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3D VIEW 1



3D VIEW 2

Data RTA1 Compliance analysis Lot 1 = 5824.17 m2

	Proposed m2/m/u	Proposed %	Allowed RTA1
Parcel Area	5824.17		Min 2500 m2
Min Parcel Frontage	44.36		20m
Gross Floor Area GFA	4649.22		8736.26
Floor Area Ratio FAR		0.798	1.5
Parcel coverage building	2018.11	34.65%	50%
Density number of units	30		N/A
Building height	14.78		15m
Setbacks			
Front parcel line	10.57		7.5
Rear parcel line	12.25		4.5
External side parcel line (Requires Variance)	4.46		6
Internal side parcel line	10.42		6
Parking stalls (Requires Variance)	63		66
Parking Ratio	2.10		N/A

We are pleased to submit this development permit application letter for **7271,7281 Prospector Ave.** on behalf of Westcor Lands Ltd. (the 'Applicant').

The lot is located in the RTA1 Zone Residential Tourist Accommodation.

The lot has a total area of 15257.55 m2, and a subdivision is proposed, which leaves two lots:

Lot 1: 5824.17 m2
Lot 2: 9393.38 m2.

Lot 1 consists of a development proposal to construct 1 apartment building, 3 stories tall, with 30 units total. 3 One-bedroom units, 15 two-bedroom units and 12 three-bedroom units.

The development proposes 33 stalls in an enclosed parkade and 30 surface parking stalls, 63 stalls total for the 30 units, proposing a 1.70 parking ratio. The current zoning regulations require 66 stalls; a 3-stalls variance is presented.

It is essential to consider the main structures and roofs of the building on lot 1 are already built.

The updated development permit application considers the existing conditions of the partially built building, but improvements to the functionality and architectural expression have been implemented. Understanding the limitations that we must work with. These limitations are reflected in the proposed variances.

The data table below shows the required variances in red. A parking variance is proposed, 63 stalls instead of the 66 stalls required. They are considering the proposed unit mix and potential traffic demand mitigation strategies that could be implemented. The proposed parking ratios are proposed to serve future residents.

The External side parcel line requires a 6m setback; 4.46 m is proposed because it is an existing condition.

Lot 2 is reserved for future development with the potential for an apartment building that would comply with RTA1 Zone.

The proposed development complies with RTA1 Zone Residential Tourist Accommodation.

The following data shows Zone compliance for the proposed Lot 1: 5824.17 m2

The proposed development has been designed with the Village of Radium Hot Springs Official Community Plan in mind.

The proposed materials and colors create a feeling of consistency as a development. This architectural expression is exposed to the internal common open space and the different frontages, engaging visually with the surrounding streets, therefore creating aesthetically pleasing frontages.

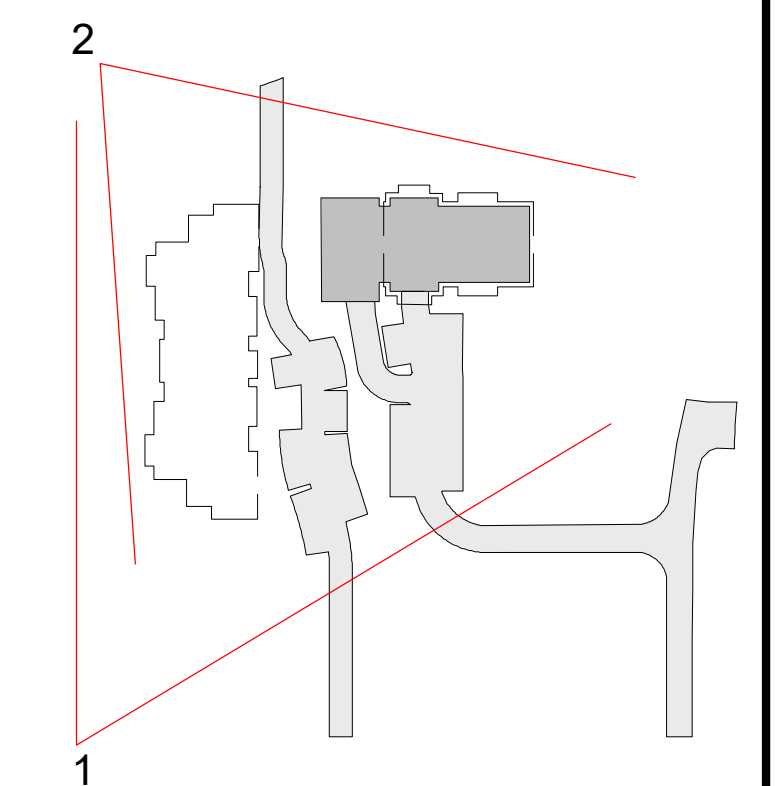
The architectural expression, a contemporary West Coast feeling, is expressed through different articulations and materials. Generous and clean openings communicate a dynamic presence to the streets and bring more natural light to the units.

The different units were designed considering livability. The interior layouts, dimensions, views, privacy, sun orientation, and natural light all these factors dictated the results.

The development objectives are to offer architecturally pleasing, livable units, considering sustainability, and the opportunity to provide housing options for the community, including affordable, varying income levels and age groups housing potential.

The proposed project is a positive addition to the Village of Radium Hot Springs and provides desirable residential units close to expanding employment opportunities.

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Sheet Number	Sheet Name
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A102	3D Views
A103	Site Survey
A200	Site Plan
A201	L1 Site Plan
A202	Parkade
A203	Main Floor
A204	Level 2
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A301	Elevations
A302	Elevations
A401	Section
A402	Section



KEY PLAN

SITE PLAN

LEGAL DESCRIPTION
LOT 1, PLAN 5563
LOT 1, PLAN 7531

CIVIC ADDRESS:
7271 PROSPECTOR AVE
7281 PROSPECTOR AVE

No.	Date	Description
D:\DOCUMENTOS\Trabajo\Copperhorn\Building Permit\Copperhorn Radium 2024 01 11\2024 01 11 Copperhorn.rvt		

Building Permit

Copperhorn Radium

Cover Sheet

Project number	2023018
Date	2024 11 01
Drawn by	Virginia Cedeño/ Salomé Terán
Checked by	Xavier Crespo

A100
Scale 1 : 2000

Lead Consultant/ Architect
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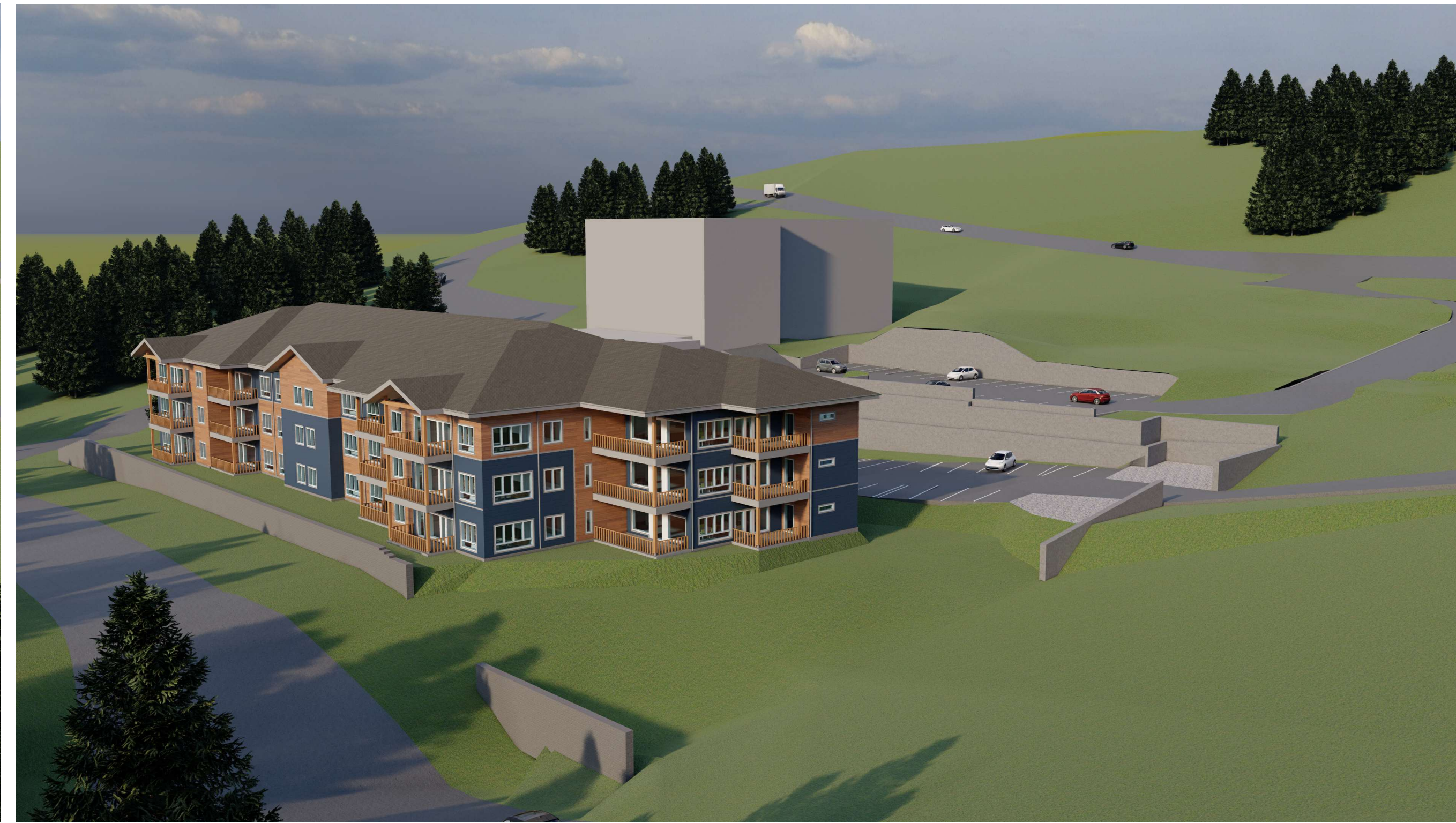
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3D VIEW 1



