

# PROJECT DATA

CIVIC ADDRESS:  
75 WAKESIAH AVENUE, NANAIMO

LEGAL DESCRIPTION:  
LOT B, SECTION 1, NANAIMO, PLAN VIP63268,  
EXCEPT PART IN PLANS EPP73244 AND EPP73656

PID: 023-416-025

EXISTING ZONING: R1, R2  
PROPOSED ZONING: R8 MEDIUM DENSITY RESIDENTIAL

USE: MULTIFAMILY RESIDENTIAL

SITE AREA: +/- 21286.5 m<sup>2</sup> [5.26 acres]

PROPOSED SITE COVERAGE:  
PROPOSED: 27% [5732 m<sup>2</sup>]  
ALLOWABLE: 40%

POTENTIAL TOTAL FLOOR AREA:  
PROPOSED: +/- 26,572 m<sup>2</sup> [ +/- 286,018 ft<sup>2</sup> ] = 1.25 F.A.R.

ALLOWABLE BASE DENSITY: +/- 26,608 m<sup>2</sup> [ +/- 87,297 ft<sup>2</sup> ] = 1.25 F.A.R.  
ALLOWABLE ADDITIONAL DENSITY:  
UNDERGROUND PARKING X 0.25: 210/396 = 0.53 X 0.25 = **+0.13 F.A.R.**  
ALLOWABLE DENSITY WITH BONUS = 1.38 F.A.R.

BUILDING HEIGHT:  
PROPOSED: 20.2 m [66'-3" ] 5 & 6 STOREYS RESIDENTIAL OVER PARKADE  
R8 ZONE: 14m [45'-11" ]

SETBACKS:  
FRONT: 6.0m  
REAR: 10.5m  
SIDE: 3.0m  
FLANKING SIDE: 4.0m

R8 ADDITIONAL DENSITY  
City of Nanaimo Zoning Bylaw No. 4500, Part 7 Residential Zones

Maximum Allowable Base Density: The maximum Floor Area Ratio shall not exceed 1.25.  
Additional Density: Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground. (210 parkade stalls / 396 total required stalls x 0.25 = 0.13 Additional FAR Density)

Where the development meets or exceeds the Tier 1 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1.

Where the development meets or exceeds the Tier 2 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.25.

# GROSS FLOOR AREA

## HAWTHORN DEVELOPMENT

	BDG 1	BDG 2	BDG 3	Total
Level 1 west	468	1863	1641	3972
Level 2	1734	1817	2029	5580
Level 3	1734	1817	2029	5580
Level 4	1734	1817	2029	5580
Level 5	1650	1620	1837	5107
Level 6 east	755			755
<b>TOTAL GFA</b>				<b>26572</b>

Proposed Lot Coverage 5237.5

Proposed FAR 24.60%  
1.25

# PARKING ANALYSIS DATA

## PROPOSED PARKING STALLS

	P1	P2	P3	SURF.	
Small Stalls	21	22	16	110	169
Regular Stalls	42	40	69	0	
<b>Total Stalls</b>	<b>63</b>	<b>62</b>	<b>85</b>	<b>217</b>	<b>427</b>

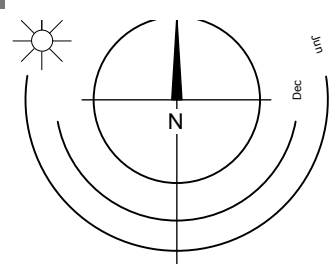
**TOTAL PROPOSED 427**

**REQUIRED STALLS -19.96**

\* NEGATIVE MEANS IN EXCESS

## BICYCLE PARKING STALLS

LONG TERM SPACES	148.5
SHORT TERM SPACES	29.7
<b>TOTAL</b>	<b>178.2</b>



1 Site Plan at Building 2 & 3 Parkades  
A101 Scale: 1:350



Nanaimo, BC  
27 APR 20

# Hawthorne Multi Family Development

# Site Plan - Parkade A101

Scale 1:350

RECEIVED  
RA460  
2020-MAY-11  
dHKarchitects dHka

# PROJECT DATA

CIVIC ADDRESS:  
75 WAKESIAH AVENUE, NANAIMO

LEGAL DESCRIPTION:  
LOT B, SECTION 1, NANAIMO, PLAN VIP63268,  
EXCEPT PART IN PLANS EPP73244 AND EPP73656

PID: 023-416-025

EXISTING ZONING: R1, R2  
PROPOSED ZONING: R8 MEDIUM DENSITY RESIDENTIAL

USE: MULTIFAMILY RESIDENTIAL

SITE AREA: +/- 21286.5 m<sup>2</sup> [5.26 acres]

