



| PROJECT DEVELOPMENT DATA | |
|---|--|
| Zone | COR1 Residential Corridor |
| Site Area (sq.m.) | 1,907 sq.m. |
| Building Footprint | 903.08 sq.m. |
| Site Coverage | 47 % |
| Total Gross Area | 2735.71 sq.m. |
| Total Net Area | 2462.14 sq.m. |
| Max Allowable Floor Area Ratio | 1 |
| Additional Density | Tier 1 - 0.25 Tier 2 - 0.25 (Refer to Schedule D of CoN Bylaw) |
| Proposed Floor Area Ratio | 1.43 |
| Average Natural Grade | 102.7 m |
| Height of Building | 12.625 m |
| Number of Storeys | 4 |
| Open Space Location/ Amenity Area Provided | Open Space - Communal Patio, Play/Gardening Area Private Patio - 84 sq.m. Indoor Amenity Area - 75 sq.m. Outdoor Amenity Area - 81 sq.m. |
| PARKING REQUIREMENT | |
| Required Parking Spaces | 47 |
| Proposed Parking Spaces | 16 Total (Variance) Small - 12 Standard - 3 (2 FUTURE EV ROUGH-INS) Accessible - 1 |
| Proposed Motorized Scooter or Motorcycle | Motorcycle - 2 |
| Long Term Bicycle | 20 Provided (20 Required) |
| Short Term Bicycle | 6 Provided (4 Required) |
| RESIDENTIAL USE DETAILS | |
| Total Number of Units | 39 Total |
| Unit Types | 1BR = 27 2BR=12 |
| Accessible / Adaptable Units | Accessible Units - 2 |
| Minimum Unit Floor Area (sq.m.) | 47 sq.m. |
| Per City of Nanaimo Zoning Bylaw | |

GROSS FLOOR AREA CALCULATED PER NANAIMO ZONING BYLAW (PART 5 PAGE 8: DEFINITIONS):
 1. GROSS AREA MEASURED FROM THE INTERIOR WALL FACE
 2. THE TOTAL OF ALL FLOORS, MEASURED TO THE EXTERIOR FACE OF THE EXTERIOR WALLS OF THE BUILDING EXCEPT WHERE THE EXTERIOR WALL ASSEMBLIES (EXCLUDING CLADDING) ARE THICKER THAN 165mm IN WHICH FLOOR AREA IS MEASURED FROM THE INTERIOR WALL FACE.

*AREAS EXCLUDED FROM GROSS FLOOR AREA PER NANAIMO ZONING BYLAW (PART 5 PAGE 8: DEFINITIONS):
 1. ITEM 3; ONE ENTRANCE LOBBY USED AS THE MAIN ENTRANCE TO A BUILDING OR STRUCTURE (L1 LOBBY 14m2)
 2. ITEM 5; DEDICATED BICYCLE AND RECREATIONAL EQUIPMENT STORAGE AREAS (BIKE ROOM)
 3. ITEM 6; DEDICATED SPACE FOR SERVICE ROOMS, TO A MAXIMUM OF 9.29m2

3 RE-ISSUED FOR DP 14 AUG 2020
 1 ISSUED FOR DP 02 APR 2019
 # DESCRIPTION DATE



BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024
SITE PLAN



A1.00

SCALE: 1:100

RECEIVED
 DP 1137
 2020-AUG-14
 Current Planning