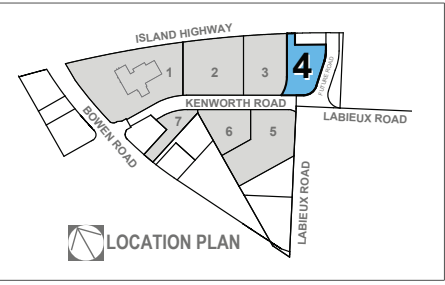
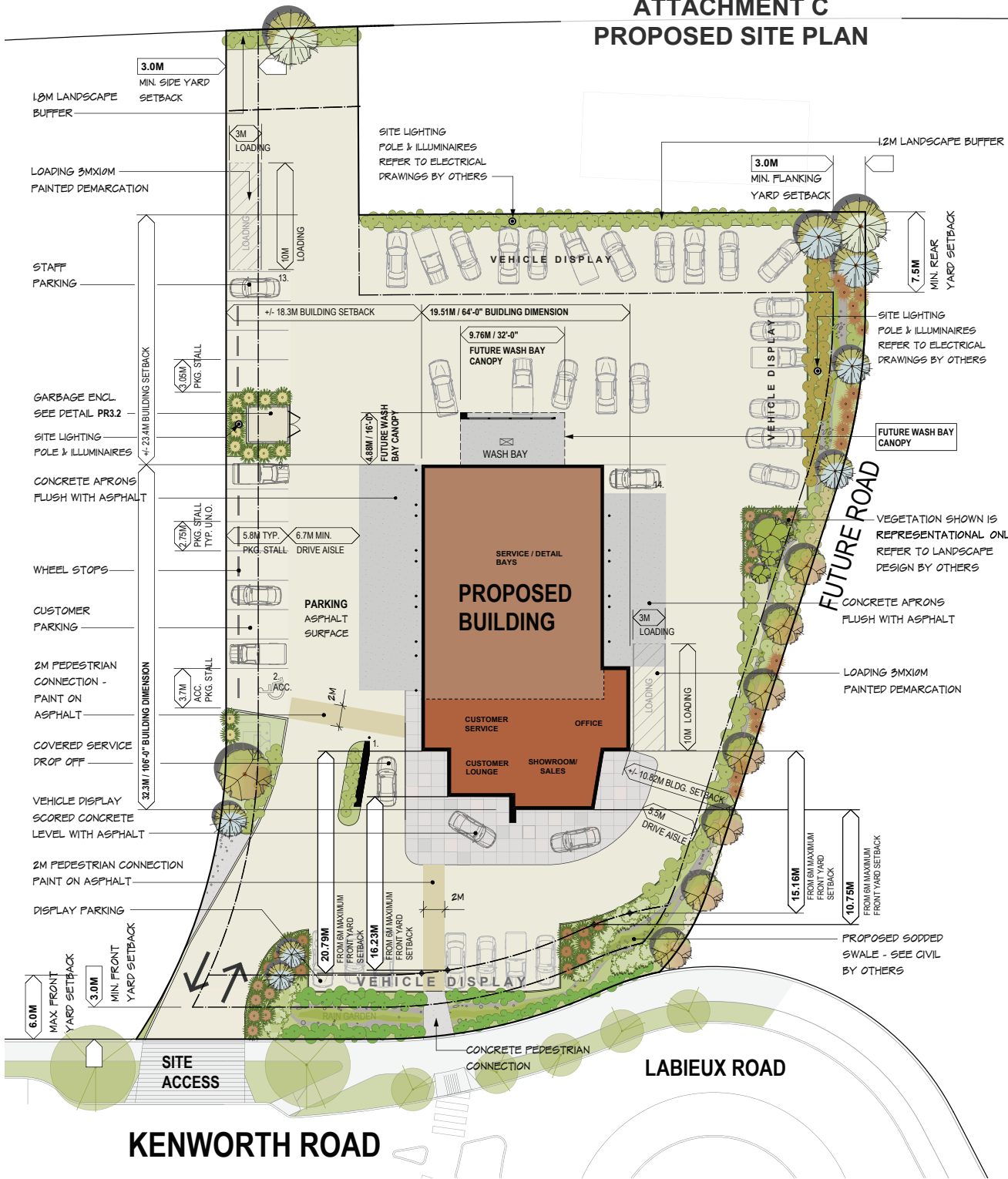


ATTACHMENT C PROPOSED SITE PLAN



PROJECT DATA

CIVIC: 2560 BOWEN ROAD (PARENT PARCEL)

LEGAL: LOT 4

LOT AREA: +/- 4,264.7 SQ.M. (1.05 ACRES)

LAND USE: AUTOMOTIVE SALES & SERVICE

ZONING: COR 3 - COMMUNITY CORRIDOR

DP AREA: DPA9 - ALL LANDS

LOT COVERAGE: 12.85%

FLOOR AREA:
 MAIN LEVEL +/- 5,894 SQ.FT. / 547.6 SQ.M.
 MEZZANINE +/- 355 SQ.FT. / 32.98 SQ.M.

F.A.R.: (MAX 0.75)
.14

PARKING:

REQUIRED:	53.88 SQ.M. @ 1/10 SQ.M. OF SALES FL. AREA	6
	1 PER SERVICE BAY	8
	TOTAL REQUIRED	14 STALLS
PROVIDED:	STANDARD CARS	13
	ACCESSIBLE	1
	TOTAL PROVIDED	14 STALLS

LOADING:
 REQUIRED: 2
 PROVIDED: 2

BICYCLE PARKING:
 NOT REQUIRED

proposed building for:

EUROPEANSPECIALTY
AUTOMOTIVE SERVICES

TURNER ARCHITECTURE
 1661 DURANLEAU STREET
 VAN COUVER, BC V6H 3S3
 604 682 4853
 bob@turnerarchitecture.com



PROJECT #: 1445.36.16
ISSUED: JAN. 15, 2018
 JAN. 22, 2018
 FEB. 16, 2018
 MAR. 01, 2018
 MAR. 28, 2018
 JUNE 26, 2018
 SEPT. 14, 2018
 OCT. 30, 2018
 DEC. 04, 2018

PRE-APP MEETING: FEB. 21, 2019
MEETING: MARCH 18, 2019
ISSUED: MAY 13, 2019
ISSUED FOR DP TO CONSULTANT: JAN. 27, 2020
DP AMENDMENT: JAN. 31, 2020
DP AMENDMENT DP SUPPLEMENTAL: FEB. 10, 2020
INFORMATION: FEB. 28, 2020

SITE PLAN - LOT 4
 SCALE: 1:200 METRIC
RECEIVED
DP 1143
2020-FEB-28
 CONSULTING PLANNING

DRAWING #: PR.1.1