3D VIEW 2

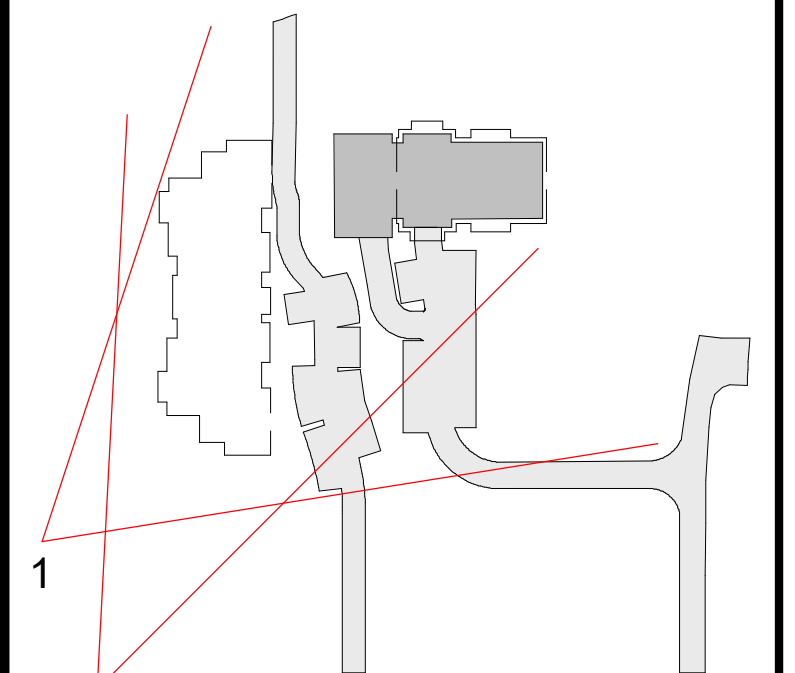


3D VIEW 3

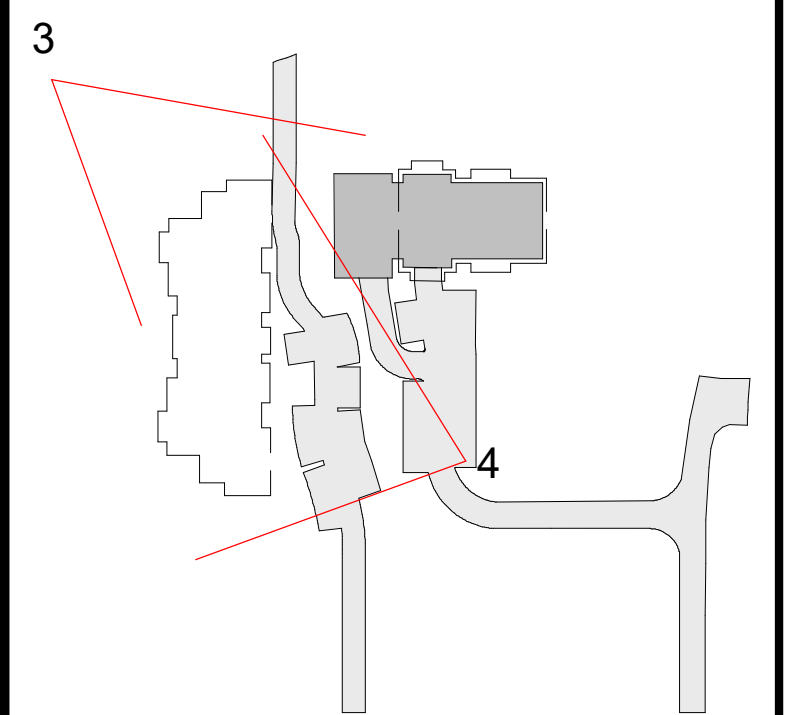


3D VIEW 4

NOTE: ARTISTIC RENDERINGS ONLY



KEY PLAN



KEY PLAN

No.	Date	Description
D:\DOCUMENTOS\Trabajo\Copperhorn\Building Permit\Copperhorn Radium 2024 01 11\2024 01 11 Copperhorn.rvt		
Building Permit		
Copperhorn Radium		
3D Views		
Project number	2023018	
Date	2024 11 01	
Drawn by	Virginia Cedeño/ Salomé Terán	
Checked by	Xavier Crespo	
A101		
Scale	1 : 2000	

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3D VIEW 1



3D VIEW 2

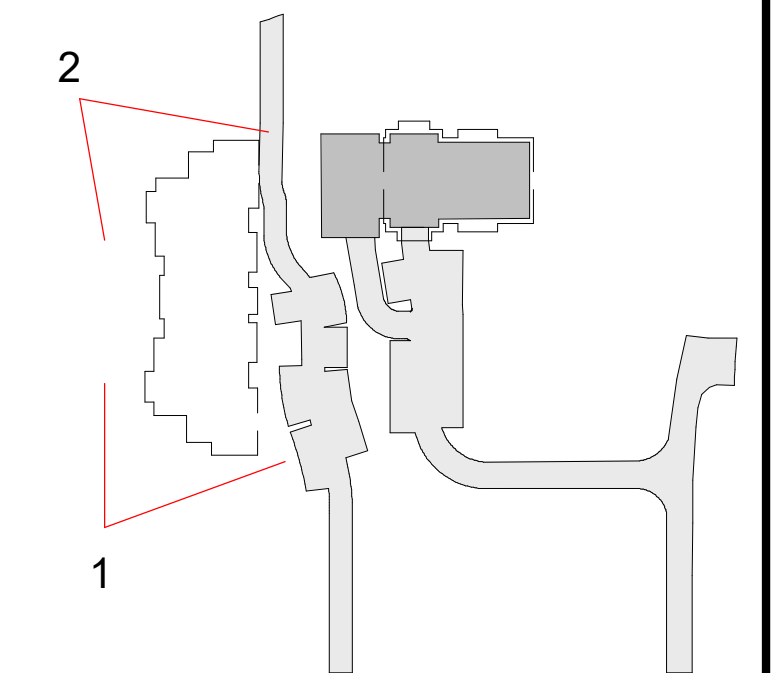


3D VIEW 3

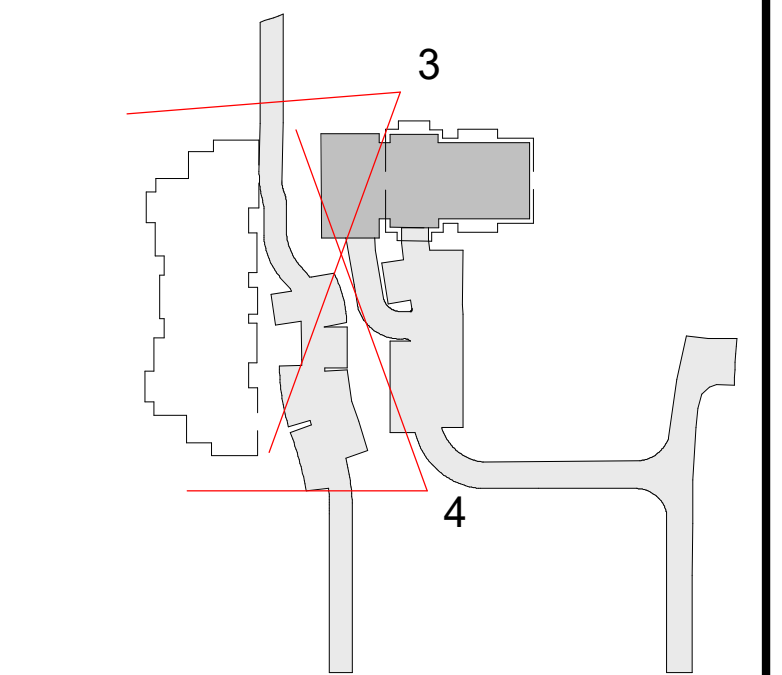


3D VIEW 4

NOTE: ARTISTIC RENDERINGS ONLY



KEY PLAN



KEY PLAN

No.	Date	Description
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D:\DOCUMENTOS\Trabajo\Copperhorn\Building Permit\Copperhorn Radium 2024 01 11\2024 01 11 Copperhorn.rvt

