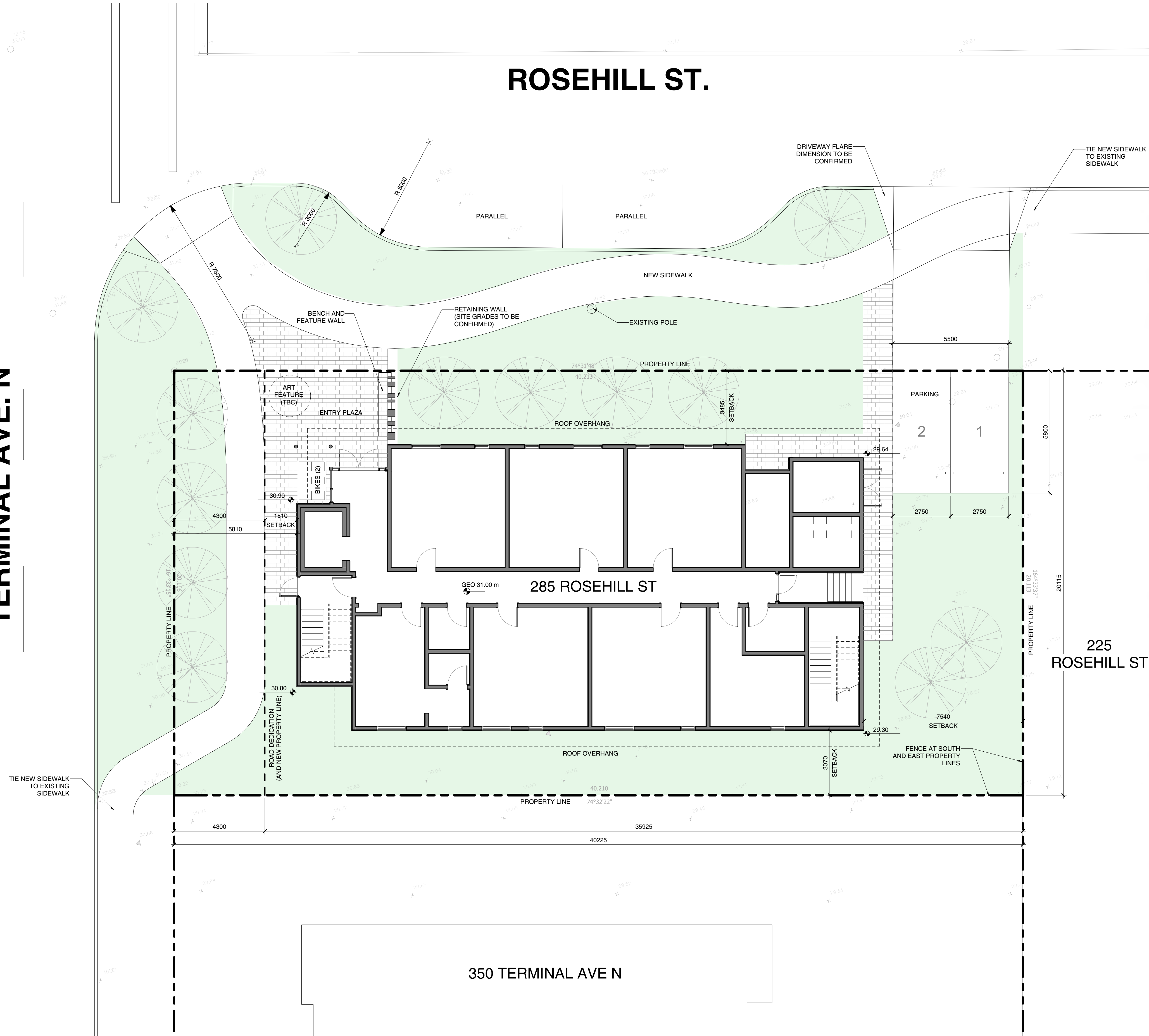


ROSEHILL ST.

TERMINAL AVE. N



PROJECT DATA - VIMH Rosehill Aug 18, 2017
285 Rosehill Street, Nanaimo BC

ZONING: R8 Medium Density Residential
PROPOSED: COR2 Mixed Use Corridor
LEGAL: Lot 1, Block 14, Newcastle Townsite, Section1, Nanaimo District, Plan 584

	current R8	target COR2	Proposed	Notes
SITE AREA:			723 m ² 7,779 sf	*excludes road dedication
LOT COVERAGE:	40 %	60 %	47 %	
DENSITY:			10 dwelling units	*150 units/hectare (10.8 permitted OCP)
DENSITY (FAR)	1.25	1.25	1.35	*Tier 1 Density Bonusing TBC
SETBACKS:				
Front	6.0 m	3.0 m	1.5 m	*variance request
Ext Side	4.0 m	3.0 m	3.5 m	
Int Side	3.0 m	3.0 m	3.0 m	
Rear	10.5 m	7.5 m	7.5 m	
HEIGHT:				
stories		2	3 stories	*minimum stories
	14 m	14 m	11.6 m	*from average grade 30.16
GROSS FLOOR AREA:				
Level 1			317.0 m ² 3412 sf	
Level 2			329.0 m ² 3541 sf	
Level 3			329.0 m ² 3541 sf	
Total			975.0 m ² 10495 sf	
SUITE BREAKDOWN:				
Unit Type	Unit Area	Unit Count	Beds	Total Net Areas
Unit Type A (studio)	33.3 m ²	358 sf	19	632.7 m ²
			9.5	632.7 m ²
BLDG EFFICIENCY	64.89 %			
PARKING BREAKDOWN:				
Required	Proposed	Stalls /unit		
3 stalls	2 stalls	0.11 /unit	*two on-street parking also provided	
BICYCLE PARKING:				
	stalls	6 stalls	0.63 /unit	