

**PROJECT DATA**

CIVIC ADDRESS:  
1000 STEWART AVENUE, NANAIMO

LEGAL DESCRIPTION:  
LOT 1, DISTRICT LOTS 96B & 96G, NEWCASTLE RESERVE,  
AND OF SECTOR 1, NANAIMO DISTRICT, PLAN VIP 89335  
- SEE FOLIO 89073.100 - WATER LEASE

PORT AUTHORITY LEASE AREA: FOLIO 89073.100 - WATER LEASE  
LEASEHOLD PORTION OF BED OF NEWCASTLE ISLAND PASSAGE BEING  
PART OF THE FEDERAL HARBOUR OF NANAIMO  
FRONTING LOT 1, DISTRICT LOTS 96-B AND 96-G, NEWCASTLE RESERVE,  
AND OF SECTION 1, NANAIMO DISTRICT, PLAN VIP89335

ZONING: W2 HARBOUR WATERFRONT  
LOT 1 USE: HOTEL & MULTIFAMILY RESIDENTIAL  
WATER LOT USE: PARKADE

**PROJECT DATA**

LOT	0.766 ACRES	3,101.7 m <sup>2</sup>	2,600 m <sup>2</sup>
<b>GROSS FLOOR AREA</b>			
FLOOR	AREA (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )	WATERLOT
LEVEL 11	434	434	
LEVEL 10	481	481	
LEVELS 8 - 9	675	1350	
LEVELS 6 - 7	1015	2030	
LEVELS 2 - 5	1546	6184	
LEVEL 1	1750	1750	
LEVEL P1	524	524	1011
LEVEL P2	331	331	1011 m <sup>2</sup>
		13,084 m <sup>2</sup>	0.388
PROPOSED FAR		4.218	

**SITE DATA**

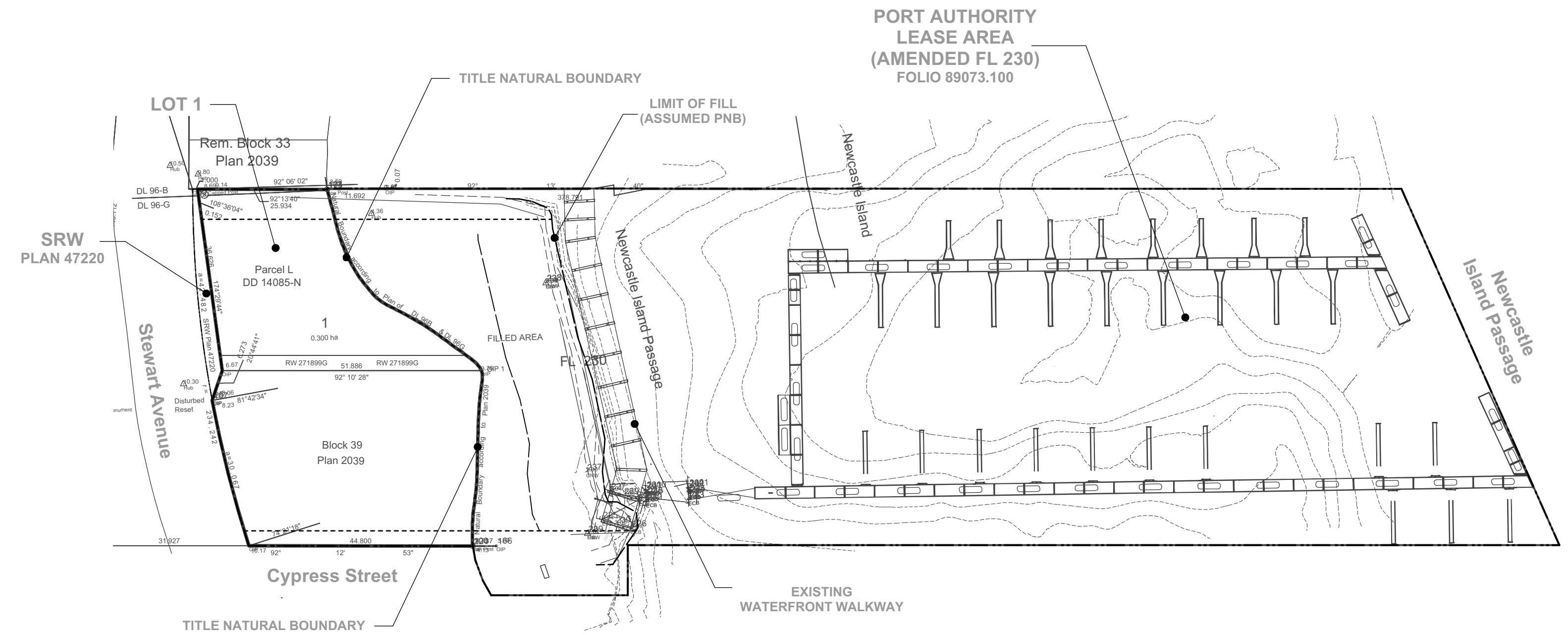
**1000 STEWART AVENUE (LOT 1, PLAN VIP89335)**

SITE AREA	+/- 3,006 m <sup>2</sup> [0.7428 acres]	
DENSITY	BASE F.A.R. DENSITY 1.00	
	+0.25	50% PARKING UNDERGROUND
	+0.25	DEV. CONTAINING TOURIST ACCOMMODATION & FACILITIES
	+0.15	PUBLIC ACCESS TO THE WATERFRONT
FLOOR AREA RATIO	W2 ZONE 1.65	PROPOSED 4.22
SETBACKS	FRONT YARD (STEWART AVE.) 4.5m + 2.5m 1.5m	
	SIDE YARD (CYPRESS ST.) 4.0m 3.0m	
	SIDE YARD 6.0m 6.0m	
	REAR YARD 10.0m 0.0m	
SETBACK FROM THE SEA	15.0m	15.0m
LOT COVERAGE	50%	76%
PRINCIPAL BUILDING HEIGHT	14.0m	40.11m 11 STOREYS OVER 2 LEVELS OF PARKADE
	BASE HEIGHT + ADDITIONAL HEIGHT = 11.0m + 3.0m	
	AVG. CENTERLINE ELEV. (STEWART AVE.) 10.45m	

