

STONEBRIDGE PROJECT

CONSOLIDATED ZONING DATA COMPARISON CHART



Stonebridge Zoning

Consolidation Data

	Residential <u>CD-8</u>	Residential <u>CD-9A</u>	Residential <u>CD-9B</u>	Seniors <u>CD-6</u>	Mixed <u>RM-3</u>	Consolidated <u>Zone</u>
Parcel Coverage						
SFR (Single Family)	45	-	45	-	-	45
Duplex	50	-	50	-	-	50
MFR (Multi-Family)	50	55	50	60	50	55
Lot Area						
SFR (Single Family)	450		450	-	-	300
Duplex	700		700	-	-	500
MFR (Multi-Family)	1000	1000	1000	10000	2000	1000
Hieght (Avg Grade - Highest Point)						
SFR (Single Family)	7.5	-	7.5	-	-	10
Duplex	?	-	7.5	-	-	10
MFR (Multi-Family)	10	15	15	22*	12	22
Accessory	6	?	7.5	-	7.5	7.5
<div> <div>* Max 57 Geodetic</div> <div>Current grade est. as low as 35 geodetic</div> </div>						
Frontage (Lot Width)						
SFR (Single Family)	-	-	-	-	-	10
Duplex	16	-	16	-	-	14
MFR (Multi-Family)	6	23	6	-	-	0
Setbacks						
<u>SFR (Single Family)</u>						
Front Parcel (from Garage)	5.0	-	5.0	-	-	5.0
Front	4.5	-	4.5	-	-	4.5
Interior Side	1.5	-	1.5	-	-	1.5
Exterior Side	3.5	-	3.5	-	-	3.0
Rear Parcel	4.0	-	4.0	-	-	4.0
<u>Duplex</u>						
Front Parcel (from Garage)	5.0	-	5.0	-	-	5.0
Front	4.5	-	4.5	-	-	4.5
Interior Side	1.5	-	1.5	-	-	1.5
Exterior Side	3.5	-	3.5	-	-	3.0
Rear Parcel	4.0	-	4.0	-	-	4.0
<u>MFR (Multi-Family)</u>						
Front Parcel (from Garage)	4.5	4.5	4.5	6.0	-	4.5
Front	4.5	4.5	4.5	6.0	4.5	4.5
Interior Side	3.0	3.0	3.0	6.0	3.5	3.0
Exterior Side	4.5	4.5	4.5	6.0	4.5	4.5
Rear Parcel	4.0	4.5	4.5	6.0	4.5	4.0
<u>Accessory</u>						
Front Parcel (from Garage)	5.0	5.0	5.0	-	-	5.0
Front	5.0	5.0	5.0	-	-	5.0
Interior Side	1.0	1.0	1.0	-	-	1.0
Exterior Side	3.0	3.0	3.0	-	-	3.0
Rear Parcel	1.0	1.0	1.0	-	-	1.0
Secondary Suites (May be superceded by Provincial Legislation)						
SFR Permitted	Yes	No	Yes**	-	-	Yes
Parcel Area Required m ²	600	-	600	-	-	450
Duplex Permitted	Yes	No	Yes	-	-	Yes
Parcel Area Required m ²	700	-	700	-	-	600

** Error in zoning

STONEBRIDGE PROJECT

PRELIMINARY ROAD LAYOUT & CONCEPTUAL MASTER PLAN

(For Reference Only)

