

PROJECT STATISTICS FOR OCP AMENDMENT

SEA VIEW APARTMENTS

Project No.: 17109

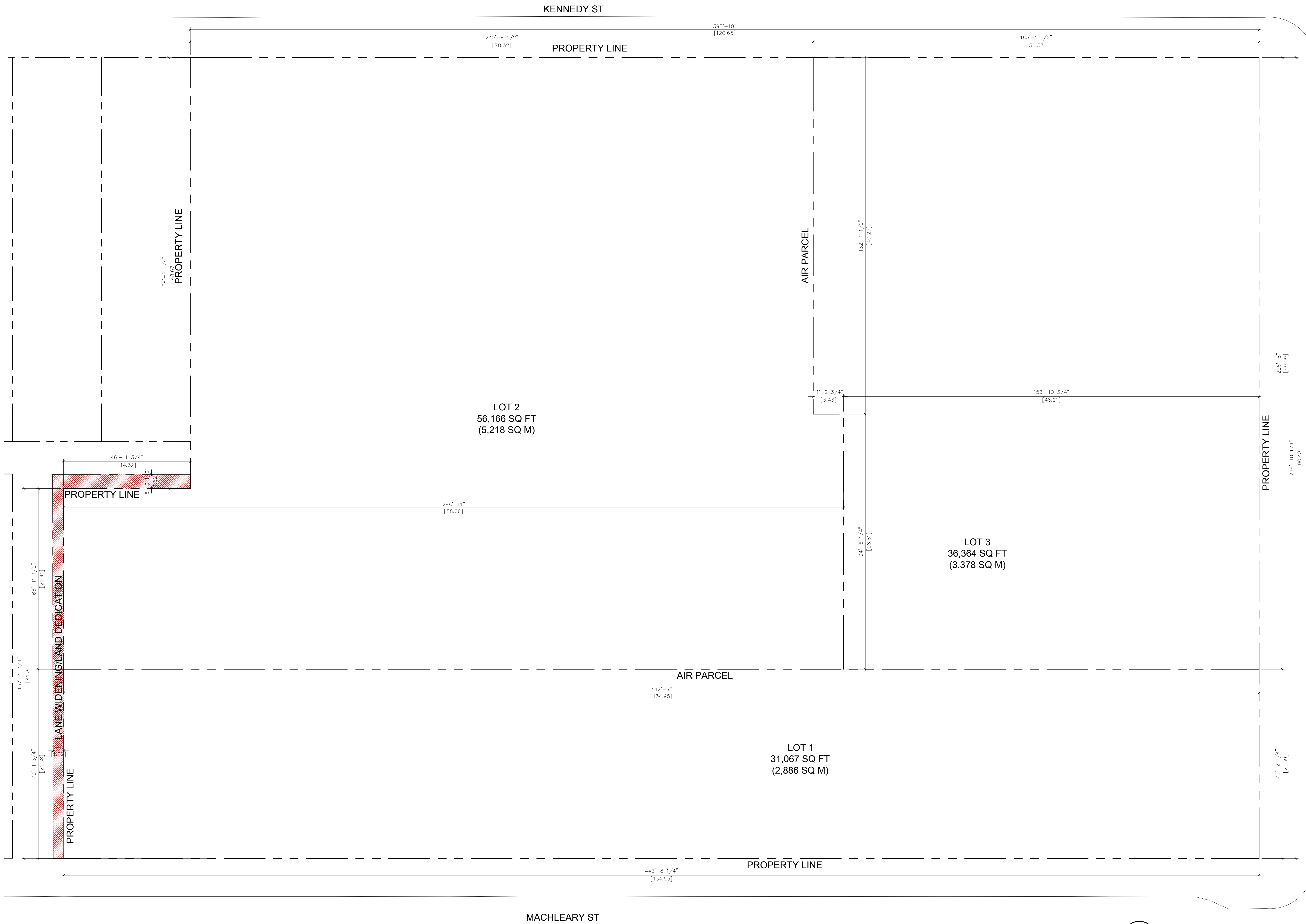
REVISION NO.12		DATE:	02-Jul-19
<b>LOT 1</b>			
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876		
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC		
ZONING	EXISTING		REQUIRED
	CS1		PROPOSED
			N/A
SITE AREA (m <sup>2</sup> )	2,886	(0.287 hectare)	
FAR			0.74
UPH			52UPH
SITE COVERAGE			38%
BUILDING A HEIGHT			31'-2" (9.50m)
BUILDING B HEIGHT			31'-0 3/4" (9.47m)
BUILDING C HEIGHT			32'-3 3/4" (9.85m)
SETBACKS	MACHLEARY ST (FRONT)		15.00' (4.57m)
	FRANKLYN ST (SIDE)		20.00' (6.10m)
	REAR		20.00' (6.10m)
	SIDE		6.00' (1.83m)
<b>BUILDING DATA</b>			
<b>BUILDING A</b>			
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )
			# OF UNITS
			TOTAL (ft <sup>2</sup> )
			TOTAL (m <sup>2</sup> )
TH	3BED	1528	142
			4
			6,112
			568
		<b>TOTAL</b>	<b>4</b>
			<b>6,112</b>
			<b>568</b>
<b>BUILDING B</b>			
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )
			# OF UNITS
			TOTAL (ft <sup>2</sup> )
			TOTAL (m <sup>2</sup> )
TH	3BED	1528	142
			6
			9,168
			852
		<b>TOTAL</b>	<b>6</b>
			<b>9,168</b>
			<b>852</b>
<b>BUILDING C</b>			