Building Permit

Copperhorn Radium

3D Views

Project number	2023018
Date	2024 11 01
Drawn by	Virginia Cedeño/ Salomé Terán
Checked by	Xavier Crespo

A102

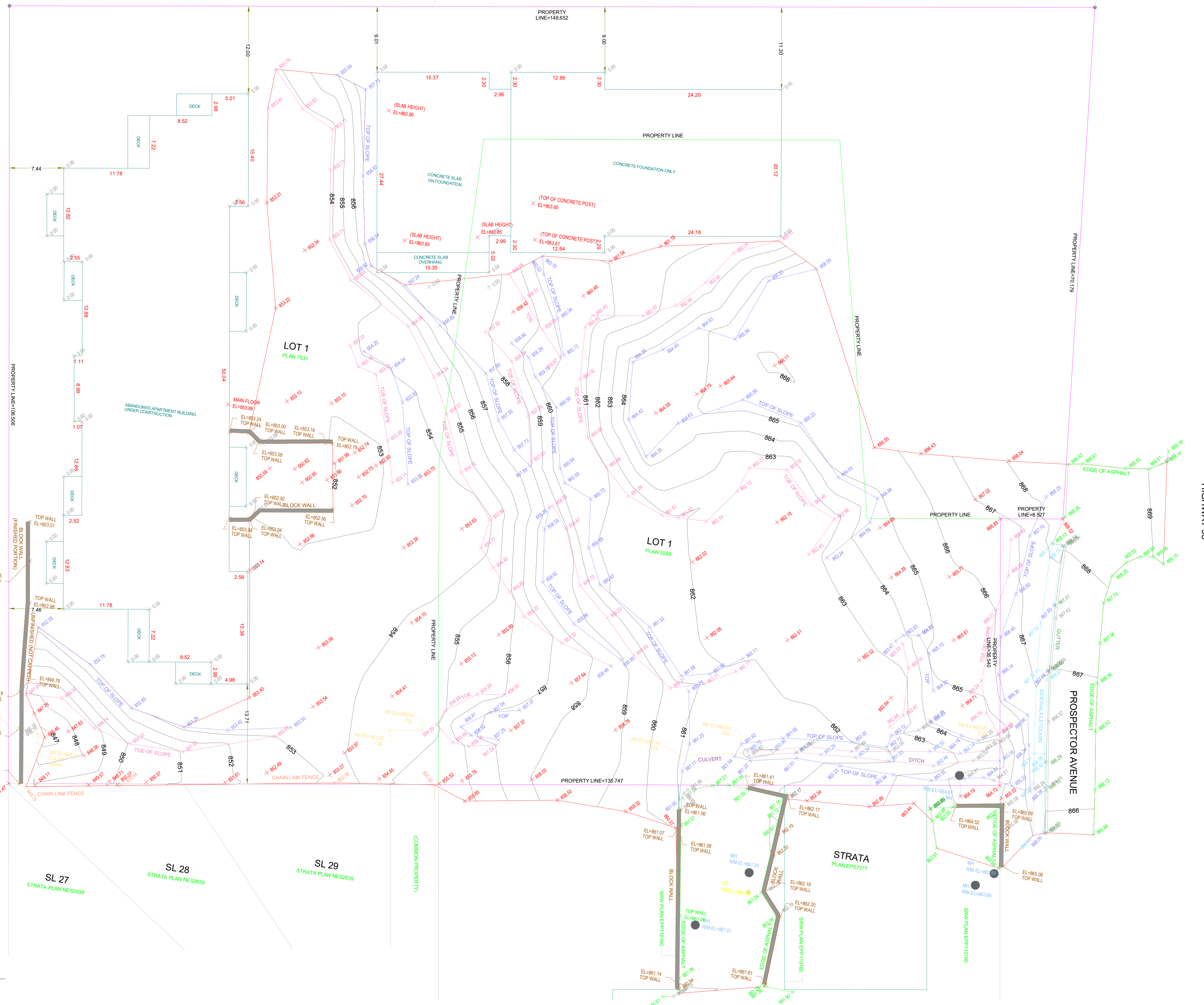
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STRATA
PLAN NES0
(COMMON PROPERTY)

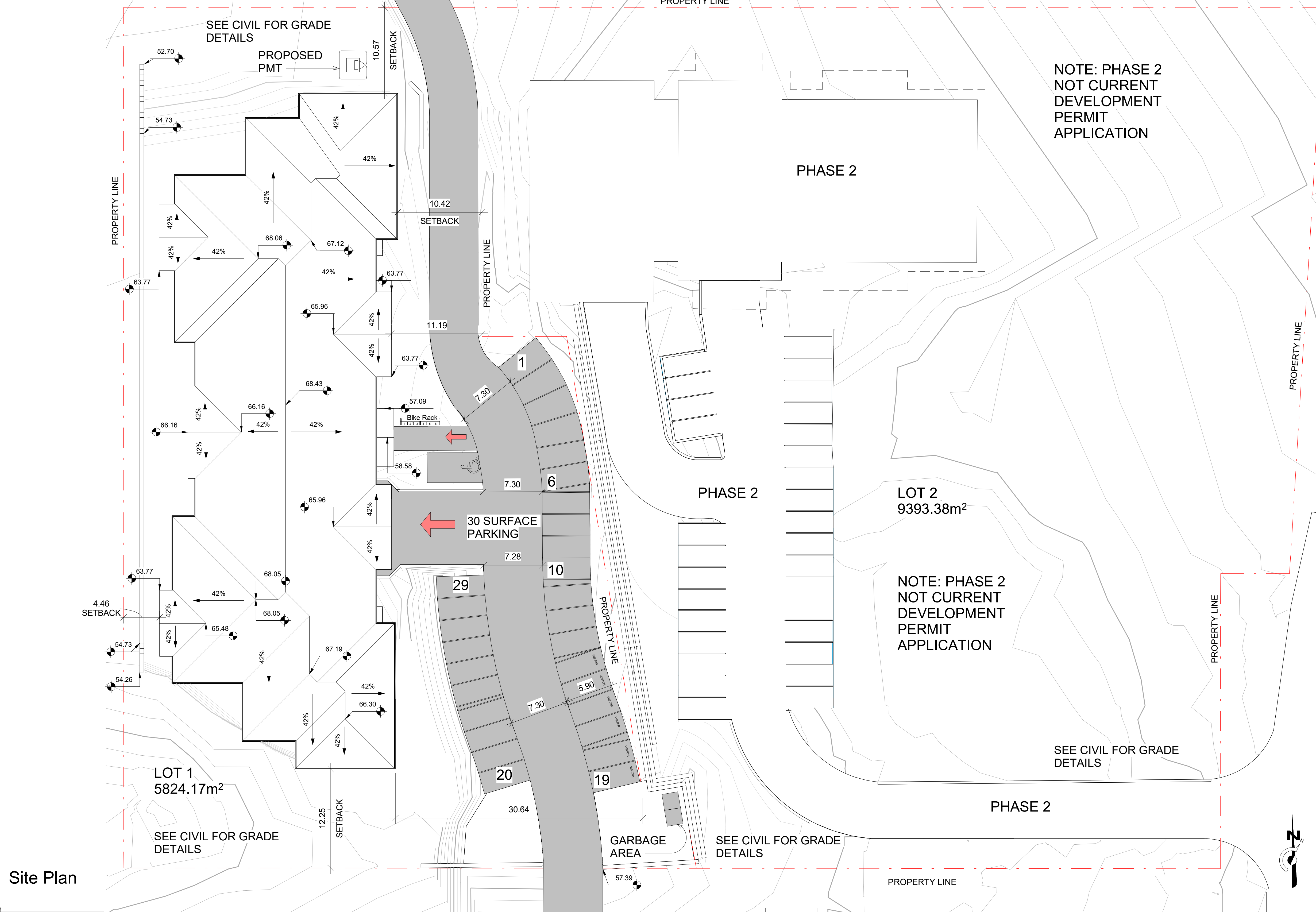
Site Survey

1 : 250



No.	Date	Description
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Building Permit		
Copperhorn Radium		
Site Survey		
Project number	2023018	
Date	2024 11 01	
Drawn by	Surveyor	
Checked by	Surveyor	
A103		
Scale	1 : 250	