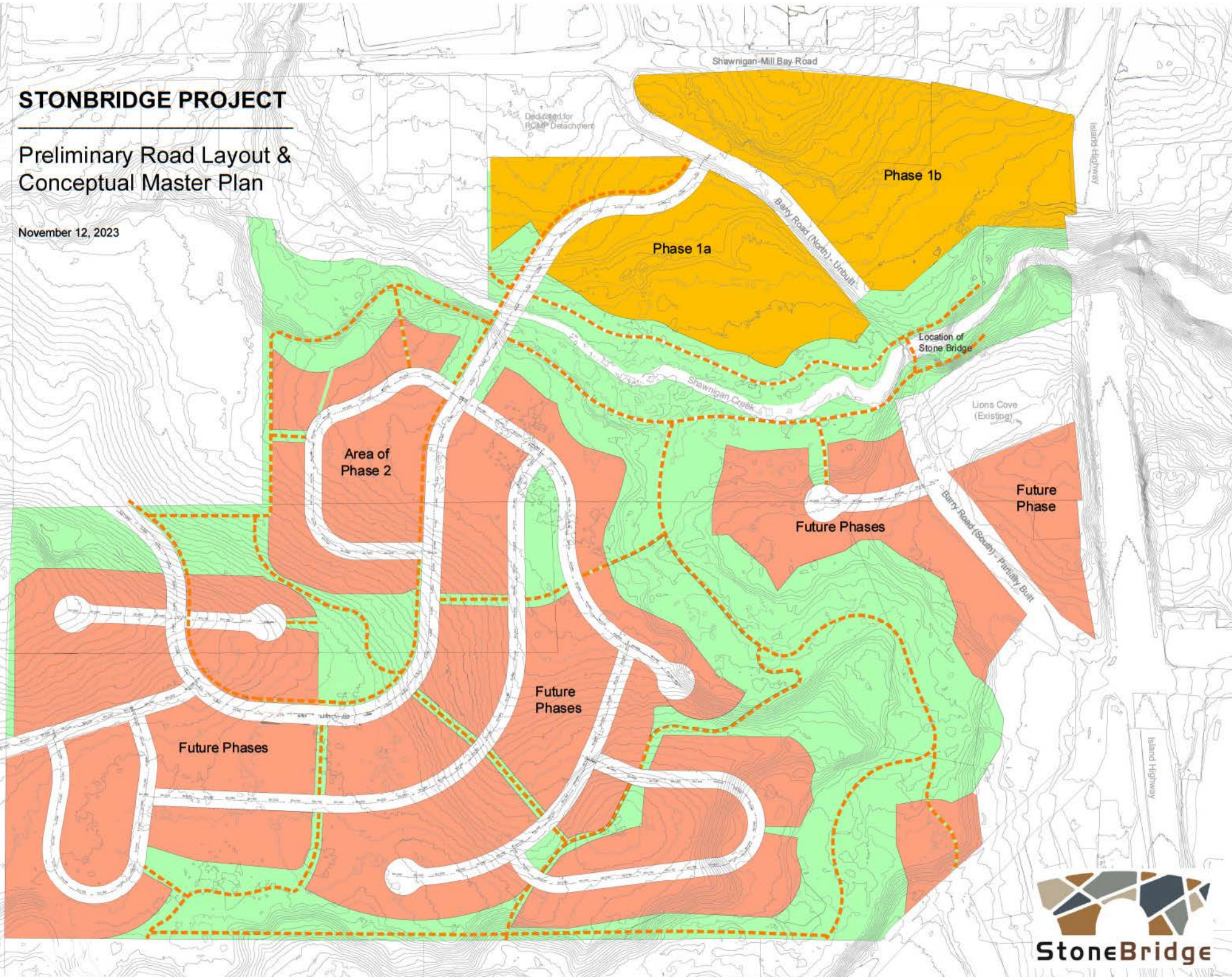




STONBRIDGE PROJECT

Preliminary Road Layout & Conceptual Master Plan

November 12, 2023

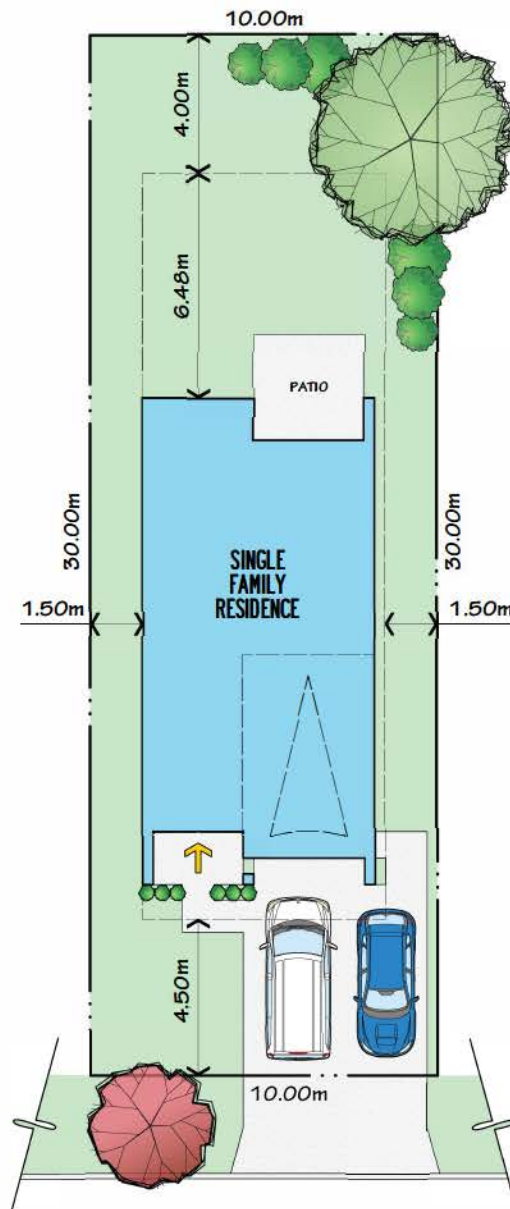


STONEBRIDGE PROJECT

SINGLE FAMILY RESIDENTIAL LAND USE

SAMPLE SITE PLANS REFERENCE INFORMATION





R O A D



SFR - MINIMUM SIZED LOT

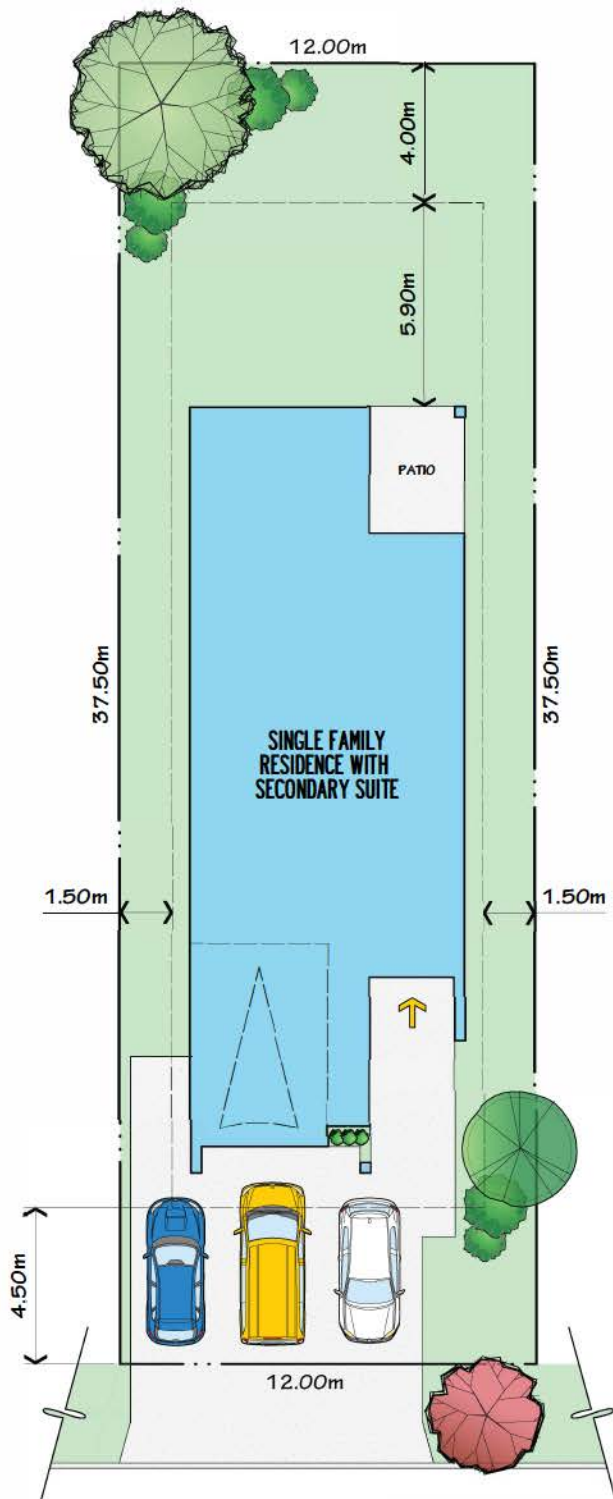
LOT SIZE: 300 SQ. M.

