

PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:
89 & 107 EVANS STREET, DUNCAN, BC

ZONING:
DTC - DOWNTOWN COMPREHENSIVE ZONE

LOT SIZE
+/- 3960 SQ.M.

BUILDING AREA: 2653.1 SQ.M. (INCL. DECKS)

FLOOR AREA RATIO:
MINIMUM: 1.0
MAXIMUM: 3.3 (BONUS DENSITY 1)
PROPOSED: 3.19

DENSITY:
PROPOSED: 137 UNITS

PARCEL COVERAGE:
ALLOWABLE: 95%
PROPOSED: 67.0%

BUILDING HEIGHT:
ALLOWED: 20M (6 STOREYS)
PROPOSED: 19.78M

UNDERGROUND PARKADE AREA: 3264.7 SQ.M.

SETBACKS	REQUIRED	PROPOSED
FRONT (SOUTH)	1.0M (MIN) / 3.0M(MAX.)	0.5M (VARIANCE DUE TO ROAD DEDICATION)
REAR (NORTH)	0M	2.07M
SIDE (WEST)	0M	3.22M
SIDE (EAST)	1M (MIN) / 3M (MAX.)	2.28M
UNIT COUNT:		
STUDIO	0	0 (*4)
ONE BEDROOM	0	16 (*4)
ONE BED + DEN	0	4 (*4)
TWO BEDROOM	0	10 (*4)
TOTAL	0	30 (*4)

FACADE SETBACKS BEYOND MAX. SETBACK LINES:
(SEE ELEVATIONS BELOW)

EVANS ST (SOUTH): 227.7 SQ.M. / 979.9 SQ.M. = 23.2%

CANADA AVE (EAST): 231.3 SQ.M. / 927.7 SQ.M. = 24.9%

MAIN FLOOR AREAS FOR NON-RESIDENTIAL USES:
(25% MIN. NON-RESIDENTIAL USES)

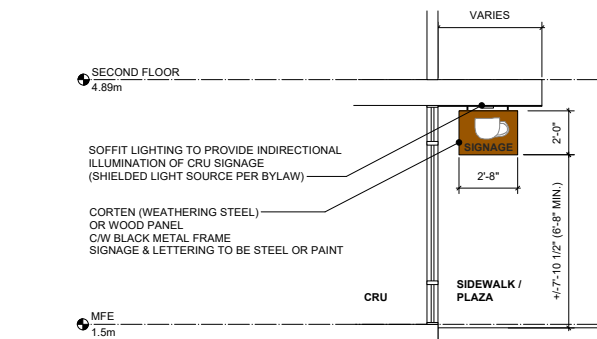
643.5 SQ.M. / 2566.3 SQ.M. = 25.1% COMMERCIAL USE



927.7 SQ.M. = TOTAL CANADA AVE FACADE
231.3 SQ.M. = AREAS BEYOND 3M SETBACK

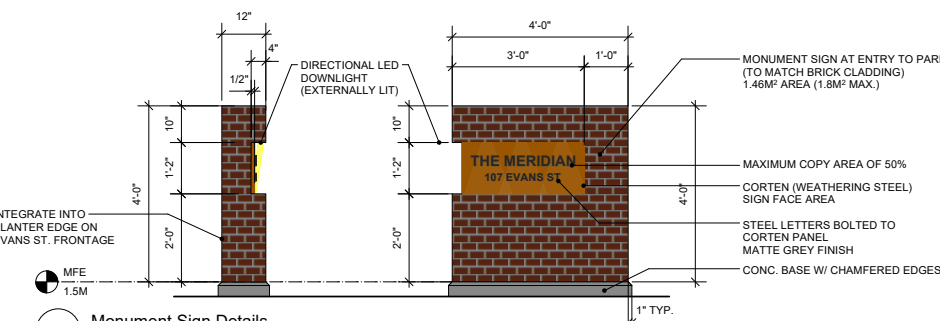


979.9 SQ.M. = TOTAL EVANS STREET FACADE
227.7 SQ.M. = AREAS BEYOND 3M SETBACK



ADDITIONAL NOTES:
MAX. SIGNAGE AREA:
0.5m² (EACH SIDE)
ONE SIGN PER BUSINESS FRONTAGE
ALL HANGING SIGNS ARE OF UNIFORM
DESIGN, SIZE, PLACEMENT, AND HEIGHT
ATTACHED PERPENDICULAR
TO THE BUILDING FACADE
EACH SIGN SHALL HAVE
TWO SIGN FACES