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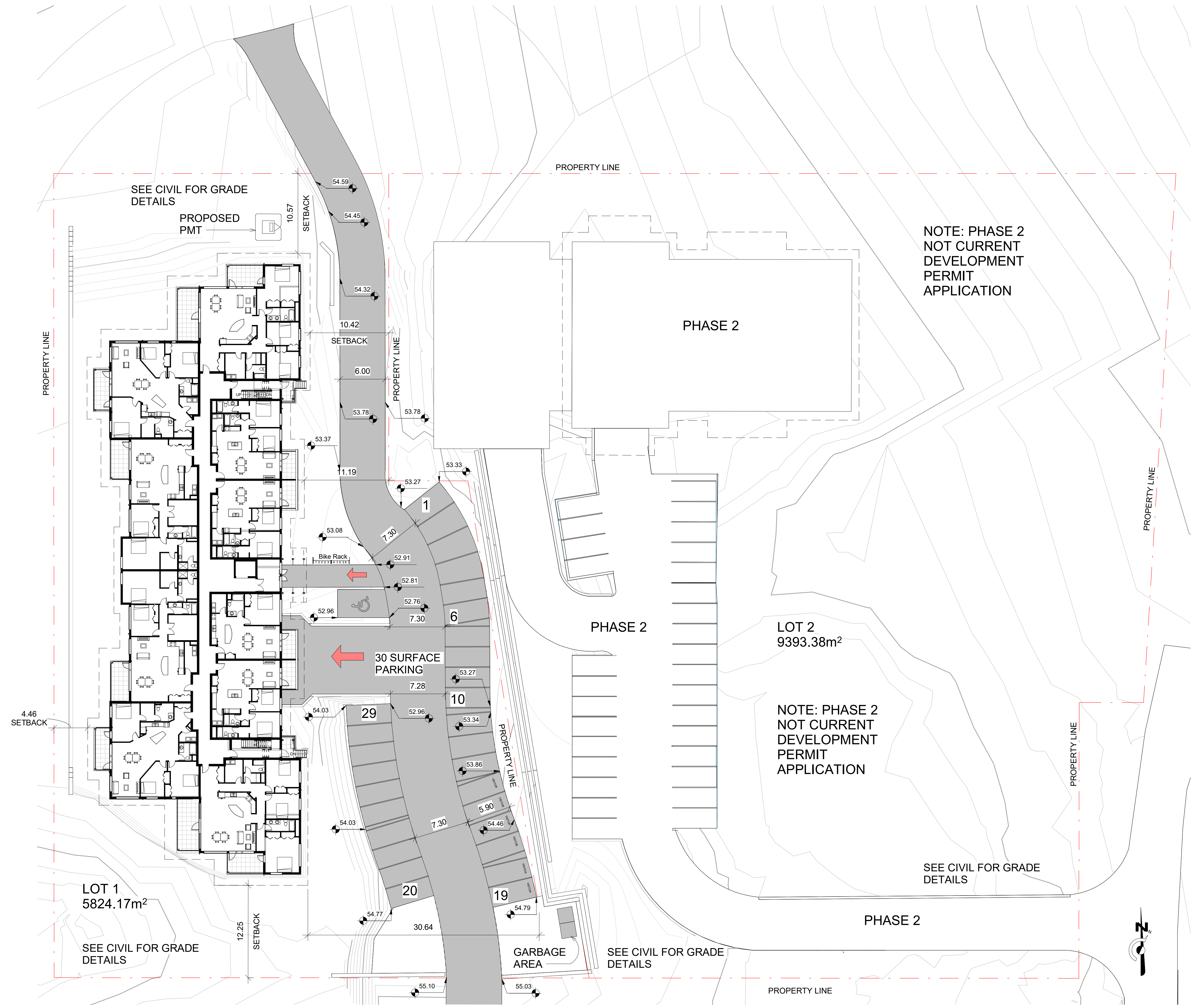


Site Plan

1 : 250

No.	Date	Description
D:\DOCUMENTOS\Trabajo\Copperhorn\Building Permit\Copperhorn Radium 2024 01 11\2024 01 11 Copperhorn.rvt		
Building Permit		
Copperhorn Radium		
Site Plan		
Project number	2023018	
Date	2024 11 01	
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Checked by	Xavier Crespo	
A200		
Scale	1 : 250	

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L1 Site Plan

1
1 : 250

No.	Date	Description
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Building Permit		
Copperhorn Radium		
L1 Site Plan		
Project number	2023018	
Date	2024 11 01	
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A201		
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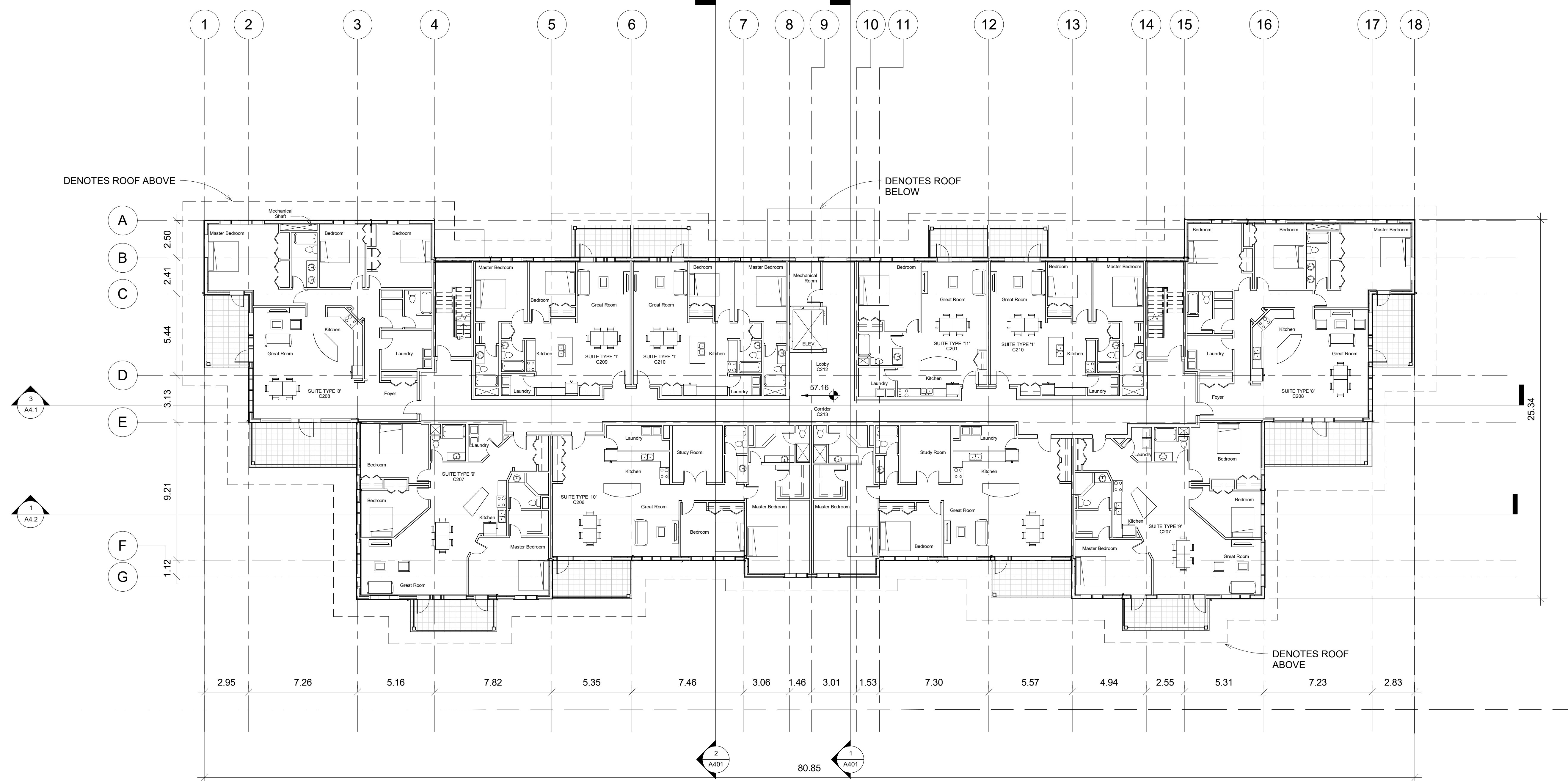


Parkade Plan

1
1 : 150

No.	Date	Description
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Building Permit		
Copperhorn Radium		
Parkade		
Project number	2023018	
Date	2024 11 01	
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A202		
Scale	1 : 150	