STONEBRIDGE PROJECT

SINGLE FAMILY RESIDENTIAL LAND USE WITH SECONDARY SUITE

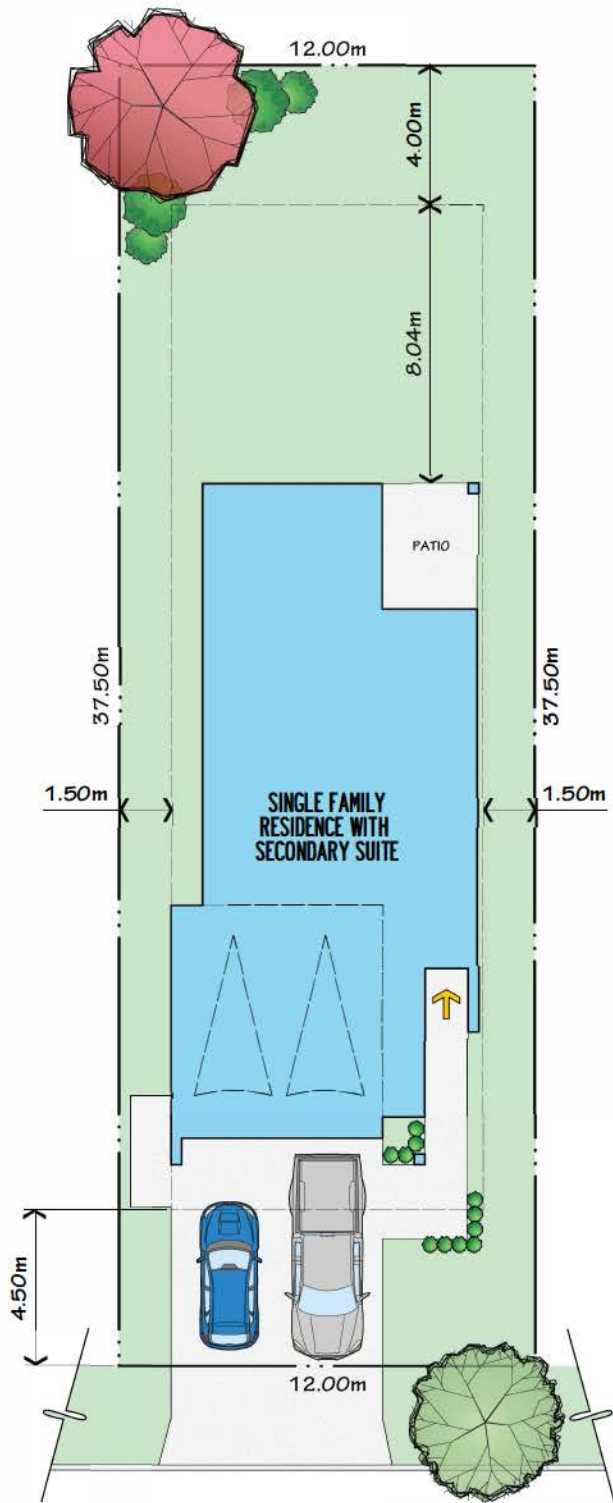
SAMPLE SITE PLANS REFERENCE INFORMATION





SFR WITH SUITE - MIN. SIZED LOT

LOT SIZE: 450 SQ. M.



R O A D



SFR WITH SUITE - MIN. SIZED LOT

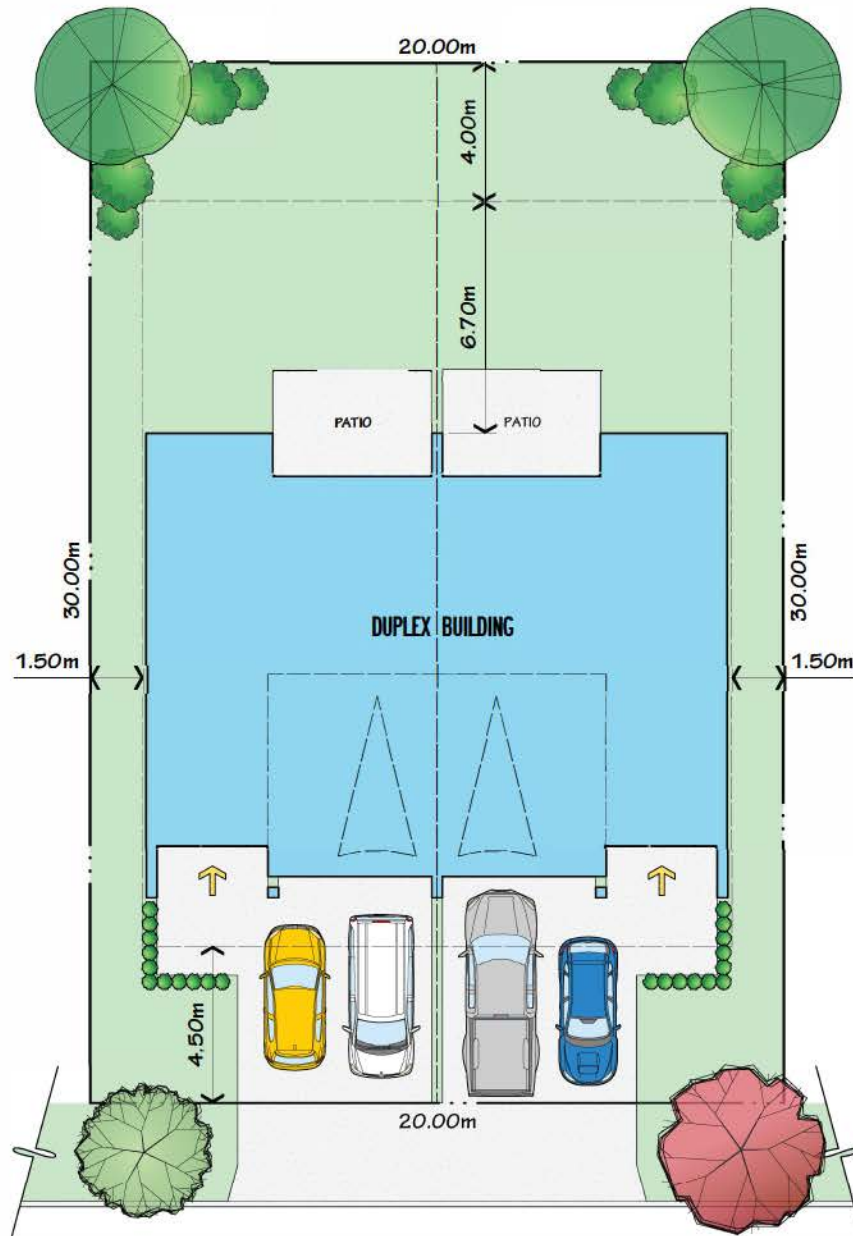
LOT SIZE: 450 SQ. M.