PROPOSED SITE COVERAGE:  
PROPOSED: 27% [5732 m<sup>2</sup>]  
ALLOWABLE: 40%

POTENTIAL TOTAL FLOOR AREA:  
PROPOSED: +/- 26,572 m<sup>2</sup> [ +/- 286,018 ft<sup>2</sup> ] = 1.25 F.A.R.  
ALLOWABLE BASE DENSITY: +/- 26,608 m<sup>2</sup> [ +/- 287,297 ft<sup>2</sup> ] = 1.25 F.A.R.  
ALLOWABLE ADDITIONAL DENSITY:  
UNDERGROUND PARKING X 0.25: 210/396 = 0.53 X 0.25 = +0.13 F.A.R.  
ALLOWABLE DENSITY WITH BONUS = 1.38 F.A.R.

BUILDING HEIGHT:  
PROPOSED: 20.2 m [66'-3" ] 5 & 6 STOREYS RESIDENTIAL OVER PARKADE  
R8 ZONE: 14m [45'-11" ]

SETBACKS:  
FRONT: 6.0m  
REAR: 10.5m  
SIDE: 3.0m  
FLANKING SIDE: 4.0m

**R8 ADDITIONAL DENSITY**  
City of Nanaimo Zoning Bylaw No. 4500, Part 7 Residential Zones  
Maximum Allowable Base Density: The maximum Floor Area Ratio shall not exceed 1.25.  
Additional Density: Where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than 0.8m above the finished grade), an amount may be added to the Floor Area Ratio equal to 0.25 multiplied by the percentage of the total parking spaces provided underground. (210 parkade stalls / 396 total required stalls x 0.25 = 0.13 Additional FAR Density)  
Where the development meets or exceeds the Tier 1 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.1.  
Where the development meets or exceeds the Tier 2 requirements as described within Schedule D of this Bylaw, the maximum allowable Floor Area Ratio may be increased by an additional 0.25.

