

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	

GROSS FLOOR AREA CALCULATED PER NANAIMO ZONING BYLAW (PART 5 PAGE 8: DEFINITIONS): 1. GROSS AREA MEASURED FROM THE INTERIOR WALL FACE '...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.<u>ITEM 3:</u> ONE ENTRANCE LOBBY USED AS THE MAIN ENTRANCE TO A BUILDING OR STRUCTURE (L1 LOBBY 14m2) 2. <u>ITEM 5:</u> DEDICATED BICYCLE AND RECREATIONAL EQUIPMENT STORAGE AREAS (BIKE ROOM 3. <u>ITEM 6:</u> 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

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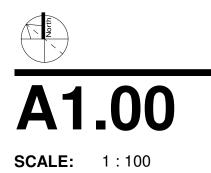
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BOWEN AFFORDABLE HOUSING

2103 Bowen Road, Nanaimo, BC

PROJECT #: 18024

SITE PLAN





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