STONEBRIDGE PROJECT

DUPLEX RESIDENTIAL LAND USE

SAMPLE SITE PLANS REFERENCE INFORMATION



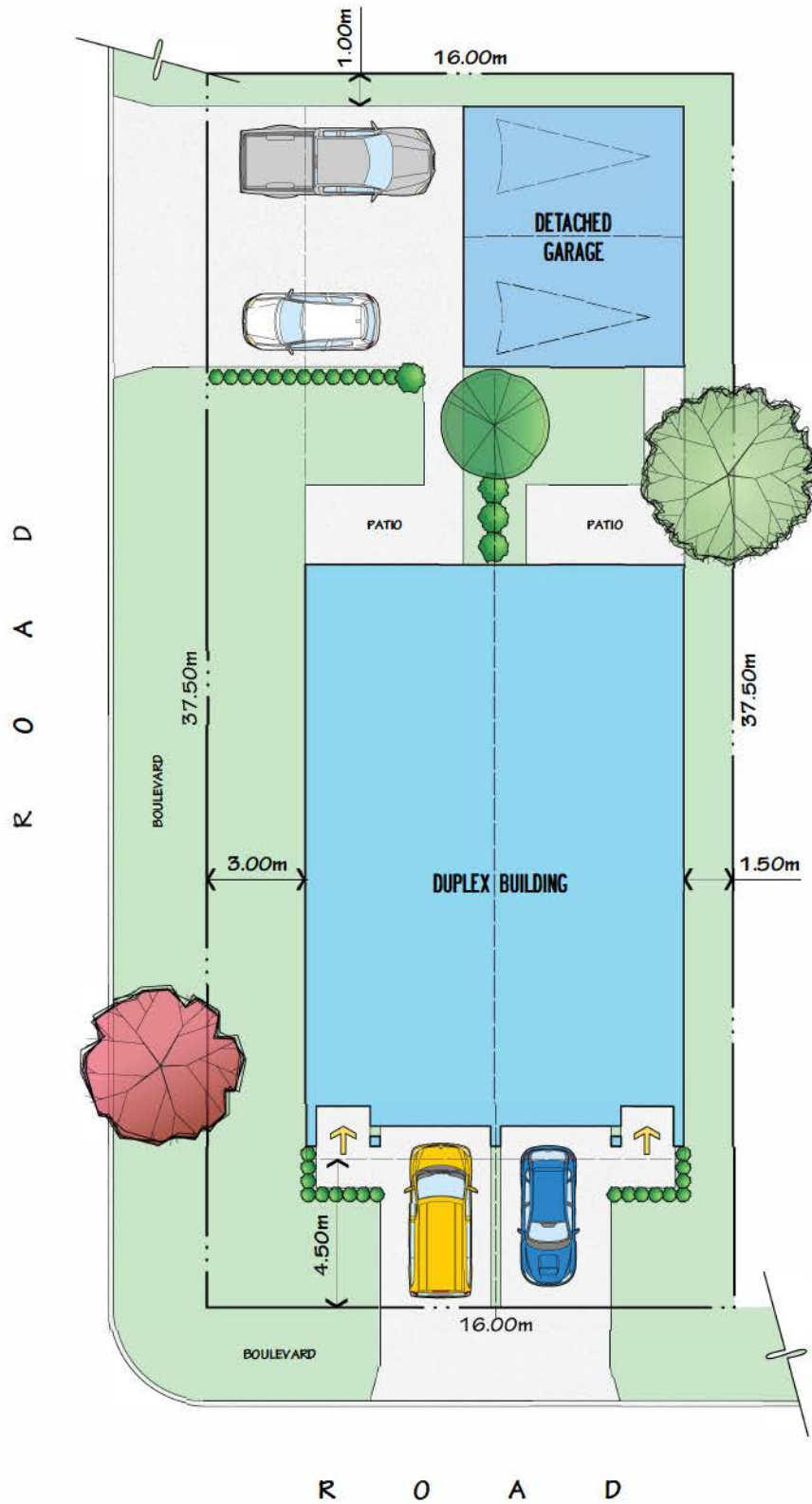


R O A D



DUPLEX - INTERIOR LOT

LOT SIZE: 600 SQ. M.



DUPLEX - CORNER LOT

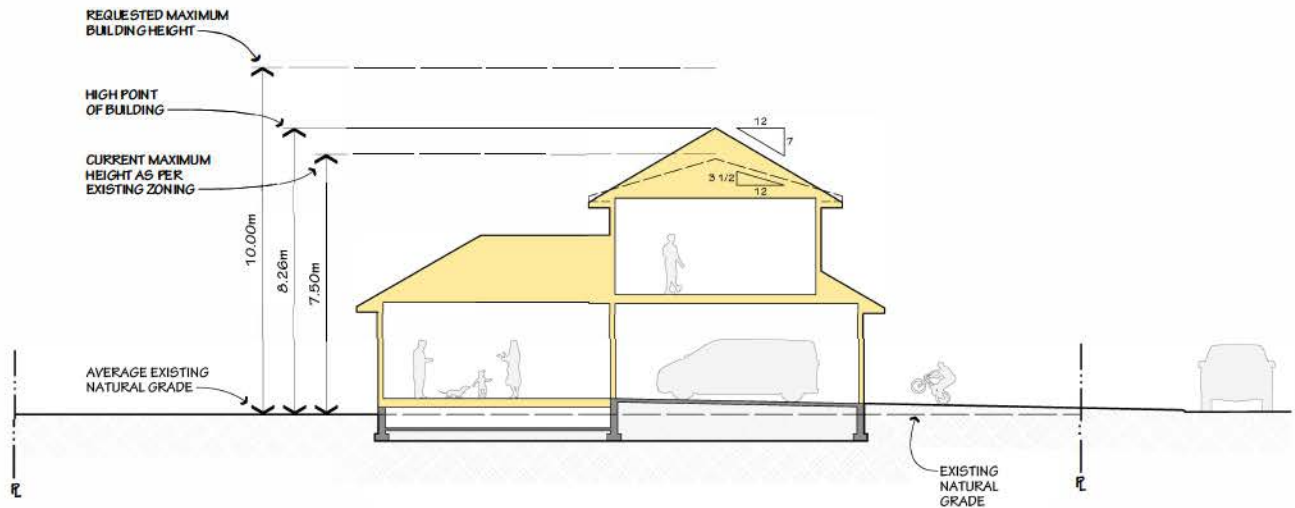
LOT SIZE: 600 SQ. M.