1 Hanging Sign Details
Scale: 1:48



MONUMENT SIGN AT ENTRY TO PARKADE
(TO MATCH BRICK CLADDING)
1.46M² AREA (1.8M² MAX.)
MAXIMUM COPY AREA OF 50%
CORTEN (WEATHERING STEEL)
SIGN FACE AREA
STEEL LETTERS BOLTED TO
CORTEN PANEL
MATTE GREY FINISH
CONC. BASE W/ CHAMFERED EDGES

2 Monument Sign Details
Scale: 1:24

DRAWING INDEX

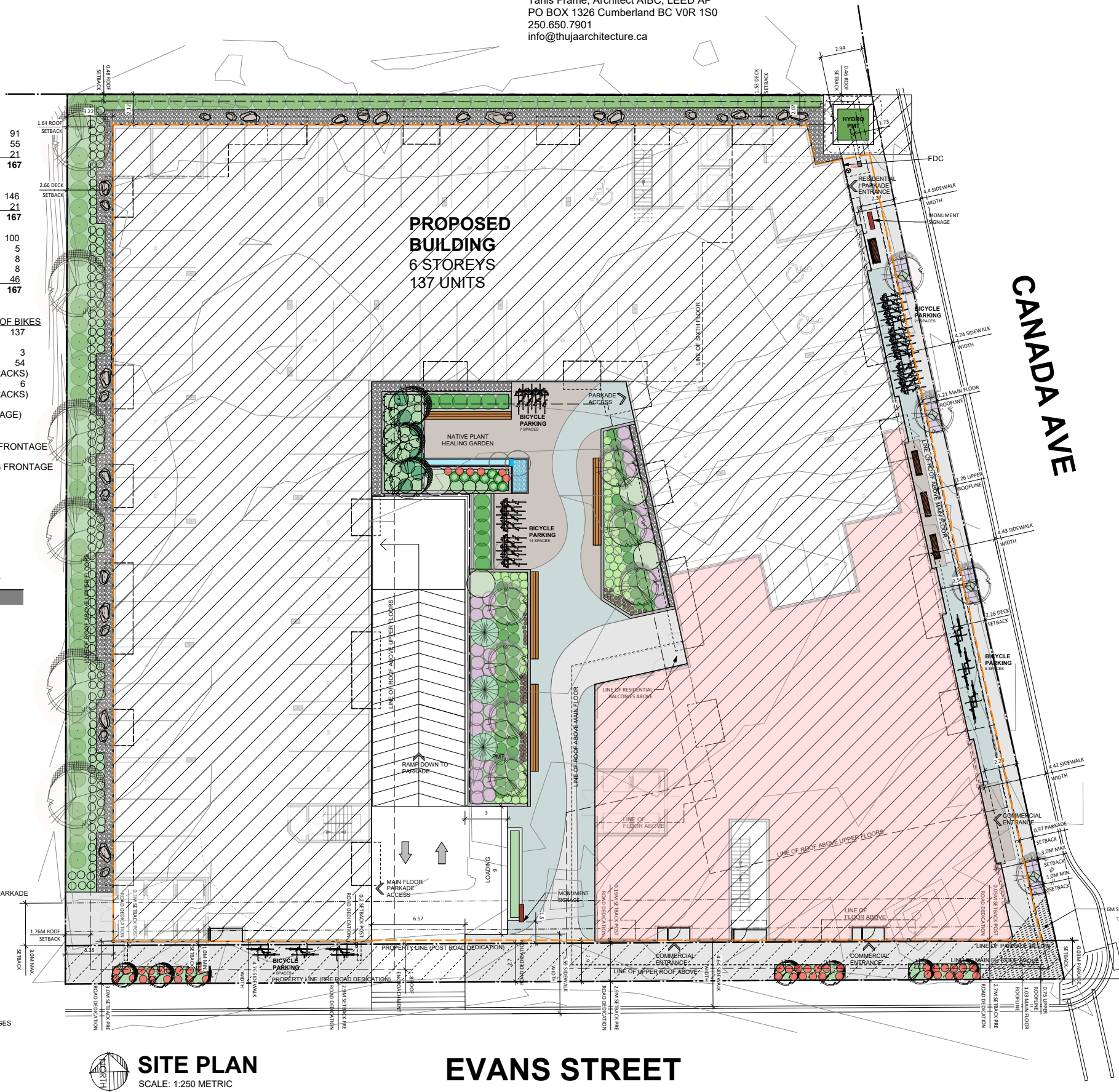
PR1	LOCATION & CONTEXT PHOTOS	PR9	ELEVATIONS
PR2	SITE PLAN & PROJECT DATA	PR10	ELEVATIONS
PR3	PARKADE PLAN	PR11	MATERIALS
PR4	1ST FLOOR PLAN	PR12	RENDERINGS
PR5	2ND FLOOR PLAN	PR13	RENDERINGS
PR6	3RD-5TH FLOOR PLAN	PR14	SHADOW STUDY
PR7	6TH FLOOR PLAN		
PR8	TYPICAL UNIT PLANS		

