



**PROPOSED HYUNDAI DEALERSHIP**  
**KENWORTH ROAD**  
**NANAIMO B.C.**

**SITE PLAN**

PROJECT DATA - LOT A			
<b>CIVIC:</b> 2355 BOWEN ROAD	<b>FLOOR AREA:</b>	<b>PARKING:</b>	
<b>LEGAL:</b> LOT A	MAIN FLOOR DEALERSHIP +/- 12,280 SQ.FT. OFFICE +/- 325 SQ.FT.	REQUIRED: 162.6 SQ.M. @ 1/10 SQ.M. OF SALES FL. AREA 17 1 PER SERVICE BAY 7 1 PER 2 EMPLOYEES 6 128.7 SQ.M. @ 1/22 SQ.M. OF OFFICE FL. AREA 6	
<b>LOT AREA (PROPOSED):</b> +/- 7,760 SQ.M. (1.9 ACRES)	UPPER FLOOR DEALERSHIP +/- 3,510 SQ.FT. OFFICE +/- 1,385 SQ.FT.	TOTAL REQUIRED 36	
<b>LAND USE:</b> AUTOMOTIVE SALES & SERVICE OFFICE	<b>TOTAL:</b> DEALERSHIP: +/- 15,790 SQ.FT. OFFICE: +/- 1,710 SQ.FT. TOTAL: +/- 17,500 SQ.FT (1625 SQ.M)	PROVIDED: STANDARD CARS 31 ACCESSIBLE 2 EV 3 TOTAL PROVIDED 36	
<b>ZONING:</b> COR 3 - COMMUNITY CORRIDOR	<b>F.A.R.: (MAX 0.75)</b> 0.21	<b>LOADING:</b> REQUIRED: 2 PROVIDED: 2	
<b>DP AREA:</b> DPA9 - GENERAL		<b>BICYCLE PARKING:</b> NOT REQUIRED	
<b>LOT COVERAGE:</b> 15.1%			

PROJECT DATA - LOT B	
<b>CIVIC:</b> 2345 BOWEN ROAD	
<b>LEGAL:</b> LOT B	
<b>LOT AREA:</b> +/- 4,416 SQ.M. (1.1 ACRES)	
<b>LAND USE:</b> MULTIPLE RESIDENTIAL BUILDING, OFFICE & ADMINISTRATION	
<b>LOT COVERAGE:</b> 27%	
<b>FLOOR AREA:</b> GROSS FLOOR AREA +/- 40,000 SQ.FT. (3700 SQ.M.)	
<b>NO. OF UNITS:</b>	40-50

DRAWING TITLE:  
SCHEMATIC SITE PLAN

SCALE:  
N.T.S.

DRAWN BY:  
B.B. / A.H.

NUMBER:  
d1549.16.19

ISSUED:  
FOR REZONING APP: 24 MAR. 2020  
REVISED: 20 APR. 2020

PAGE NO.