STONEBRIDGE PROJECT

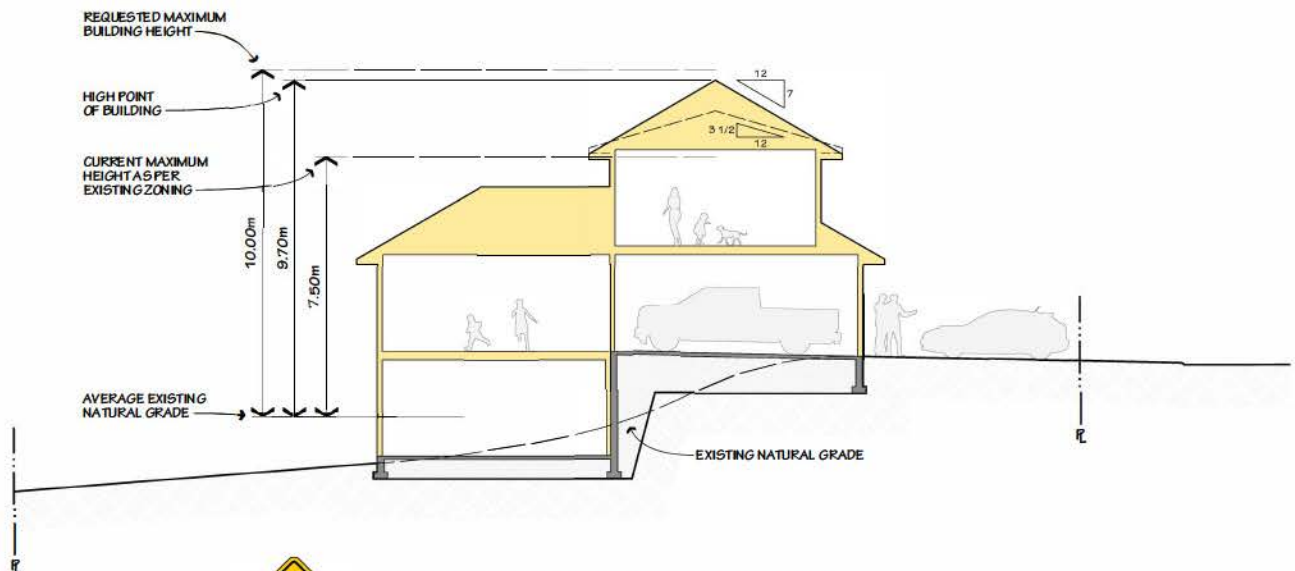
SINGLE-FAMILY & DUPLEX BUILDINGS

BUILDING HEIGHT REFERENCE INFORMATION





FLAT LOT CROSS SECTION



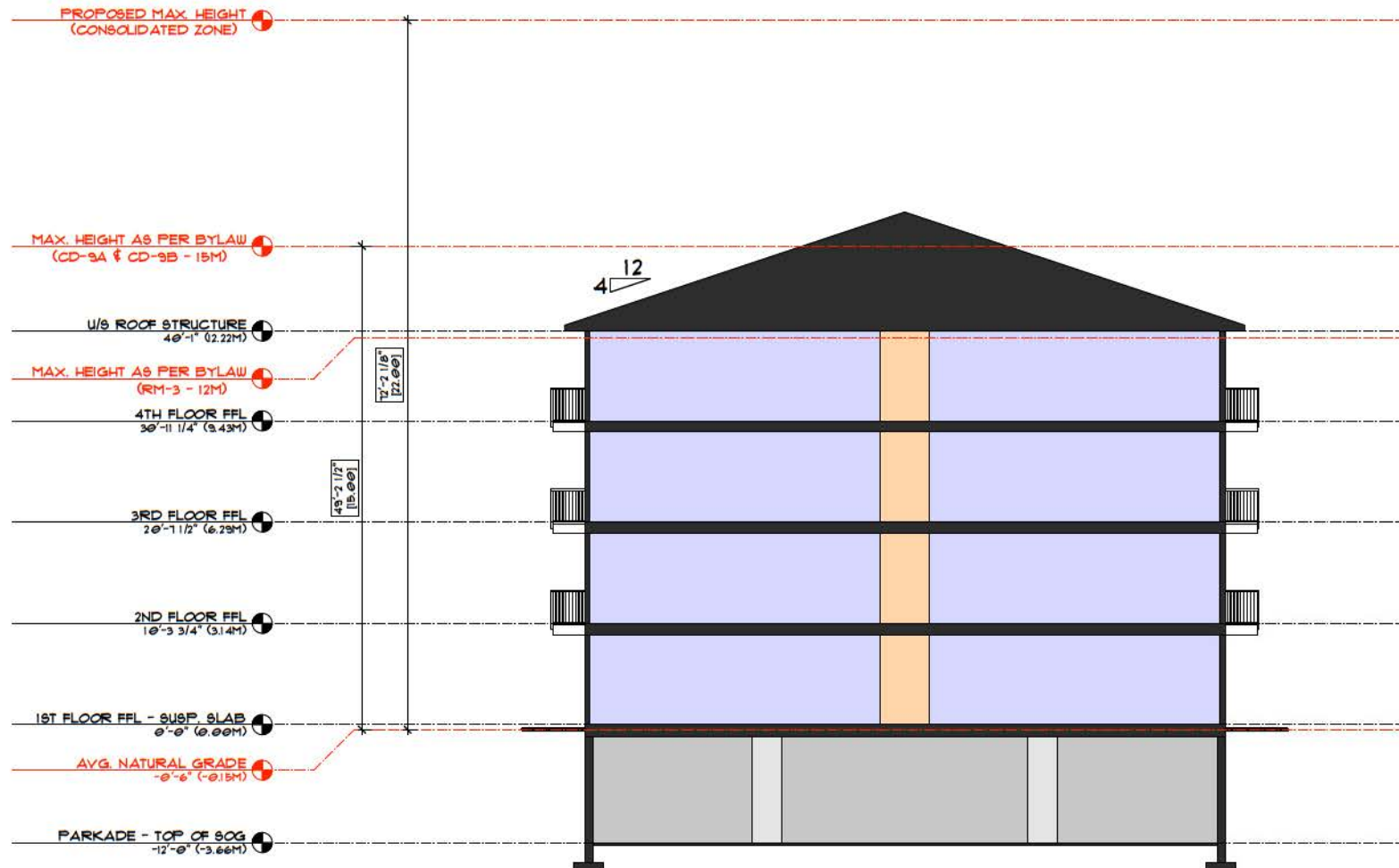
SLOPED LOT CROSS SECTION

STONEBRIDGE PROJECT

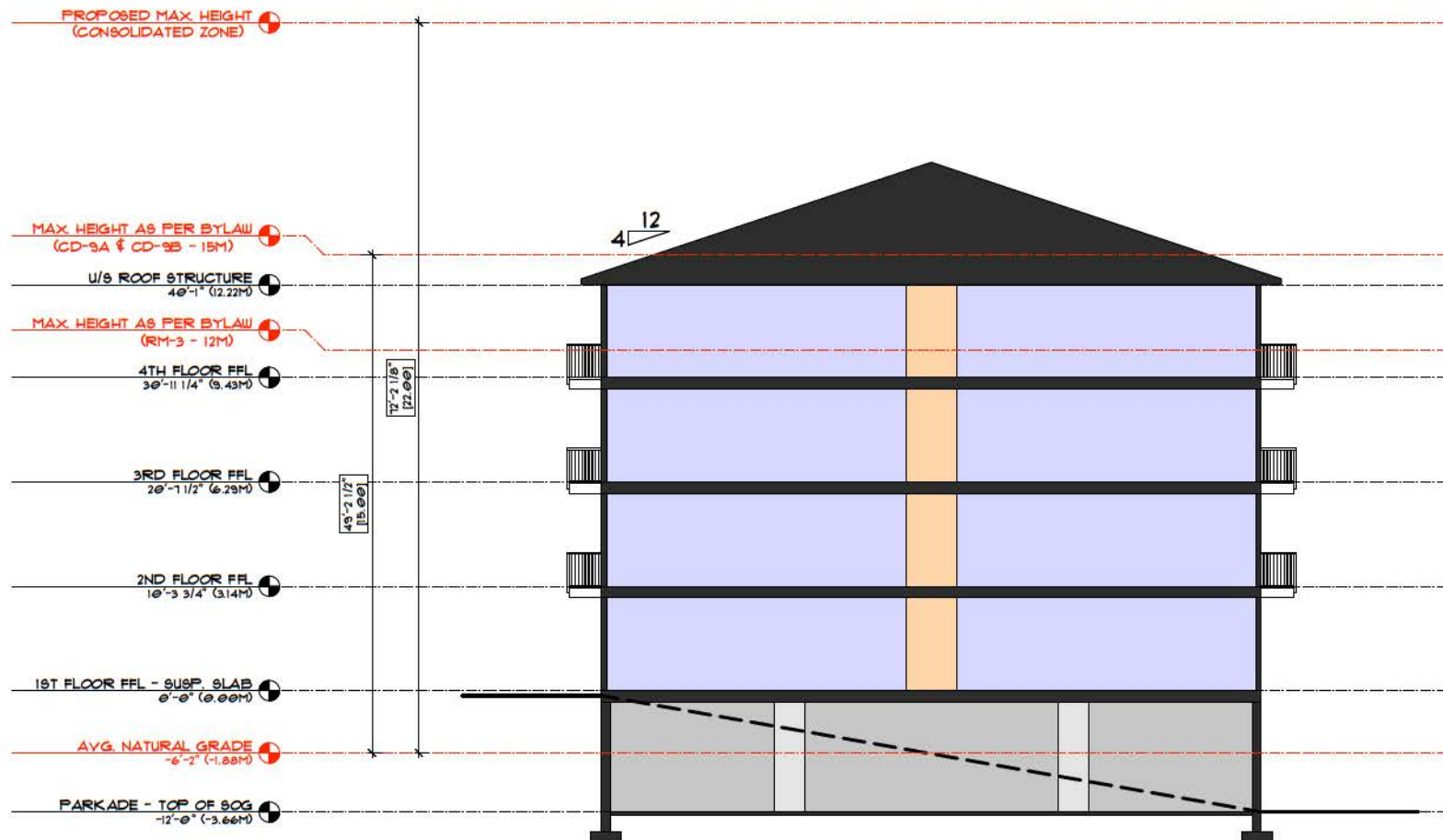
MULTIPLE-FAMILY BUILDINGS

BUILDING HEIGHT REFERENCE INFORMATION