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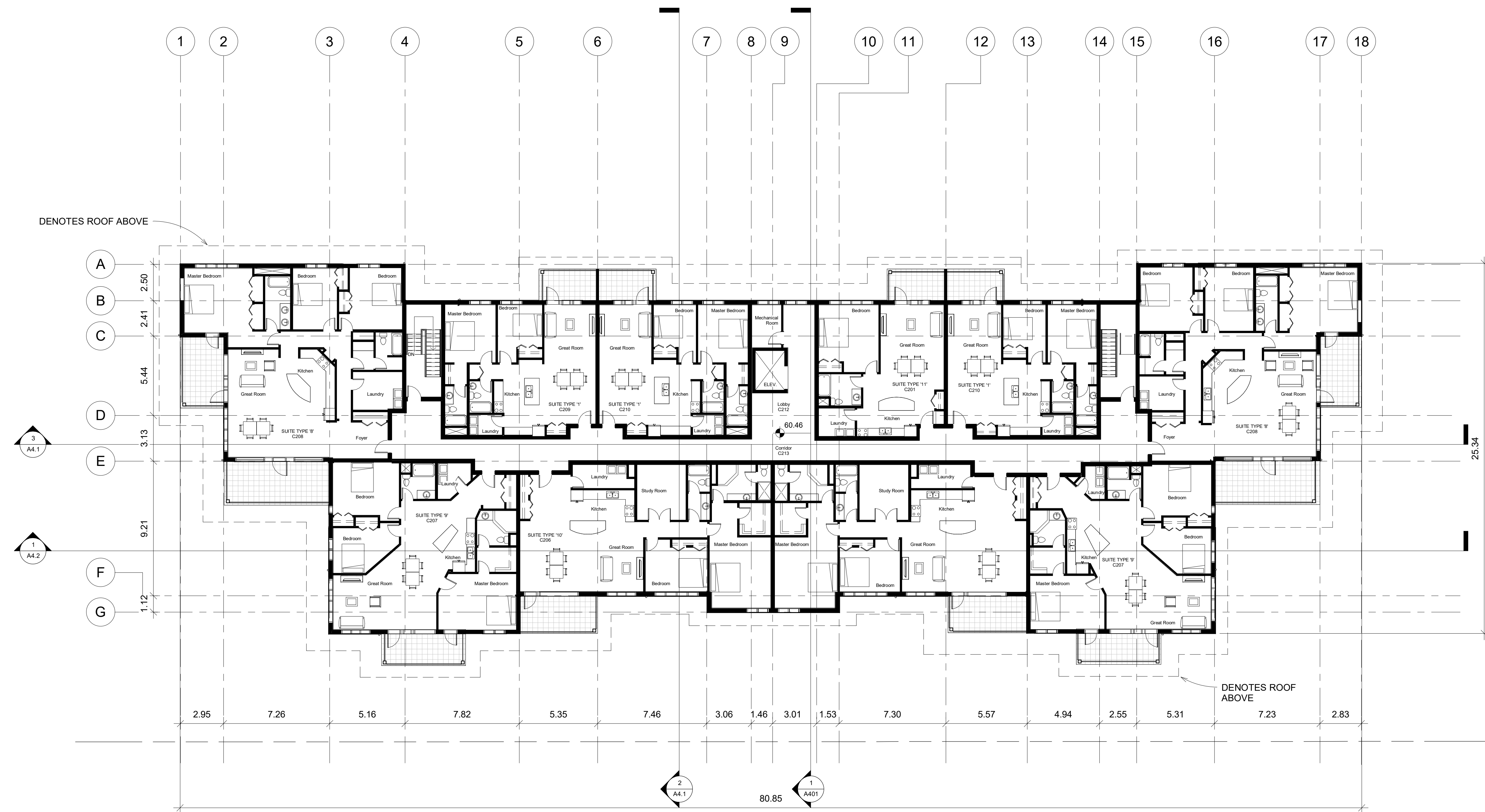


Level 2 Floor Plan

1 : 150

No.	Date	Description
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Building Permit		
Copperhorn Radium		
Level 2		
Project number	2023018	
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A204		
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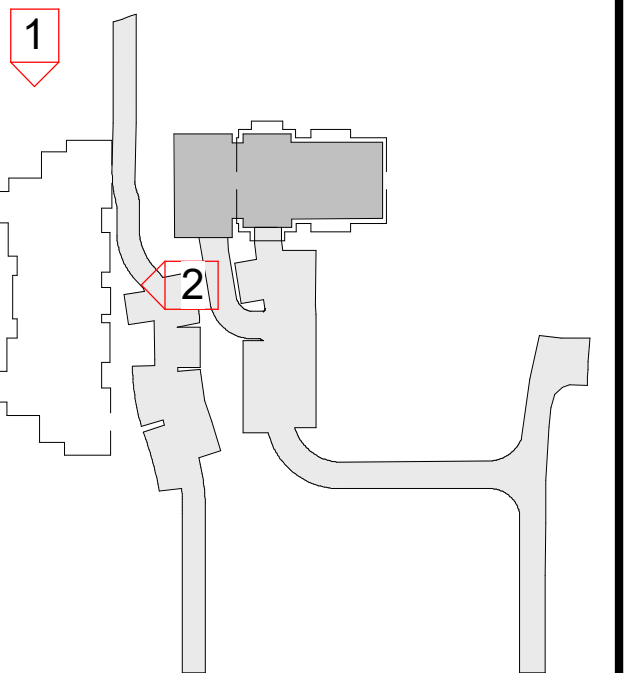


Level 3 Floor Plan

1 1:150

No.	Date	Description
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Building Permit		
Copperhorn Radium		
Level 3		
Project number	2023018	
Date	2024 11 01	
Drawn by	Virginia Cedeño/ Salomé Terán	
Checked by	Xavier Crespo	
A205		
Scale	1:150	

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KEY PLAN

Material List	
Key Value	Keynote Text
1	Wood Tone Vinyl or Fibercement Cladding
2	Blue Vinyl or Fibercement Cladding
3	Wood Tone Columns
4	Wood Railing
5	Vinyl Windows
6	Asphalt Shingles
7	Exposed Concrete
8	Stone Retaining Wall

No.	Date	Description
1	2024 11 01	Permit/Copperhorn Radium 2024 01 11/2024 01 11 Copperhorn.rvt

Building Permit

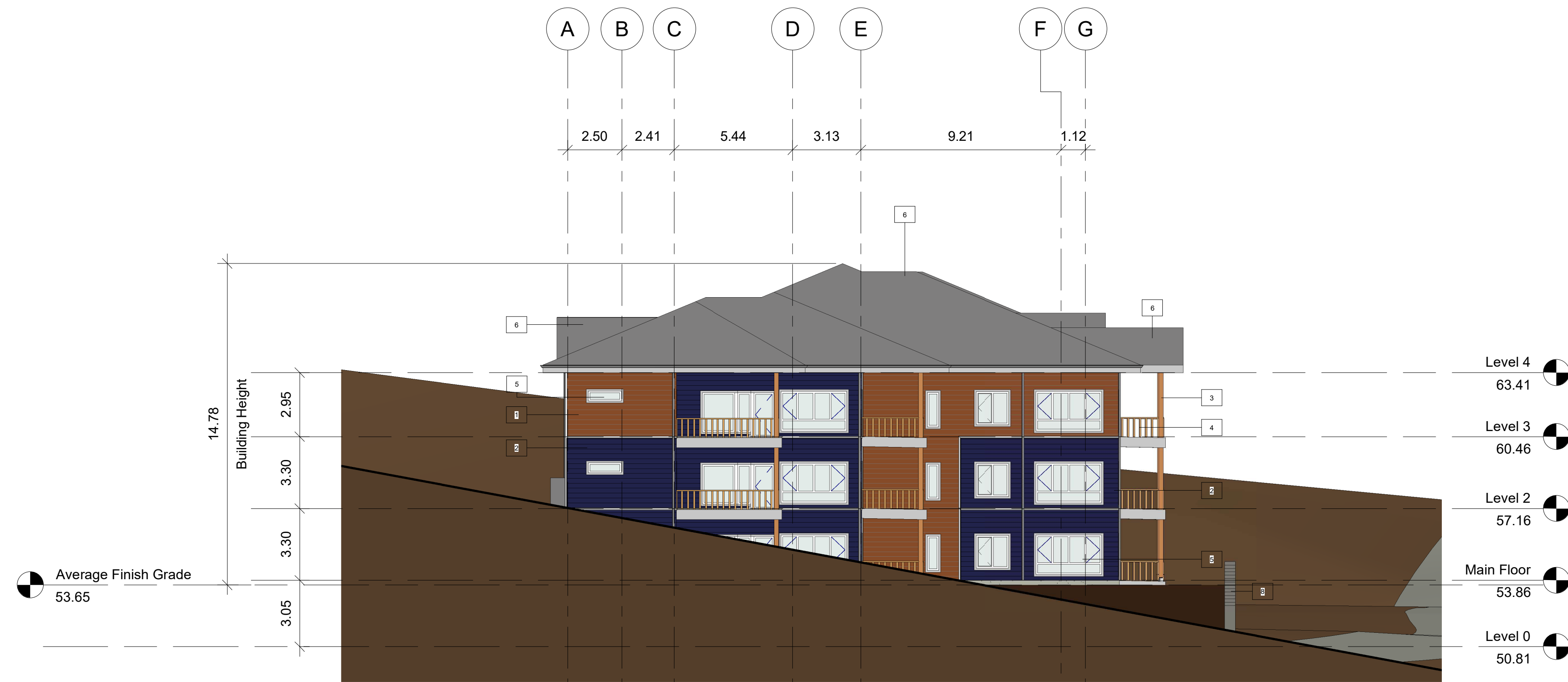
Copperhorn Radium

Elevations

Project number	2023018
Date	2024 11 01
Drawn by	Virginia Cedeño/ Salomé Terán
Checked by	Xavier Crespo