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )
			# OF UNITS
			TOTAL (ft <sup>2</sup> )
			TOTAL (m <sup>2</sup> )
TH	3BED	1528	142
			5
			7,640
			710
		<b>TOTAL</b>	<b>5</b>
			<b>7,640</b>
			<b>710</b>
		<b>TOTAL</b>	<b>15</b>
			<b>22,920</b>
			<b>2129</b>
<b>SITE DATA</b>			
			(ft <sup>2</sup> )
			(m <sup>2</sup> )
GROSS FLOOR AREA			22,920
			2,129
HORIZONTAL PROJECTION (BC BUILDING CODE)			10,746
			998
LOT COVERAGE			11,756
			1,092
<b>PARKING DATA</b>			
<b>PROPOSED PARKING</b>			
	Surface Parking		n/a
	Townhomes Parking (2 per unit)		30
<b>TOTAL PROPOSED PARKING</b>			<b>30</b>
<b>REQUIRED PARKING</b> (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)			<b># OF PARKING</b>
	1.20 stalls per 3 Bedroom		<b>18</b>
<b>PROPOSED BICYCLE PARKING</b>			
	Short Term Bicycle Parking		TBD
	Long Term Bicycle Parking		TBD
<b>TOTAL PROPOSED BICYCLE PARKING</b>			<b>TBD</b>
<b>REQUIRED BICYCLE PARKING</b> (New City of Nanaimo bicycle parking requirements- council has yet to approve)			
	Short Term Bicycle Parking - 0.1 space per dwelling		2
	Long Term Bicycle Parking - 0.5 per dwelling		8
<b>TOTAL REQUIRED BICYCLE PARKING</b>			<b>10</b>