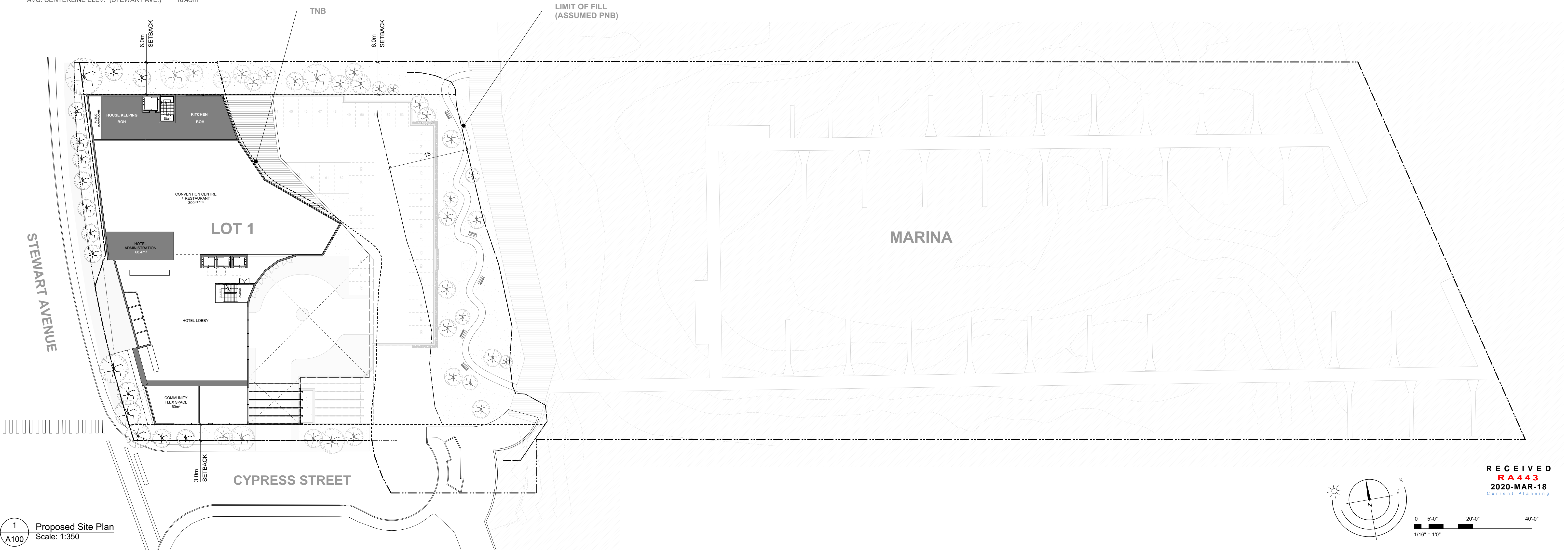
**SITE DATA**

**LEASE LAND LOT (FL 230, FOLIO 89073.100)**

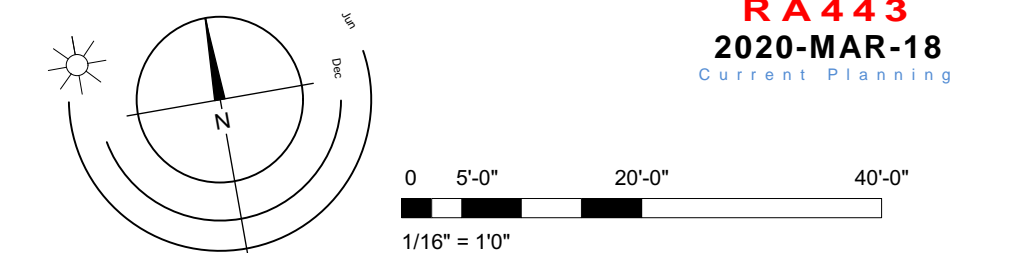
TOTAL LEASE AREA	+/- 15,300 m <sup>2</sup> [1.533 Ha]	
FILL AREA	+/- 2,920 m <sup>2</sup> [0.292 Ha]	
WATER AREA	+/- 12,410 m <sup>2</sup> [1.241 Ha]	
DENSITY	BASE F.A.R. DENSITY 1.00	
FLOOR AREA RATIO	W2 ZONE 1.0	PROPOSED 0.3462 OF FILL AREA
		OR 0.0659 OF TOTAL LEASE AREA
SETBACKS	FRONT YARD (CYPRESS ST.) 4.5m 4.5m	
	SIDE YARD 3.0m 0.0m	
	REAR YARD 6.0m 6.0m	
SETBACK FROM THE SEA	15.0m	0.0m
LOT COVERAGE	50%	35% OF FILL AREA
		OR 6.6% OF TOTAL LEASE AREA
PRINCIPAL BUILDING HEIGHT	11.0m	4.5m SURFACE PARKING ON PARKADE
	AVG. CENTERLINE ELEV. (CYPRESS ST.) 3.82m	
		OR 7.1m TO HOTEL L1 BALCONY GUARDRAIL



2 Key Site Survey Plan  
A100 Scale: 1:750



1 Proposed Site Plan  
A100 Scale: 1:350



RECEIVED  
RA 443  
2020-MAR-18  
Current Planning