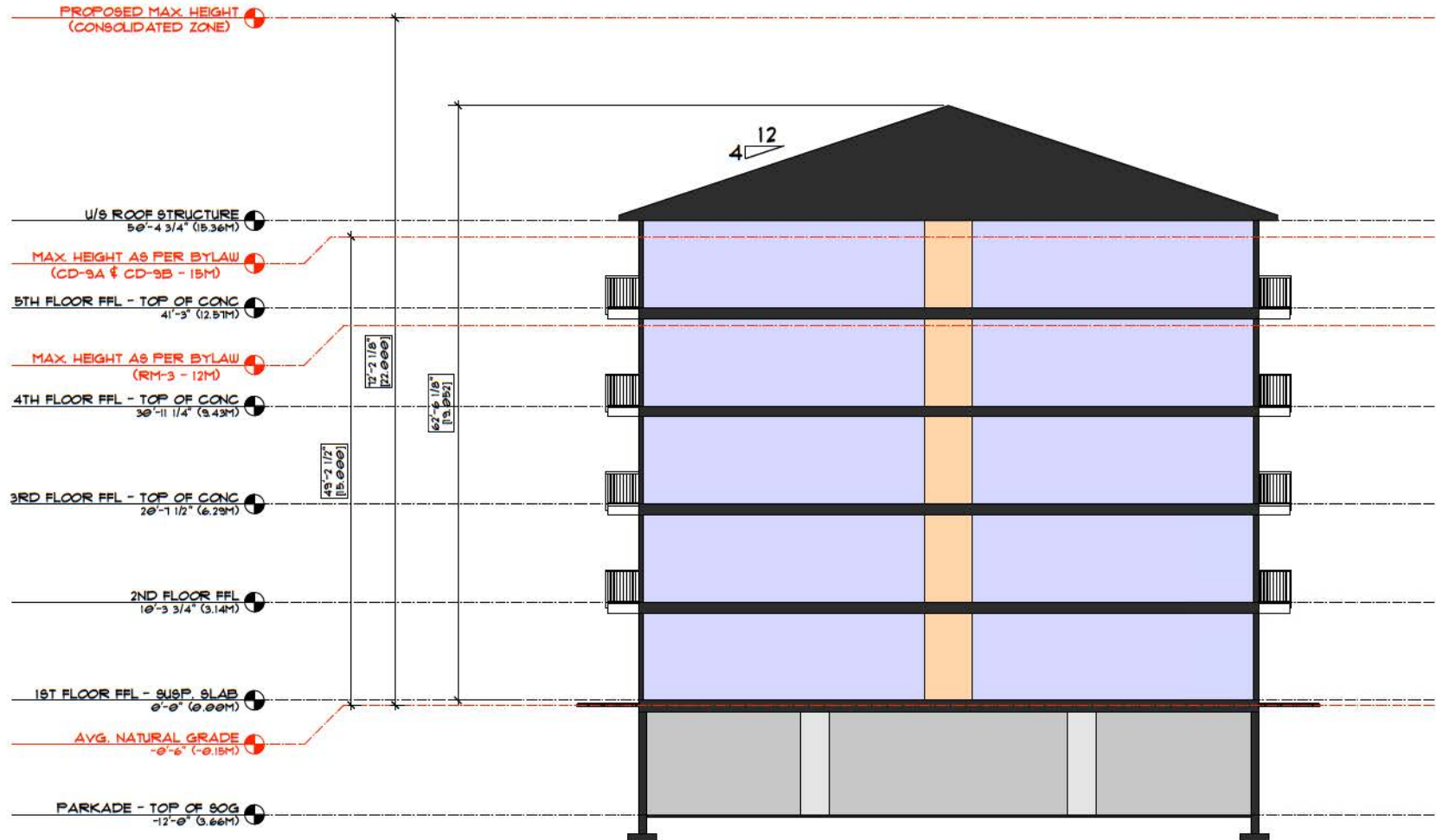




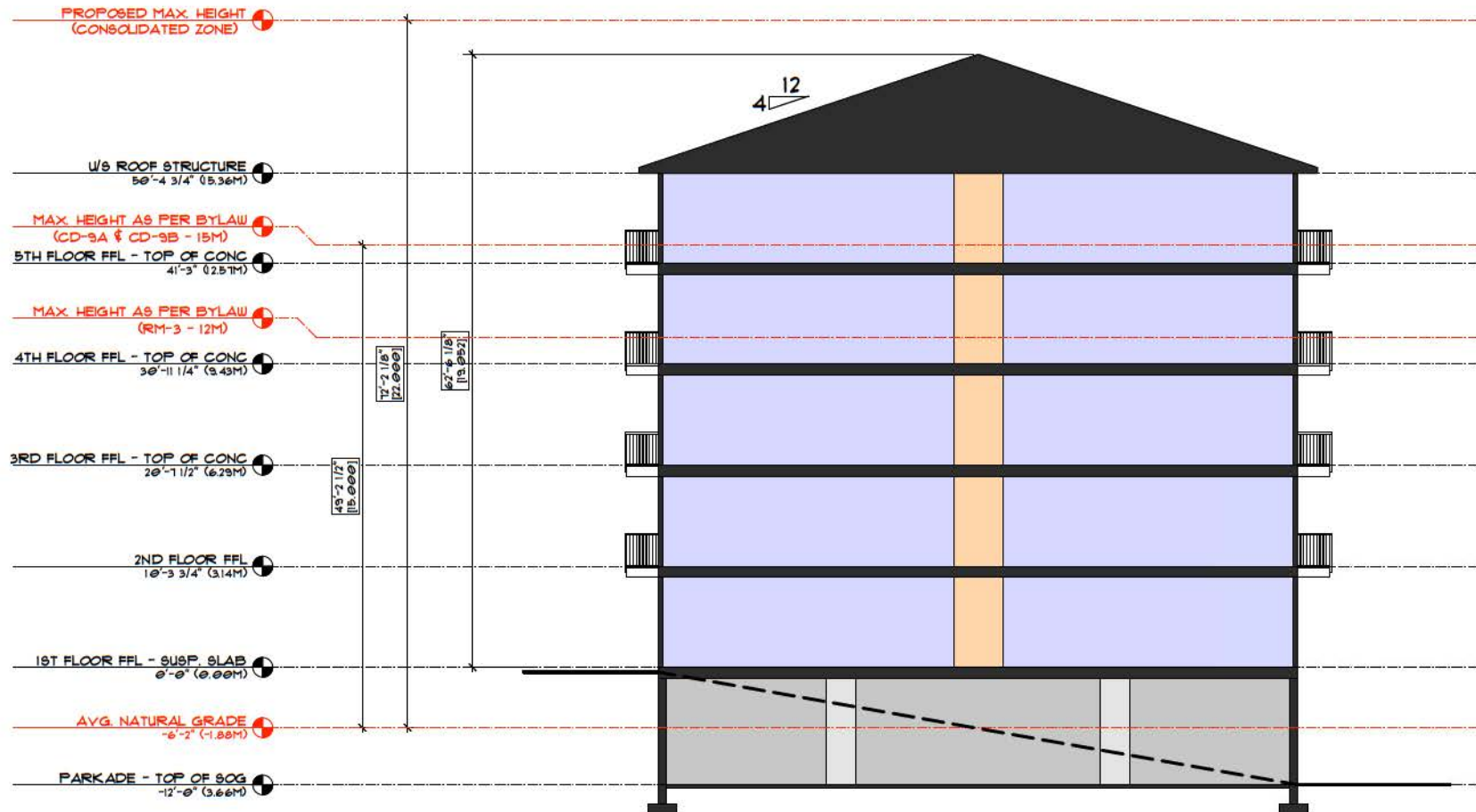
**MULTI-FAMILY
EXAMPLE BUILDING**
4-STOUREYS W/SLOPED ROOF
ON FLAT SITE



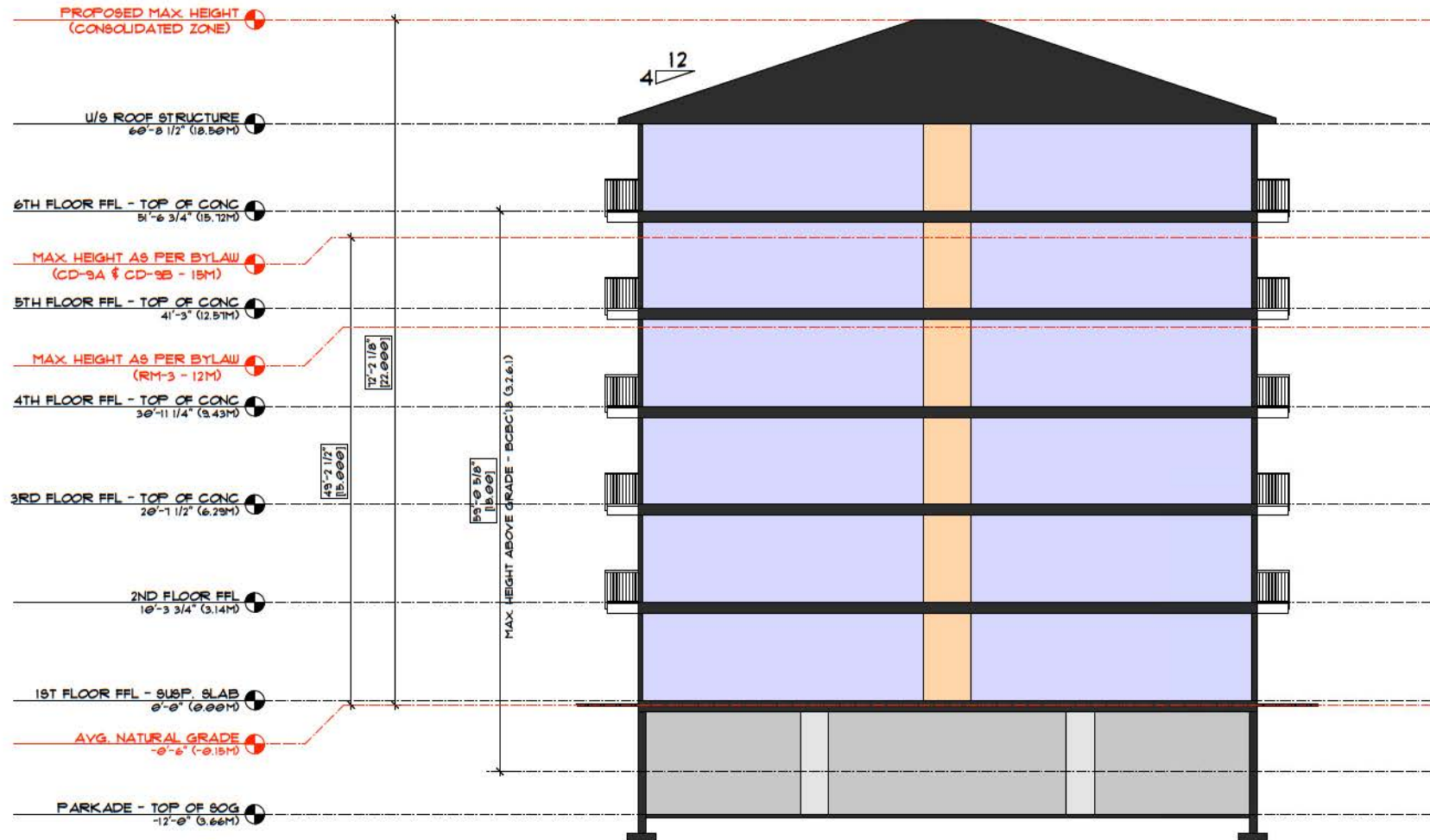
**MULTI-FAMILY
EXAMPLE BUILDING**
4-STORIES W/ SLOPED ROOF
ON SLOPED SITE



**MULTI-FAMILY
EXAMPLE BUILDING**
5-STORYS W/SLOPED ROOF
ON FLAT SITE



**MULTI-FAMILY
EXAMPLE BUILDING**
5-STOREYS W/SLOPED ROOF
ON SLOPED SITE



**MULTI-FAMILY
EXAMPLE BUILDING**
6-STOUREYS W/SLOPED ROOF
ON FLAT SITE

*NOTE: BC BUILDING CODE 2018 CLAUSE 3.2.6.1(D)
STATES THAT HIGH BUILDING REQUIREMENTS ARE
TRIGGERED WHEN TOP FLOOR ELEVATION IS 18M
ABOVE GRADE (LOWEST BUILDING ELEVATION)