PROJECT STATISTICS FOR OCP AMENDMENT						
SEA VIEW APARTMENTS						
Project No.: 17109						
REVISION NO. 12		DATE:			02-Jul-19	
LOT 2						
LEGAL DESCRIPTION		LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876				
CIVIC ADDRESS		388 MACHLEARY STREET, NANAIMO, BC				
ZONING		EXISTING		REQUIRED		PROPOSED
		CS1				N/A
SITE AREA (m <sup>2</sup> )		5,218	(0.523 hectare)			
FAR						1.43
UPH						216 UPH
SITE COVERAGE						42%
BUILDING D HEIGHT						52'-7 1/4" (16.03m)
BUILDING E HEIGHT						49'-8 1/2" (15.15m)
BUILDING SETBACKS		KENNEDY ST (FRONT)				20.00' (6.1m)
		SIDE (SOUTH)				16.42' (5.00m)
		SIDE (NORTH)				6.00' (1.83m)
		REAR				19.79' (6.03m)
PARKADE SETBACKS		KENNEDY ST (FRONT)				13.46' (4.10m)
		SIDE (SOUTH)				0.00' (0.00m)
		SIDE (NORTH)				10.00' (3.00m)
		REAR				0.00' (0.00m)
BUILDING DATA						
BUILDING D						
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (ft <sup>2</sup> )	TOTAL (m <sup>2</sup> )
Unit A	Micro	321	29.8	12	3,852	358
Unit A2	Micro	407	37.8	1	407	38
Unit C	Studio	454	42.2	6	2,724	253
Unit D	Junior 1Bed	509	47.3	6	3,054	284
Unit E	1Bed	600	55.7	8	4,800	446
Unit F	1Bed	523	48.5	3	1,569	146
Unit G	2Bed	800	74.3	15	12,000	1,115
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH5	1Bed	603	56.02	2	1,206	112
PH7	2Bed	823	76.5	3	2,469	230
PH8	2Bed	891	82.8	3	2,673	248
PH10	1Bed	564	52.4	1	564	52
				<b>62</b>	<b>36,184</b>	<b>3,361</b>
BUILDING E						
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (ft <sup>2</sup> )	TOTAL (m <sup>2</sup> )
Unit A	Micro	321	29.8	3	963	89
Unit A1	Micro	381	35.8	1	381	36
Unit B	Micro	375	34.8	1	375	35
Unit C	Studio	454	42.2	9	4,086	380
Unit D	Junior 1Bed	509	47.3	8	4,072	378
Unit E	1Bed	600	55.7	3	1,800	167
Unit E1	1Bed	535	54.1	2	1,070	108
Unit F	1Bed	523	48.5	2	1,046	97
Unit G	2Bed	800	74.3	12	9,600	892
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH3	1Bed	558	51.8	2	1,116	104
PH4	1Bed	597	55.5	1	597	56
PH6	2Bed	753	69.9	1	753	70
PH7	2Bed	823	76.5	4	3,292	306
<b>TOTAL</b>				<b>113</b>	<b>30,017</b>	<b>2,798</b>
<b>TOTAL</b>					<b>66,201</b>	<b>6,159</b>
UNIT TYPE PERCENTAGE (of project total)						
UNIT TYPE	PERCENTAGE					
Micro	15.9%	18 units				
Studio	15.0%	17 units				
Junior 1Bed	14.2%	16 units				
1Bed	21.2%	24 units				
2Bed	33.6%	38 units				
SITE DATA					(ft <sup>2</sup> )	(m <sup>2</sup> )
GROSS FLOOR AREA					80,325	7,462
HORIZONTAL PROJECTION (BC BUILDING CODE)					21,595	2,006
LOT COVERAGE					23,481	2,181
PARKING DATA						
PROPOSED PARKING						
Surface Parking					10	
Underground Parking					72	
visitors' parking stalls (included)					10	
accessible parking stalls (included)					3	
<b>TOTAL PROPOSED PARKING</b>					<b>82</b>	
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)						
0.45 stalls per studio/micro unit					16	
0.50 stalls per 1 bedroom					20	
0.90 stalls per 2 bedroom					34	
40% max small car parking (included)					28	
accessible - 101-1000 - 2 per 100 required spaces or part thereof (included)					3	
visitor - 1 space per 22 required spaces (included)					3	
<b>TOTAL REQUIRED PARKING</b>					<b>70</b>	
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking					TBD	
Long Term Bicycle Parking					71	
<b>TOTAL PROPOSED BICYCLE PARKING</b>					<b>TBD</b>	
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling					11	
Long Term Bicycle Parking - 0.5 per dwelling					57	
<b>TOTAL REQUIRED BICYCLE PARKING</b>					<b>68</b>	

