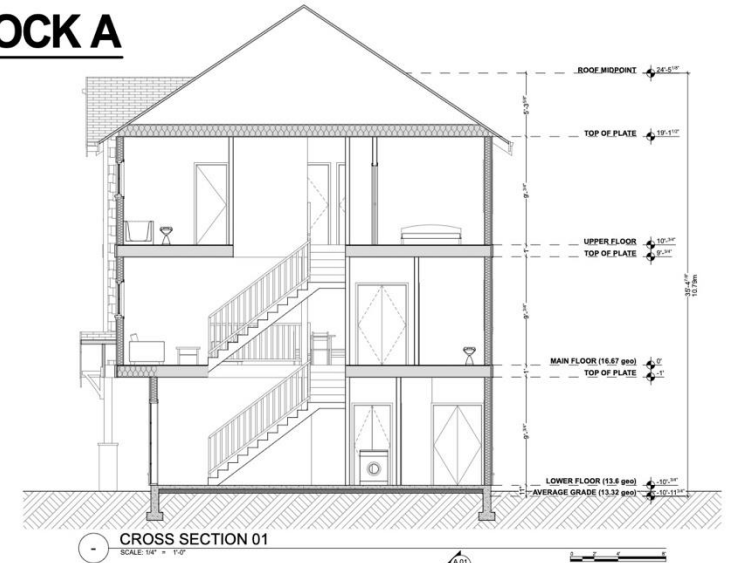
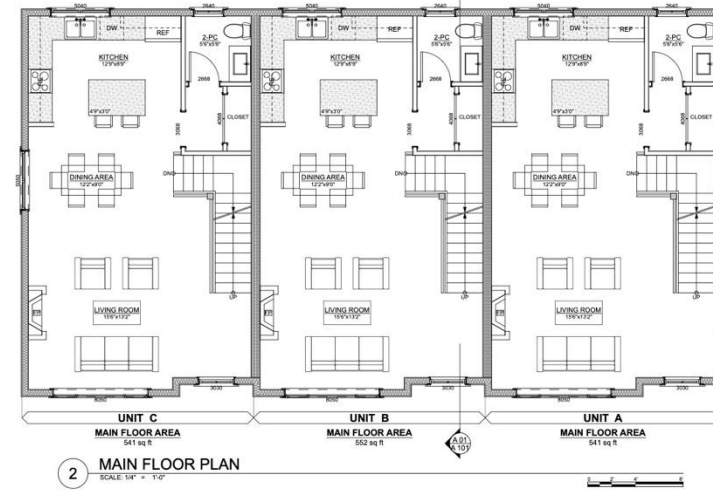
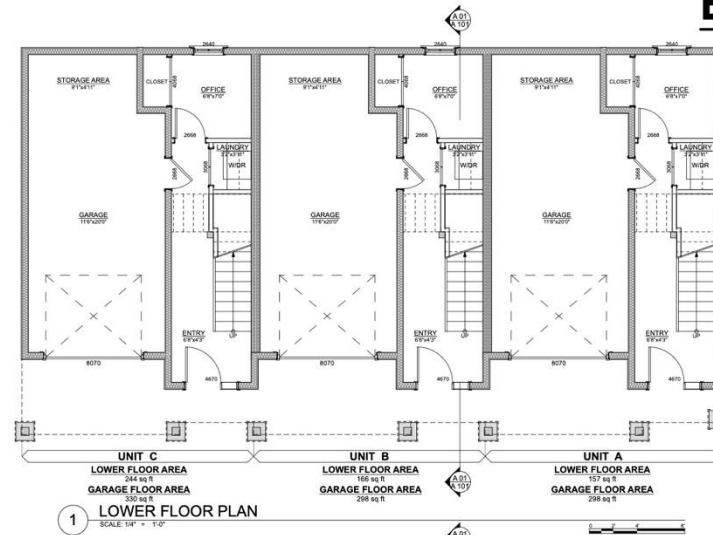


