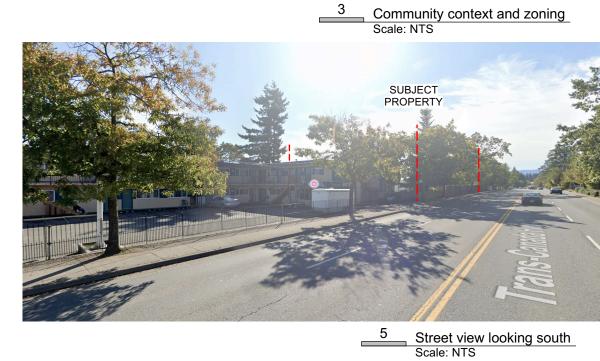
PROJECT CONTEXT **ZONING INFORMATION**

Street view looking south east Scale: NTS





PERMITTED UNDER PROPOSED **ZONING SUMMARY** CS1 (CD) SETBACKS 4.8 METERS (Variance) FRONT YARD SETBACK 6 METERS REAR YARD SETBACK 7.5 METERS 7.5 METERS SIDE YARD 4 METERS 4 METERS * SEE SITE PLAN FOR PROPOSED DISTANCES TO LOT LINES LOT COVERAGE / FSR PERSONAL CARE FACILITY TOTAL LOT AREA 928 SQ/M TOTAL BUILDING AREA Max Coverage 361.11 SQ/M TOTAL LOT COVERAGE 38% TOTAL GROSS FLOOR AREA 2069 SQ/M PROPOSED FSR 2.23 **BUILDING HEIGHT** MAXIMUM BUILDING HEIGHT 18.5 METERS 18.5 METERS * SEE ELEVATIONS FOR BUILDING HEIGHTS **USABLE OPEN SPACE** OFF STREET PARKING + LOADING PERSONAL CARE FACILITY 0.2 PER SLEEPING UNIT 7 SPACES 7 SPACES Total Required Total provided

2 METERS

SEE LANDSCAPE PLAN

Lot A, Section 1, Nanaimo District, Plan EPP29088

in close proximity to the downtown core and several nearby parks.

The subject land is a .23 acre parcel bordered by Nicol Street to the West, a motel to the North, single family residential to the South, single family to the East. It is located

City of Nanaimo 355 Nicol St

PID 029-218-560

Landscape Buffer

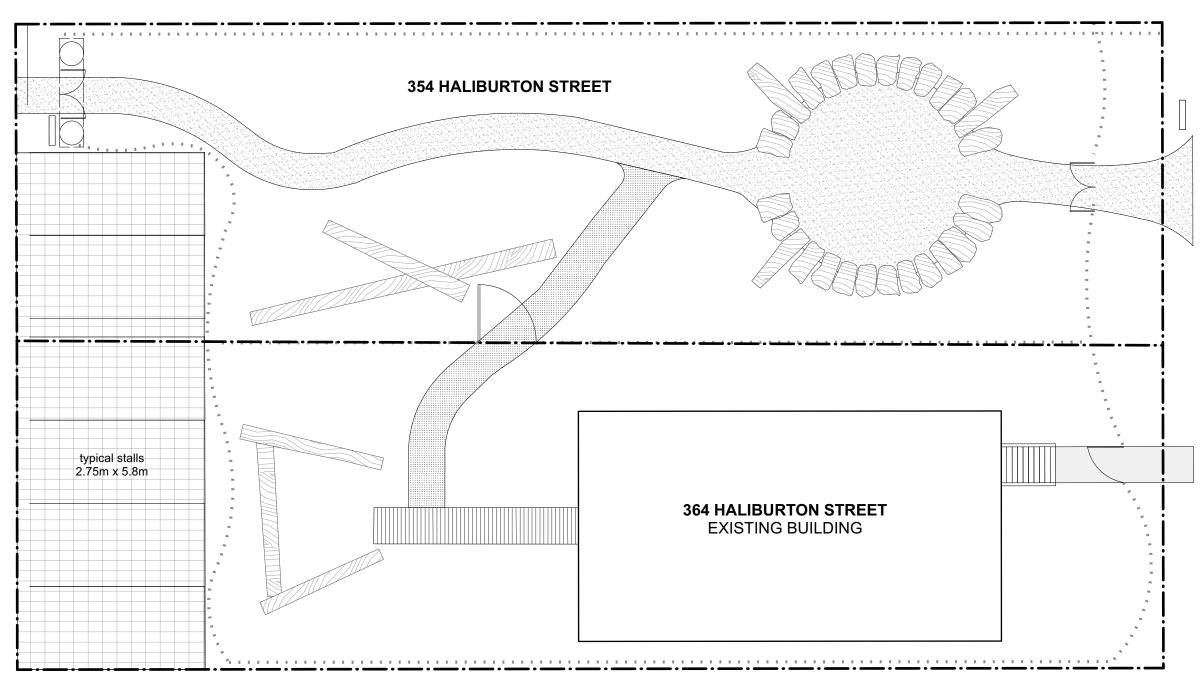
Fence Height

Street Address

Property Identification Number

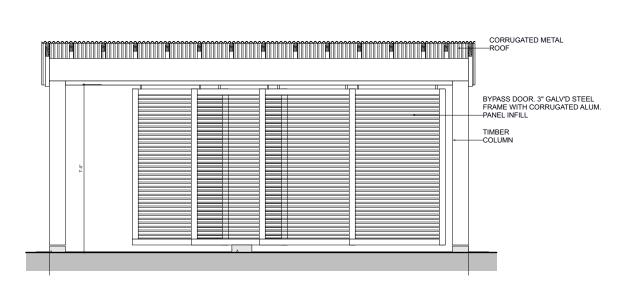
LANDSCAPE + SCREENING

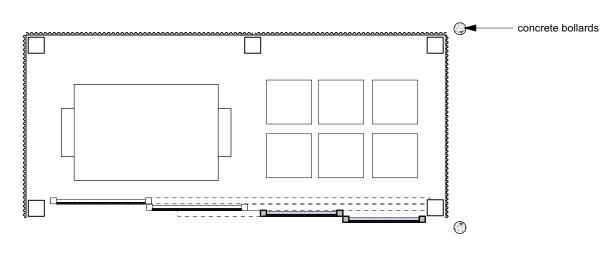
new tree boulevard refer to civil covered fire fighting entry (level 1) MFE EL. 34.150m LFE EL. 30.949m main entry (lower level) S 355 NICOL STREET
PROPOSED BUILDING 361 sm • • <u>----</u> refuse encl. 68'-9 7/8" [20.98m] building _~15'-9" 24'-7 1/4" [4.8m] front setback [7.5m] rear setback



Site Plan
Scale: 1:125

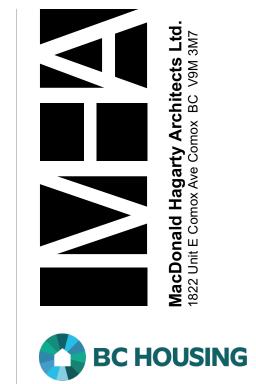
refer to landscape plans for surfaces and fencing refer to civil plans for servicing and grading refer to electrical and landscape for lighting ____1 Site Plan





Refuse Enclosure - Plan & Elevation
Scale: 1/4" = 1'-0"

RECEIVED **DP1329** 2025-AUG-21
Current Planning





Housing dd

F 2025-08-06 Building Permit E 2025-06-20 Issued for 50% Review D 2025-01-15 Issued for Review NO. Y M D ISSUE ISSUE

NO. Y M D ISSUE

REVISION

SHEET TITLE Site Plan & Program

A0.02