PROJECT STATISTICS FOR OCP AMENDMENT  
**SEA VIEW APARTMENTS**

Project No.: 17109

REVISION NO.12				DATE:	02-Jul-19	
<b>LOT 3</b>						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING		REQUIRED		PROPOSED	
	CS1				N/A	
SITE AREA (m <sup>2</sup> )	3,378	(0.338 hectare)				
FAR					1.03	
UPH					139 UPH	
LOT COVERAGE					29%	
BUILDING F HEIGHT					56'-2 1/2" (17.13m)	
BUILDING SETBACKS	FRANKLYN ST (SIDE)				20.0' (6.1m)	
	KENNEDY ST (FRONT)				20.0' (6.1m)	
	SIDE (NORTH)				72.83' (22.2m)	
	REAR				29.0' (8.84m)	
PARKADE SETBACKS	FRANKLYN ST (SIDE)				20.0' (6.1m)	
	KENNEDY ST (FRONT)				13.46' (4.10m)	
	SIDE (NORTH)				0.00' (0.00m)	
	REAR				29.0' (8.84m)	
ACCESSORY BLDG. SETBACK	KENNEDY ST				65.92' (20.09m)	
	SIDE (NORTH)				30.31' (9.24m)	
	REAR				119.85' (36.53m)	
<b>BUILDING DATA</b>						
<b>BUILDING F</b>						
UNITS	DESCRIPTION	NET AREA (ft <sup>2</sup> )	NET AREA (m <sup>2</sup> )	# OF UNITS	TOTAL (ft <sup>2</sup> )	TOTAL (m <sup>2</sup> )
Unit A	Micro	321	29.8	11	3,531	328
Unit B	Micro	375	34.8	2	750	70
Unit C	Studio	454	42.2	4	1,816	169
Unit D	Junior 1Bed	509	47.3	4	2,036	189
Unit E	1Bed	600	55.7	6	3,600	334
Unit E1	1Bed	535	49.7	3	1,605	149
Unit F	1Bed	523	48.6	2	1,046	97
Unit G	2Bed	800	74.3	11	8,800	818
PH7	2Bed	823	76.5	2	1,646	153
PH9	2Bed	968	89.9	1	968	90
PH9-B	2Bed	823	76.5	1	823	76
	<b>TOTAL</b>			<b>47</b>	<b>26,621</b>	<b>2,473</b>
<b>UNIT TYPE PERCENTAGE (of project total)</b>						
	UNIT TYPE	PERCENTAGE				
	Micro	27.7%		13	units	
	Studio	8.5%		4	units	
	Junior 1Bed	8.5%		4	units	
	1Bed	23.4%		11	units	
	2Bed	31.9%		15	units	
<b>SITE DATA</b>						
				(ft <sup>2</sup> )	(m <sup>2</sup> )	
GROSS FLOOR AREA				37,341	3,469.09	
HORIZONTAL PROJECTION (BC BUILDING CODE)				8,477	787.54	
LOT COVERAGE				10,491	974.65	
<b>PARKING DATA</b>						
<b>PROPOSED PARKING</b>						
	Surface Parking				5	
	Underground Parking				48	
	small parking stalls (included)				0	
	visitors' parking stalls (included)				5	
	accessible parking stalls (included)				2	
<b>TOTAL PROPOSED PARKING</b>					<b>53</b>	
<b>REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)</b>						
	0.45 stalls per studio/micro unit				8	
	0.50 stalls per 1 bedroom				8	
	0.90 stalls per 2 bedroom				14	
	40% max small car parking (included)				12	
	accessible - 21-100 - 2				2	
	visitor - 1 space per 22 required spaces (included)				1	
<b>TOTAL REQUIRED PARKING</b>					<b>30</b>	
<b>PROPOSED BICYCLE PARKING</b>						
	Short Term Bicycle Parking				TBD	
	Long Term Bicycle Parking				25	
<b>TOTAL PROPOSED BICYCLE PARKING</b>					<b>TBD</b>	
<b>REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)</b>						
	Short Term Bicycle Parking - 0.1 space per dwelling				5	
	Long Term Bicycle Parking - 0.5 per dwelling				24	
<b>TOTAL REQUIRED BICYCLE PARKING</b>					<b>28</b>	



**1 LOT PLANS**  
1/16" = 1'-0"

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SEAL

OWNER/CLIENT

NO.	REVISION	DATE
01	AMENDED FOR REZONING & OCP	07/25/19
		MDY

PROJECT NAME

**SEA VIEW APARTMENTS**

PROJECT ADDRESS:

388 MACHLEARY ST  
NANAIMO, BC

301-1444 Alberni St  
Vancouver, BC V6G 2Z7  
T: 604 685 3529  
office@wensleyarch.com

**WA**  
WENSLEY ARCHITECTURE LTD

CONSULTANTS:  
 STRUCTURAL: N/A  
 MECHANICAL: N/A  
 ELECTRICAL: N/A  
 CIVIL: J.E. ANDERSON & ASSOCIATES  
 LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE:

**LOT PLANS**

PROJECT NO:	17109	DRAWN BY:	GH
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO:	A103



ALL LANDSCAPING ON ARCHITECTURAL PLANS IS SHOWN AS A PLACEHOLDER ONLY. REFER TO LANDSCAPE PLAN FOR DETAILED LANDSCAPE INFORMATION

TREES TO BE RETAINED ALONG FRANKLYN ST.

TREES TO BE RETAINED ALONG MACHLEARY ST.

1 FLOOR PLAN 3  
1/16" = 1'-0"

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SEAL

OWNER/CLIENT

02 AMENDED FOR REZONING & OCP 07/25/19  
01 ISSUED FOR OCP AMENDMENT & REZONING 07/15/19  
NO REVISION MDV

PROJECT NAME

SEA VIEW APARTMENTS

PROJECT ADDRESS:  
388 MACHLEARY ST  
NANAIMO, BC

301-1444 Alborni St  
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WA  
WENSLEY ARCHITECTURE LTD

CONSULTANTS:  
STRUCTURAL: N/A  
MECHANICAL: N/A  
ELECTRICAL: N/A  
CIVIL: J.E ANDERSON & ASSOCIATES  
LANDSCAPE: LOMBARD NORTH GROUP

DRAWING TITLE:  
FLOOR PLAN 3

PROJECT NO: 17109 DRAWN BY: CH  
SCALE: 1/16"=1'-0" REVIEW BY: DM  
DATE: APRIL, 2018 DRAWING NO: A203