BLOCK B

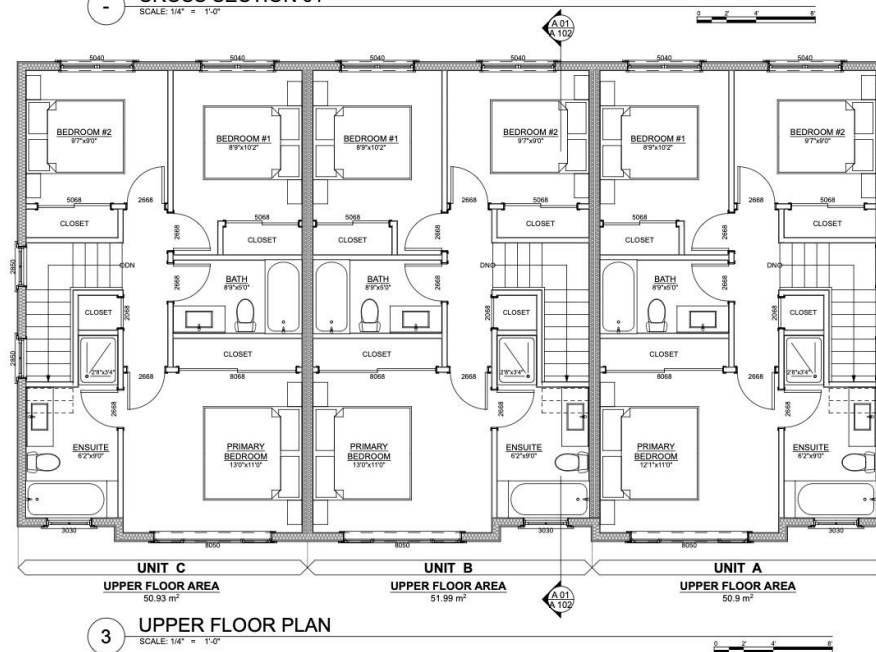
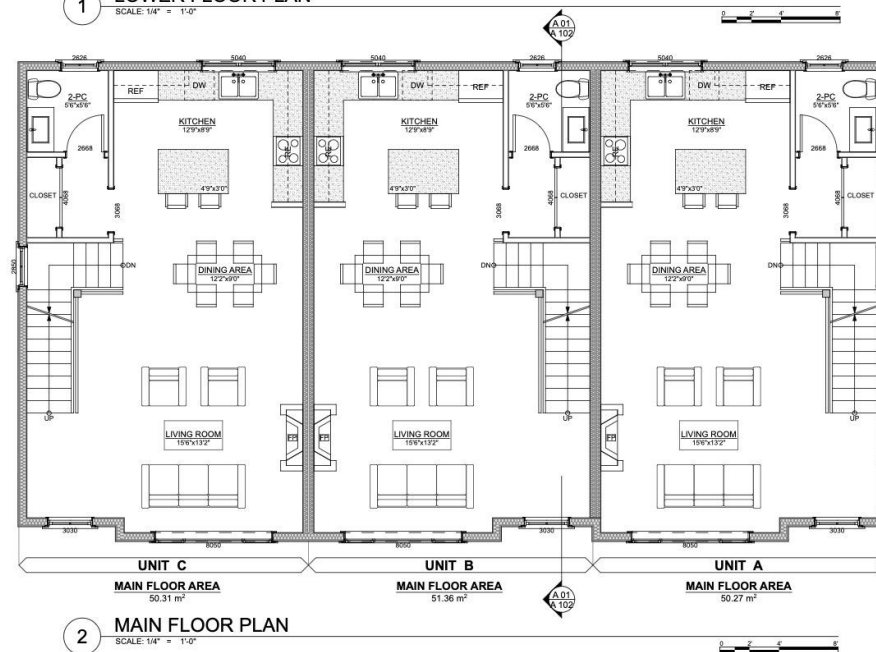
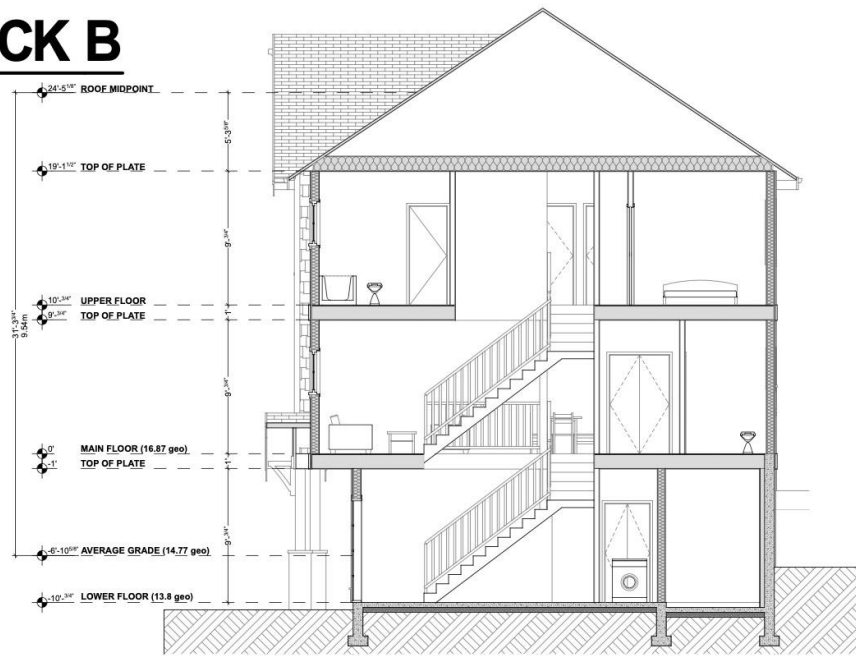