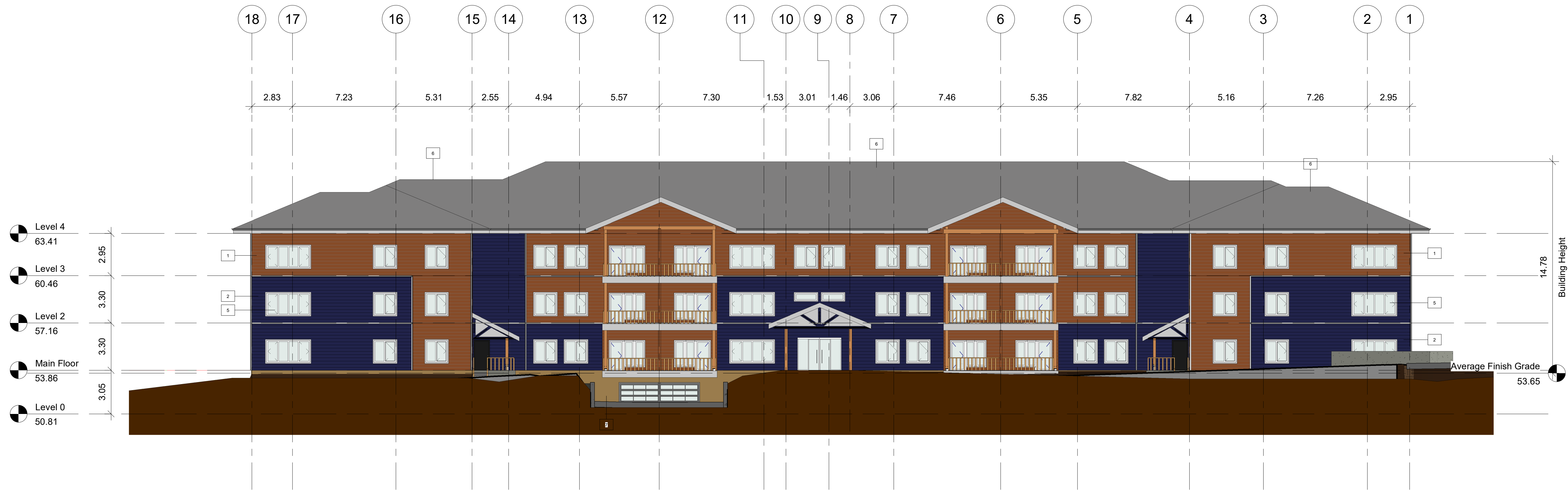
A301

Scale As indicated



North Elevation

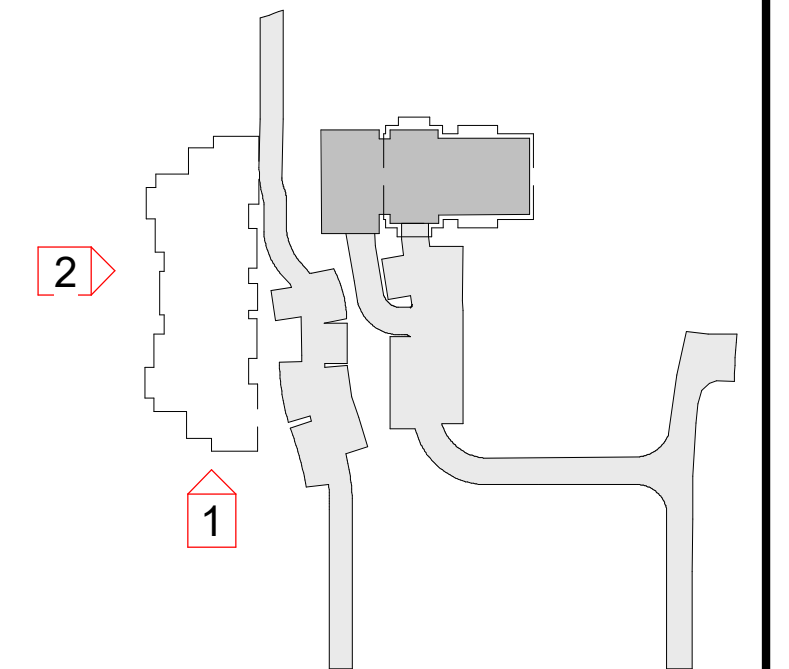
1
1 : 150



East Elevation

2
1 : 150

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KEY PLAN

Material List	
Key Value	Keynote Text
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2	Blue Vinyl or Fibercement Cladding
3	Wood Tone Columns
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6	Asphalt Shingles
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No.	Date	Description
1	2024 01 11	Permit Copperhorn Radium
2	2024 01 11	Building Permit

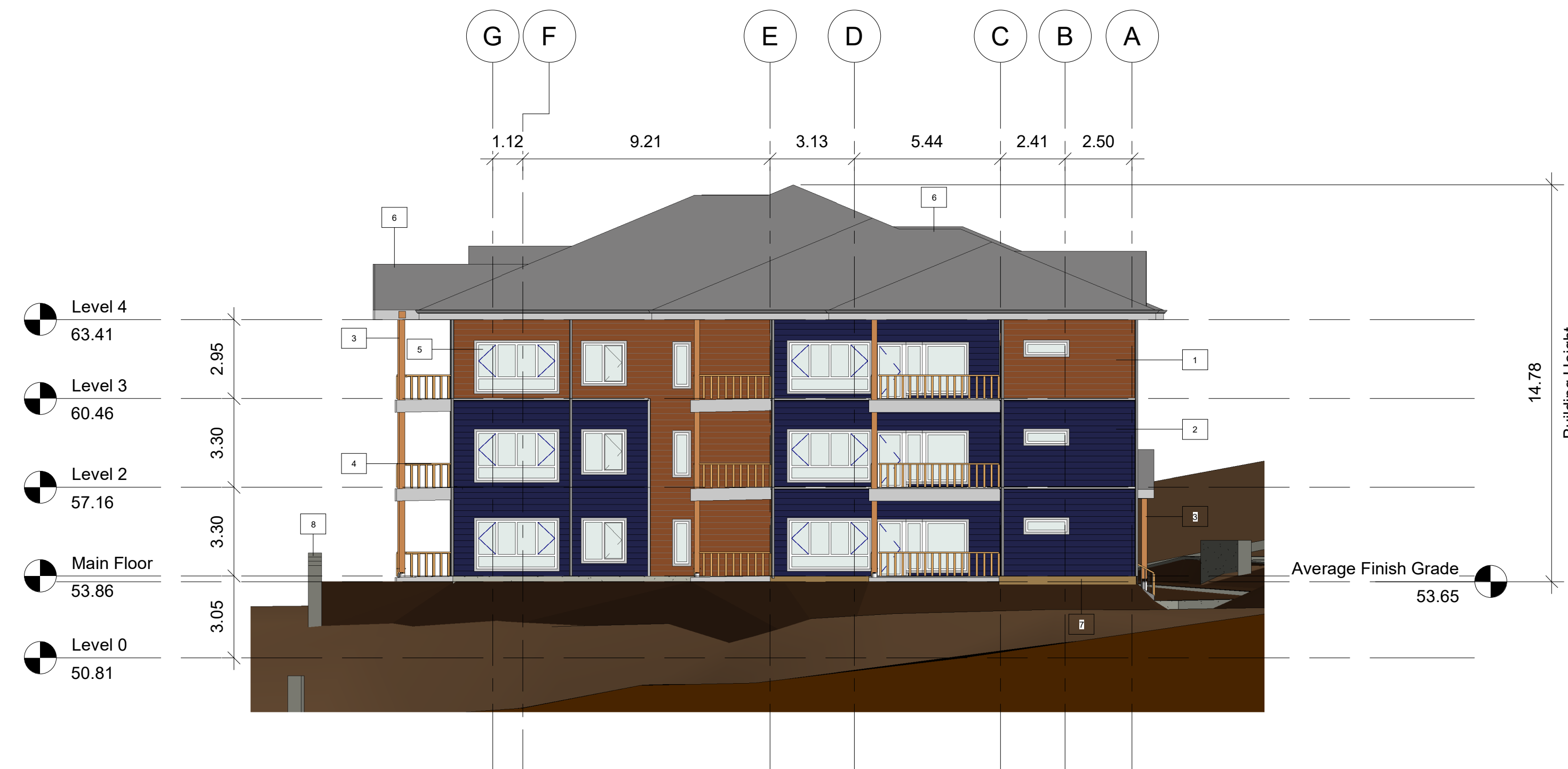
Building Permit

Copperhorn Radium

Elevations

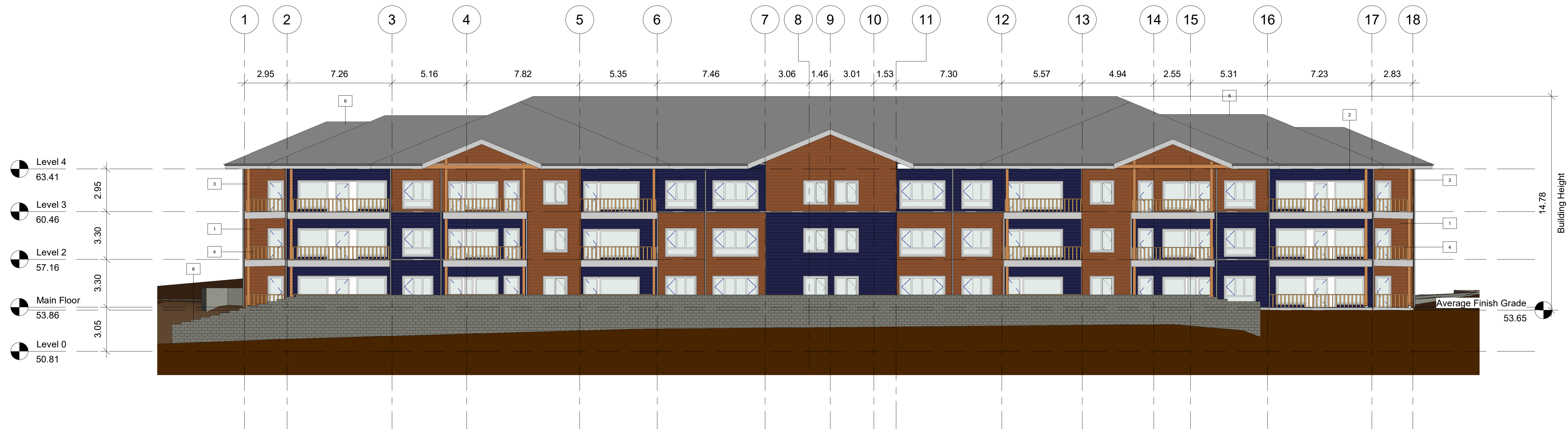
Project number	2023018
Date	2024 11 01
Drawn by	Virginia Cedeño/ Salomé Terán
Checked by	Xavier Crespo