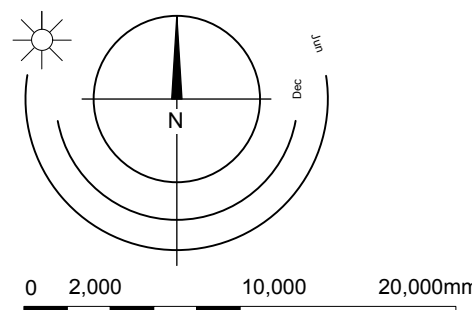
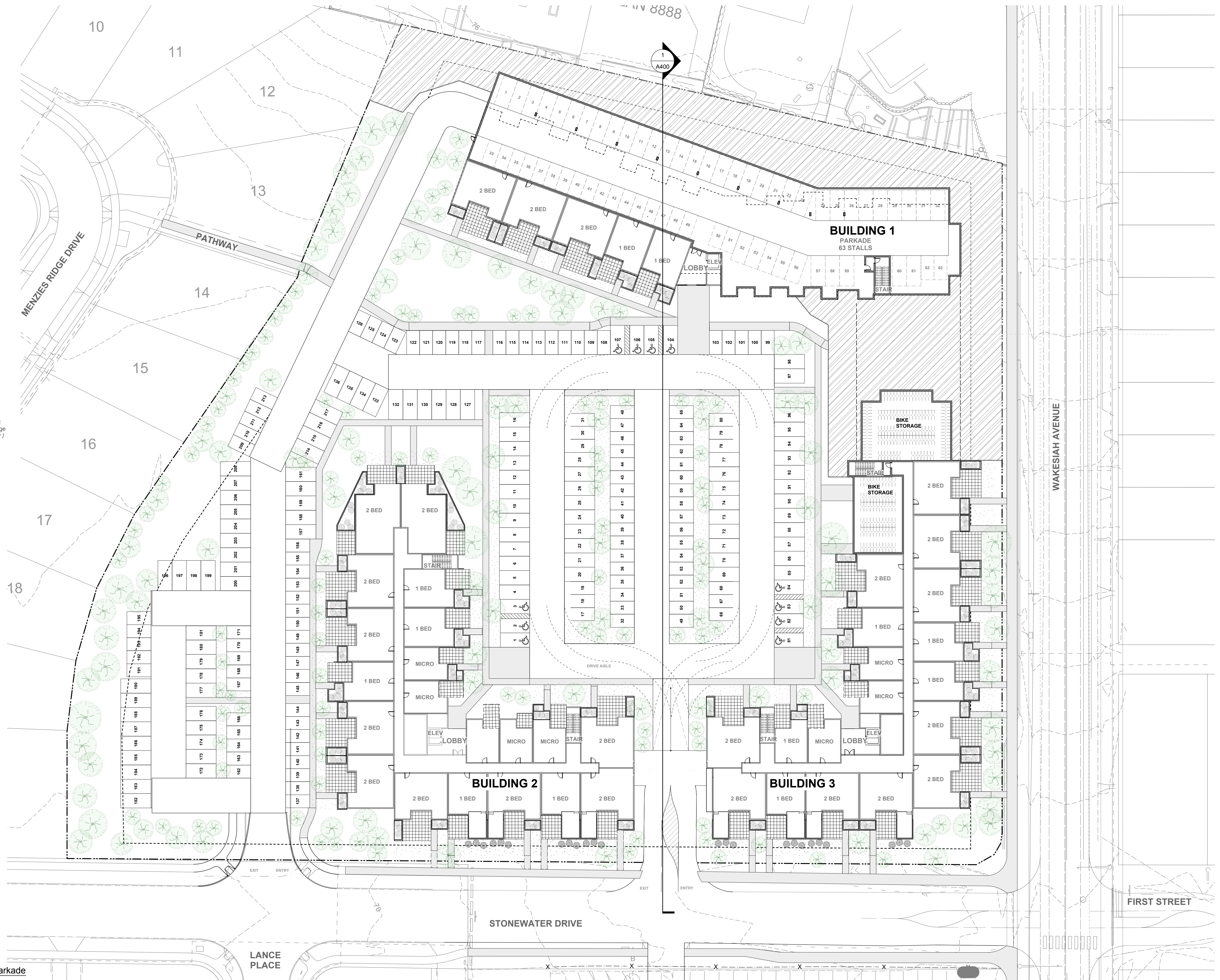
## GROSS FLOOR AREA

### HAWTHORN DEVELOPMENT

	BDG 1	BDG 2	BDG 3	Total
Level 1 west	468	1863	1641	3972
Level 2	1734	1817	2029	5580
Level 3	1734	1817	2029	5580
Level 4	1734	1817	2029	5580
Level 5	1650	1620	1837	5107
Level 6 east	755			755
<b>TOTAL GFA</b>				<b>26572</b>
<b>Proposed Lot Coverage</b>				<b>5237.5</b>
<b>Proposed FAR</b>				<b>24.60%</b> 1.25

## PARKING ANALYSIS DATA

PROPOSED PARKING STALLS				
	P1	P2	P3	SURF.
Small Stalls	21	22	16	110
Regular Stalls	42	40	69	0
<b>Total Stalls</b>	<b>63</b>	<b>62</b>	<b>85</b>	<b>217</b>
<b>TOTAL PROPOSED</b>				<b>427</b>
<b>REQUIRED STALLS</b>				<b>-19.96</b>
* NEGATIVE MEANS IN EXCESS				
BICYCLE PARKING STALLS				
LONG TERM SPACES				148.5
SHORT TERM SPACES				29.7
				<b>178.2</b>



1 Site Plan at Main Floor Plans & Building 1 Parkade  
A102 Scale: 1:350