STONEBRIDGE PROJECT

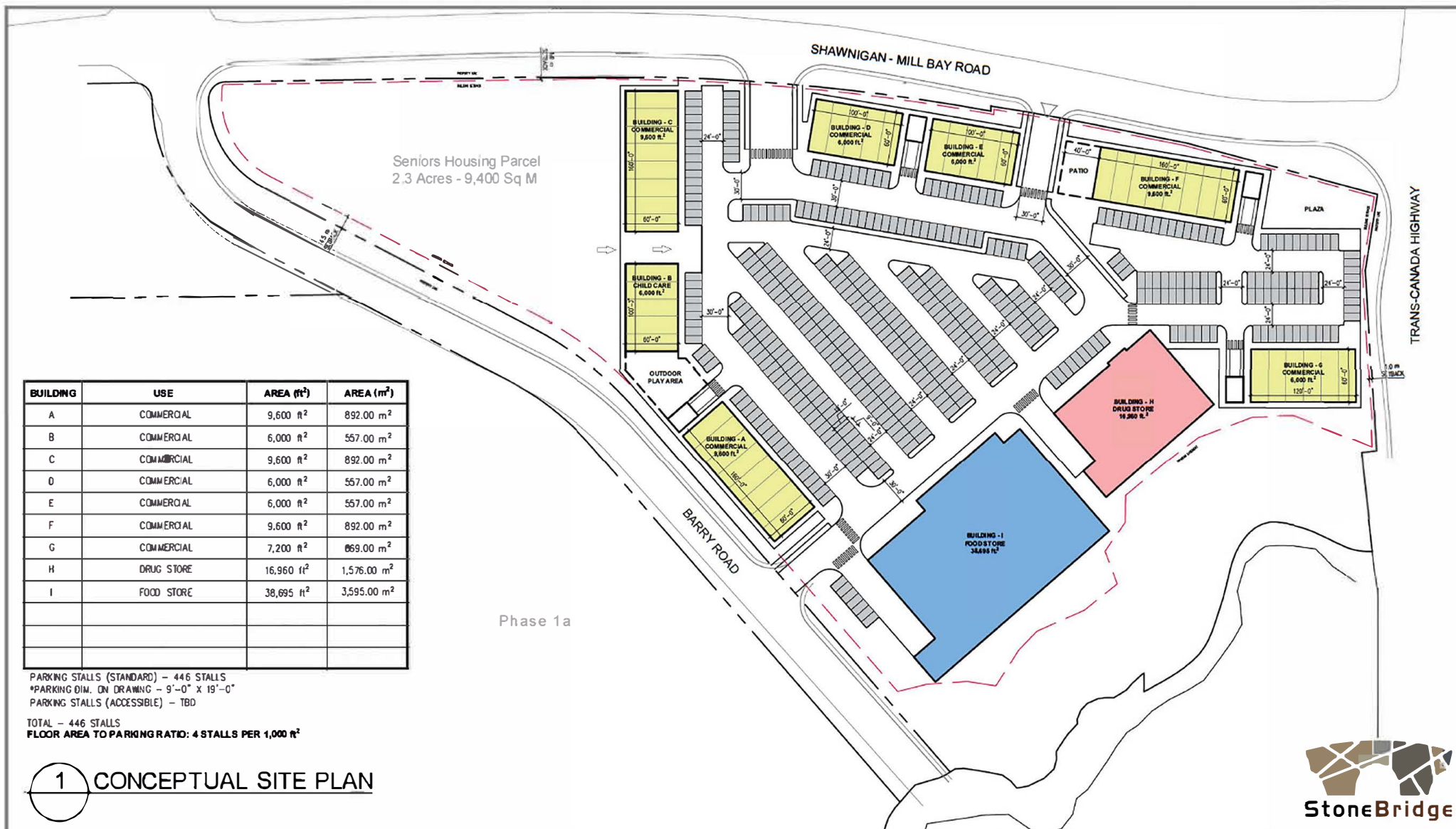
STONEBRIDGE VILLAGE COMMERCIAL LANDS

CONCEPTUAL LAYOUT & DESIGN CONCEPT

(FOR REFERENCE ONLY)







STONEBRIDGE DRIVE THROUGH DESIGN REQUIREMENTS PROPOSAL

1. Location on Site

- a) Drive-throughs shall not be located directly adjacent to any lot designated for residential use, and where a larger site is adjacent to a residential use the location of the drive-through within the site shall not be located within 18 m of the residential use.
- b) Drive-through facilities shall not be located within a building that contains residential use.
- c) Stacking lanes shall be out of view of as much as feasible by placing at rear or side of buildings away from pedestrian access points and screened from public view by use of landscaping and fencing where appropriate.

2. Vehicle Stacking

- a) Provide a minimum of 10 vehicle spaces for restaurant and food sale drive-through facilities, with a minimum of 5 vehicle spaces between the entrance to the stacking lane and the order station.
- b) Provide a minimum of 4 vehicle spaces on site for banking, pharmacies, and similar non-food related use drive-through facilities.
- c) Provide stacking spaces which are measured no less than 3.0 m in width and 6.0 m in length.
- d) To the extent feasible, design stacking lanes to be linear and straight, with a minimum number of curves and turning movements.
- e) Stacking lanes shall be located and designed so as not to block access to parking spaces, loading spaces and pedestrian facilities.

3. Screens, Fences & Landscaping

- a) Integrate landscaping and screening for vehicle stacking lanes into the larger project landscape and streetscape concepts.
- b) Where feasible soft landscaping should be located along the vehicle stacking lane.
- c) Maintain site lines from stacked vehicles to pedestrian crossings by providing low soft landscaping in such area.

4. Pedestrian Access

- a) Include well-articulated pedestrian routes and zones on the site to distinguish pedestrian routes from the entrance or exit of drive-through facilities. Use decorative paving or similar means, complemented by soft landscaping to delineate these linkages.
- b) Pedestrian / barrier free access to building entrances should be provided in a safe and convenient manner, by ensuring that direct pedestrian links to main parking areas and public sidewalks, do not pass through a stacking lane.

5. Other

- a) Provide sufficient signage where necessary to indicate direction of vehicular travel, stop signs or no entrance areas.

Example of a drive-through restaurant (unit in blue) attached to a building.

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- The site plan for Building F, a 7,473 SF structure, shows a rectangular building with a loading dock on the left side. The building is surrounded by a parking lot with various stalls and a drive-thru lane. A multi-use plaza is located to the right of the building. The plan includes dimensions for building setbacks, parking stalls, and the drive-thru lane. Key features include a loading dock, a service room, a drive-thru lane, a multi-use plaza, and a property line. The plan also shows the location of Building F relative to other buildings and the street grid.
- BUILDING F**
7,473 SF
- LOADING DOCK**
15'-0"
43'-11"
- DRIVE-THRU LANE**
12'-0"
- PLAZA**
- PROPERTY LINE**
- BOULEVARD**
- MULTI-USE**
- SCORED & PAINTED ASPHALT CROSSWALK, TYP.**
- CONC. SIDEWALK**
- CONC. RETAINING WALL**
RETAINING WALL LENGTH +/- 170'-9"
- GARBAGE & RECYCLING**
- DRIVE-THRU LANE**
- PROPERTY LINE**
- BOULEVARD**
- MULTI-USE**
- SCORED & PAINTED ASPHALT CROSSWALK, TYP.**
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- CONC. SIDEW**

- Drive-through Lane is screened by landscaping throughout.