A302
Scale As indicated



South Elevation

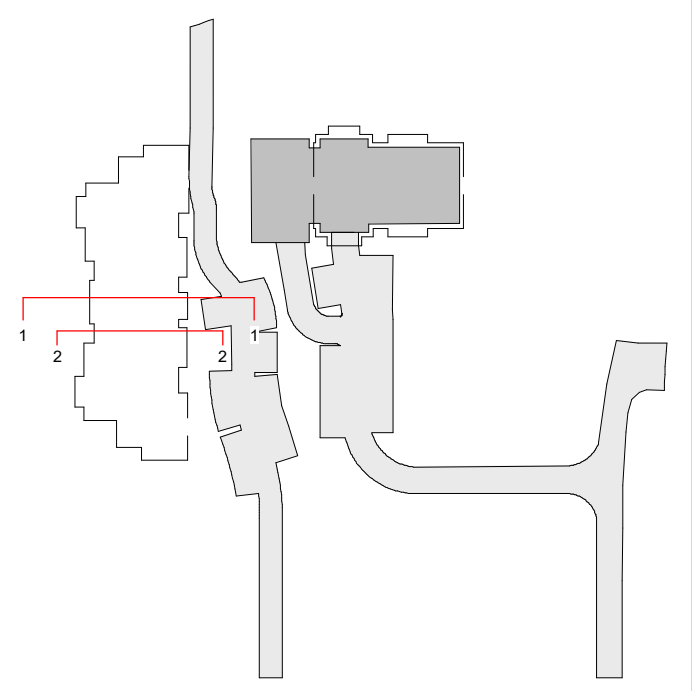
1 1 : 150



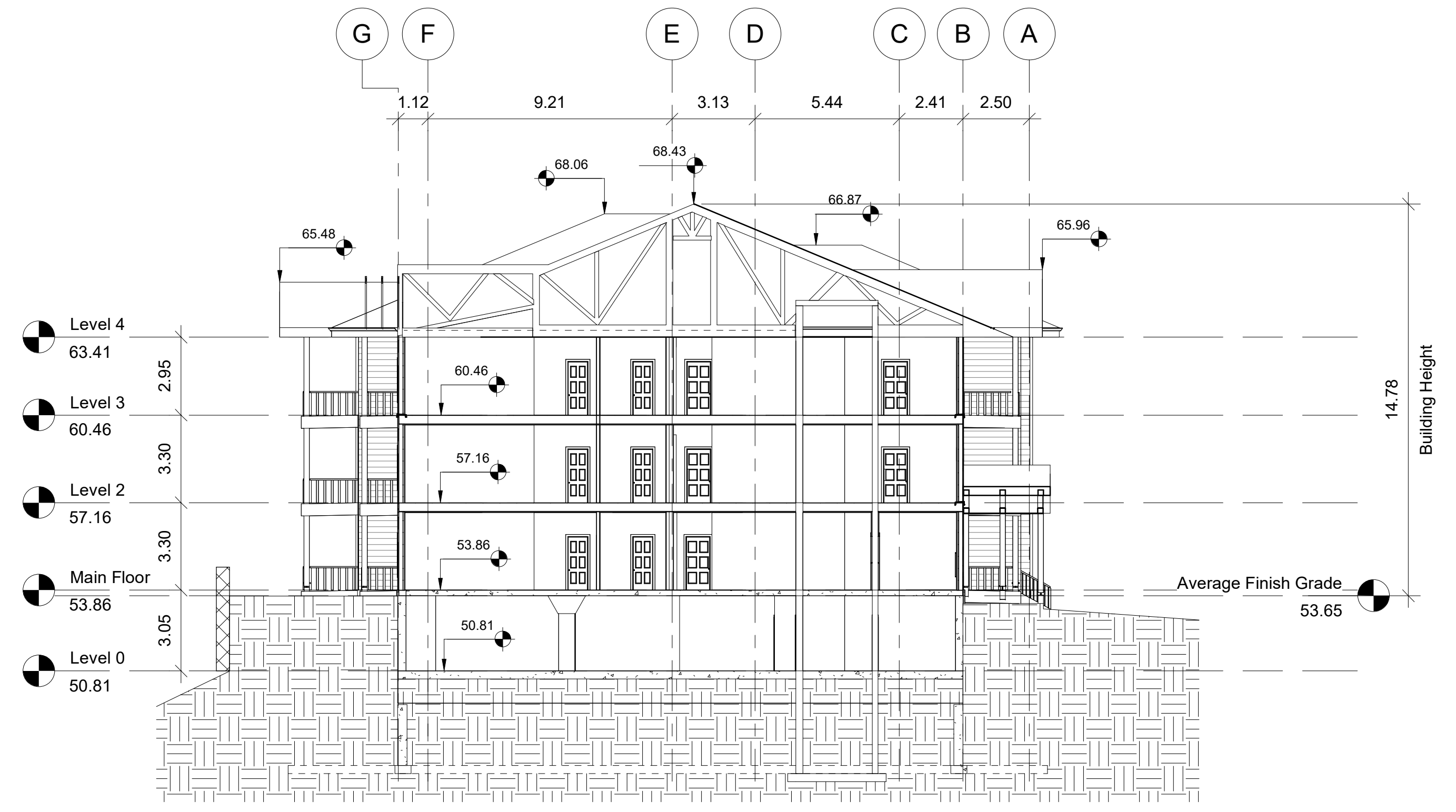
West Elevation

2 1 : 150

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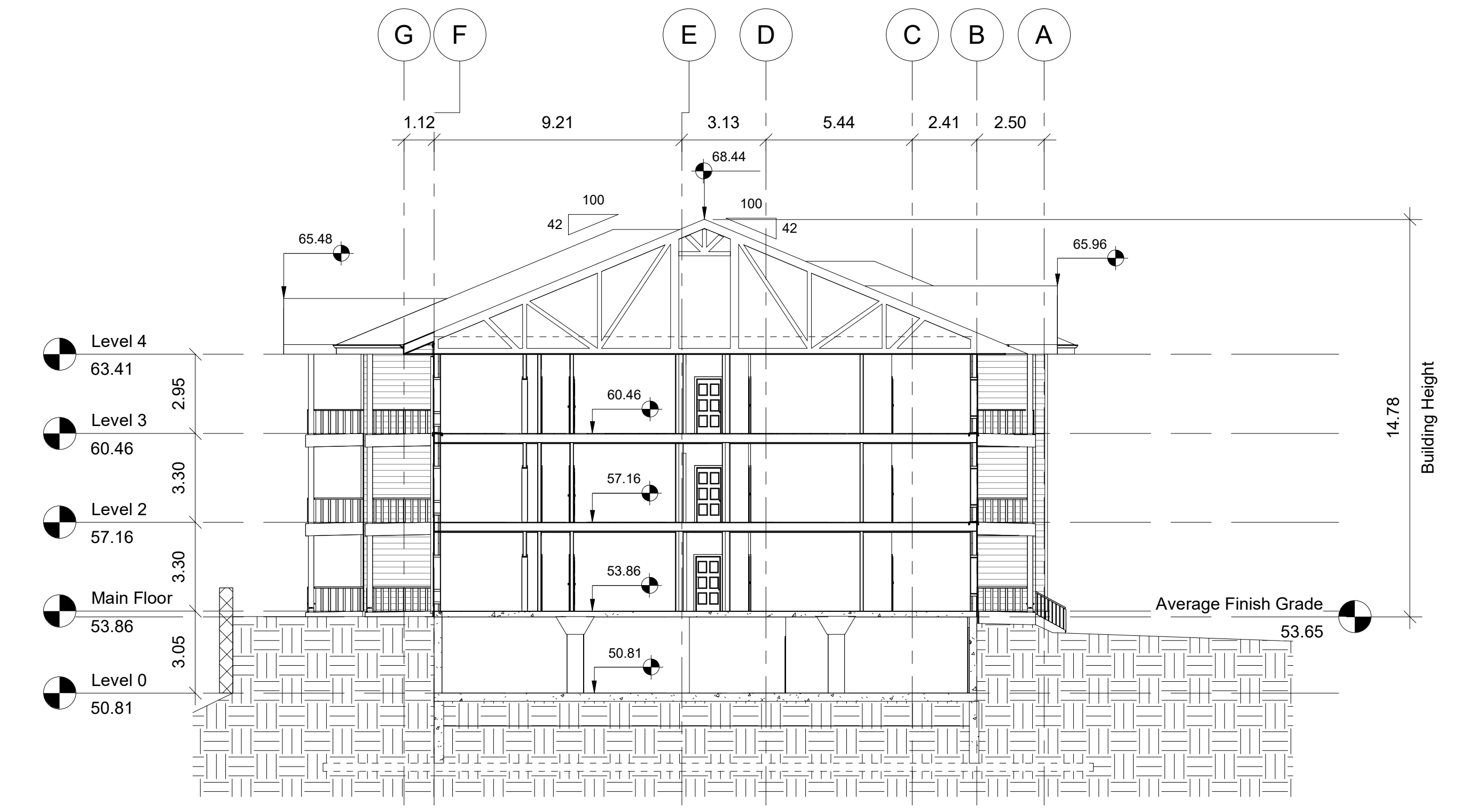