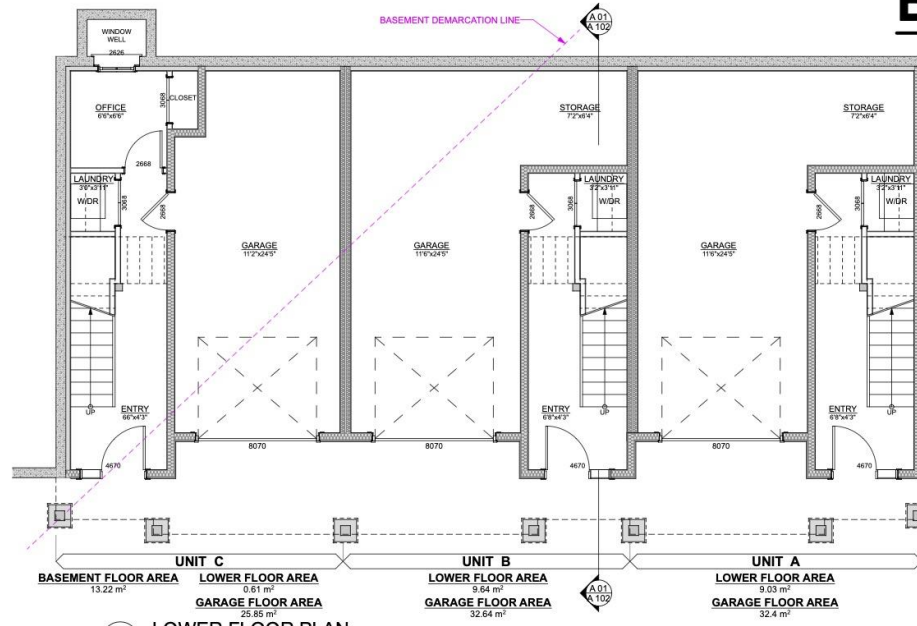


Proposed Development: Floor Plans

BLOCK A



BLOCK B





THANK YOU FOR YOUR TIME!
