



PROJECT DEVELOPMENT DATA	
Zone	COR1 Residential Corridor
Site Area (sq.m.)	1,907 sq.m.
Building Footprint	893.9 sq.m.
Site Coverage	47 %
Total Gross Area	2,793 sq.m.
Total Net Area	2,514 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	1.46
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 Indoor Amenity Area - 75 sq.m. Outdoor Amenity Area - 125 sq.m.
PARKING REQUIREMENT	
Required Parking Spaces	47
Proposed Parking Spaces	35 Total (Variance) Small - 15 Standard - 16 Accessible - 4 (Electric Charging Station - 11)
Proposed Motorized Scooter or Motorcycle	Motorcycle - 3 Motorized Scooter - 1
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 Adaptable Units - 6
Minimum Unit Floor Area (sq.m.)	47 sq.m.
Per City of Nanaimo Zoning Bylaw	

1 ISSUED FOR DP 02 APR 2019
DESCRIPTION DATE



BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024

SITE PLAN



A1.00

SCALE: 1 : 100