KEY PLAN



Building Section 1

1
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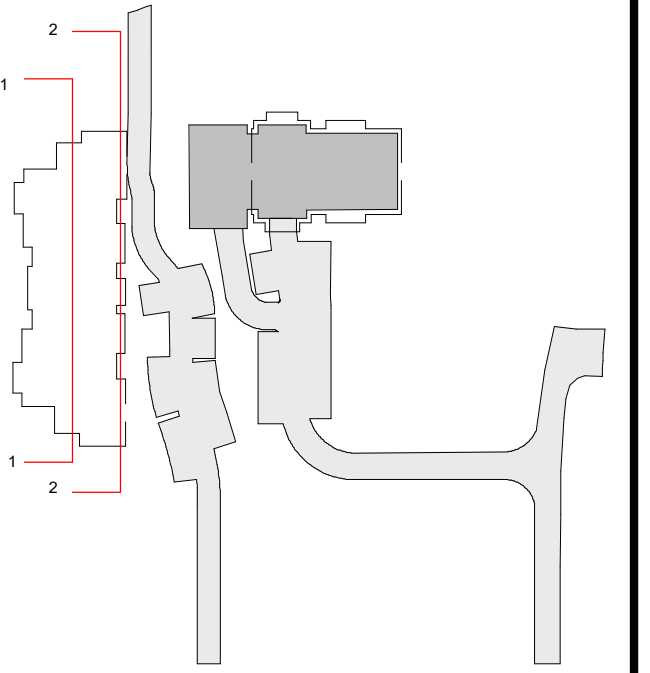


Building Section 2

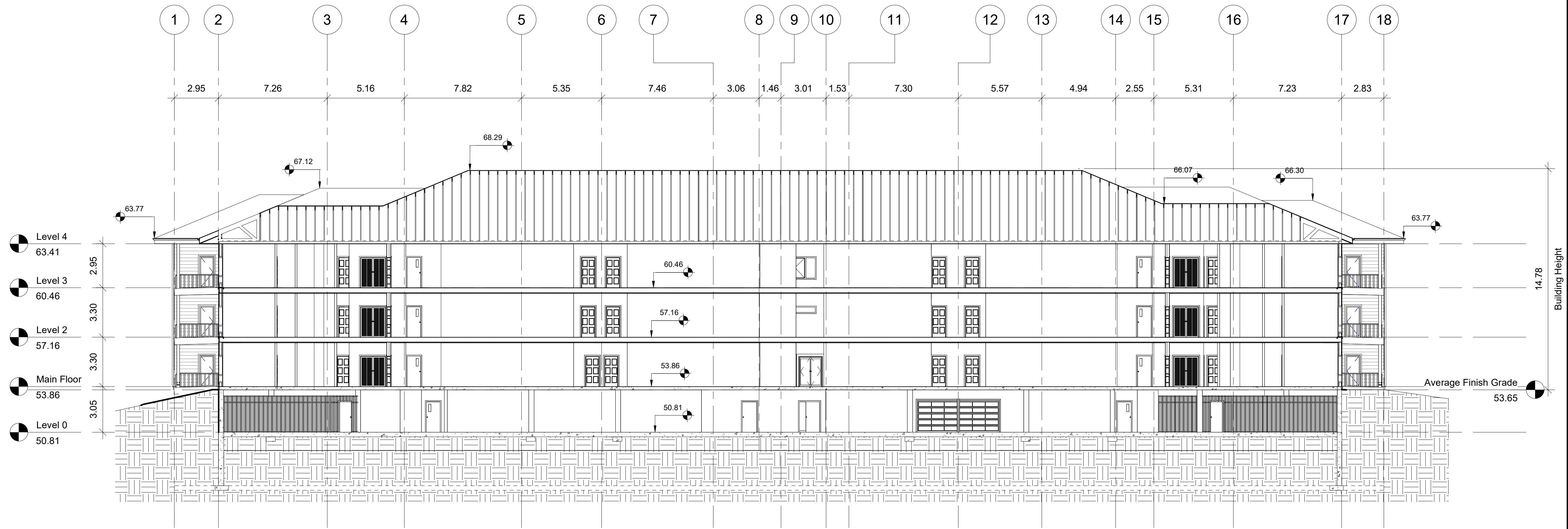
2
1 : 150

No.	Date	Description
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Building Permit		
Copperhorn Radium		
Section		
Project number	2023018	
Date	2024 11 01	
Drawn by	Virginia Cedeño/ Salomé Terán	
Checked by	Xavier Crespo	
A401		
Scale	As indicated	

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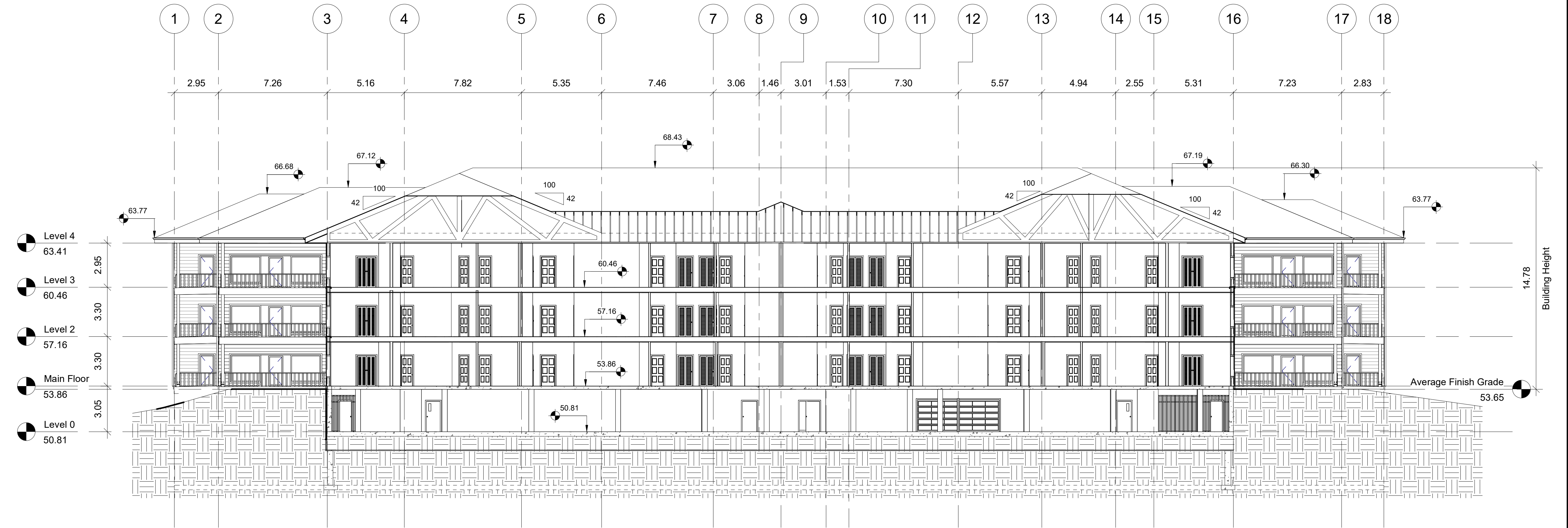


KEY PLAN



Building Section 3

1 1:150



Building Section 4

2 1:150

No.	Date	Description
D:\DOCUMENTOS\Trabajo\Copperhorn\Building Permit\Copperhorn Radium 2024 01 11\2024 01 11 Copperhorn.rvt		
Building Permit		
Copperhorn Radium		
Section		
Project number	2023018	
Date	2024 11 01	
Drawn by	Virginia Cedeño/ Salomé Terán	
Checked by	Xavier Crespo	
A402		
Scale	As indicated	