CONSULTANT LIST

DEVELOPER/OWNER
WESTURBAN DEVELOPMENTS LTD.
Sean Roy, CEO
111-2036 South Island Hwy, Campbell River, BC V9W 0E8
250.914.8485
sroy@westurban.ca

ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
Tanis Frame, Architect AIBC, LEED AP
PO BOX 1326 Cumberland BC V0R 1S0
250.650.7901
info@thujaarchitecture.ca

LANDSCAPE ARCHITECT
LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
Laurelin Svisdahl
202- 1300 St Ave, Prince George BC, V2L 2Y3
250.563.6158
Laurelin@isla-landarch.com



CANADA AVE

EVANS STREET

SITE PLAN
SCALE: 1:250 METRIC

CONTRACTOR TO VERIFY ALL LINES, LEVELS,
SURVEYS, DIMENSIONS, LOCATION OF BUILDING
ON SITE AND LOCATION OF ALL SERVICES PRIOR
TO CONSTRUCTION. ALL WORK TO BE DONE IN
ACCORDANCE WITH THE B.C. BUILDING CODE,
CURRENT EDITION AND ALL LOCAL BUILDING
BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE
PROPERTY OF THUJA ARCHITECTURE STUDIO. TO
BE USED SOLELY FOR THE PROJECT SHOWN.
UNAUTHORIZED REPRODUCTION OR USE IN ANY
MANNER IS NOT PERMISSIBLE.



THUJA
architecture + design

Tanis Frame Architect AIBC LEED AP
PO BOX 1326 Cumberland BC V0R 1S0
T: 250.650.7901 E: info@thujaarchitecture.ca

NO	DATE
ISSUED FOR REVIEW	FEB 10 2021
ISSUED FOR REVIEW	MAR 09 2021
ISSUED FOR REVIEW	MAR 17 2021
ISSUED FOR REVIEW	MAR 18 2021
REVISED	JUN 24 2021
REVISED	JULY 16 2021
REVISED	SEPT 26 2021
REVISED	OCT 12 2021
REVISED	DEC 22 2021
REVISED	JAN 14 2022
ISSUED FOR DP	JAN 24 2022
REVISED	APR 01 2022
REVISED FOR DP	MAY 12 2022

PROJECT
**'THE MERIDIAN'
APARTMENTS**

89 & 107 EVANS ST, DUNCAN, BC

PROPOSED SITE PLAN

SCALE	AS NOTED	PROJECT NO.	----
DATE		DRAWN BY	TF/SW
SHEET			

PR2