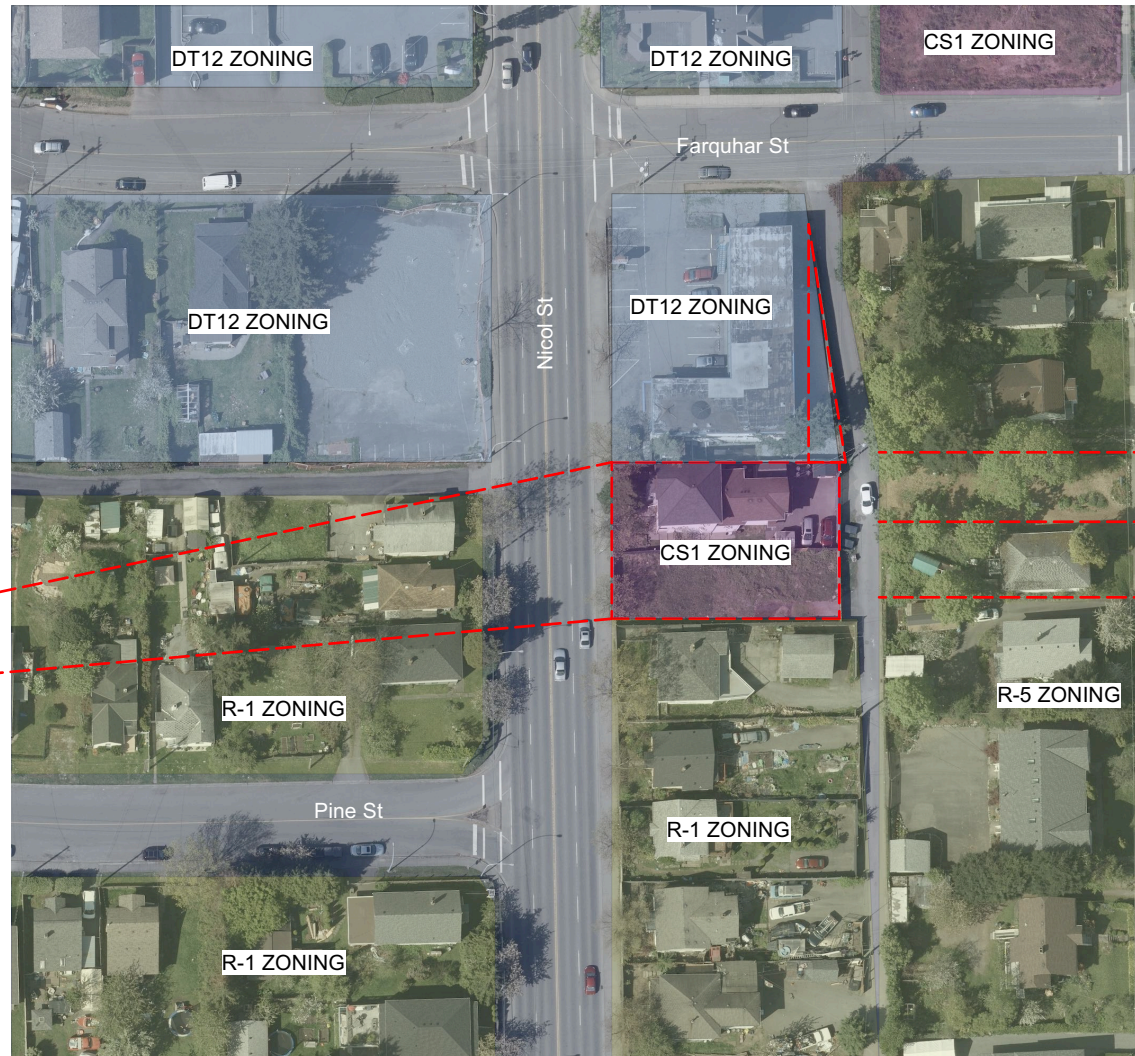
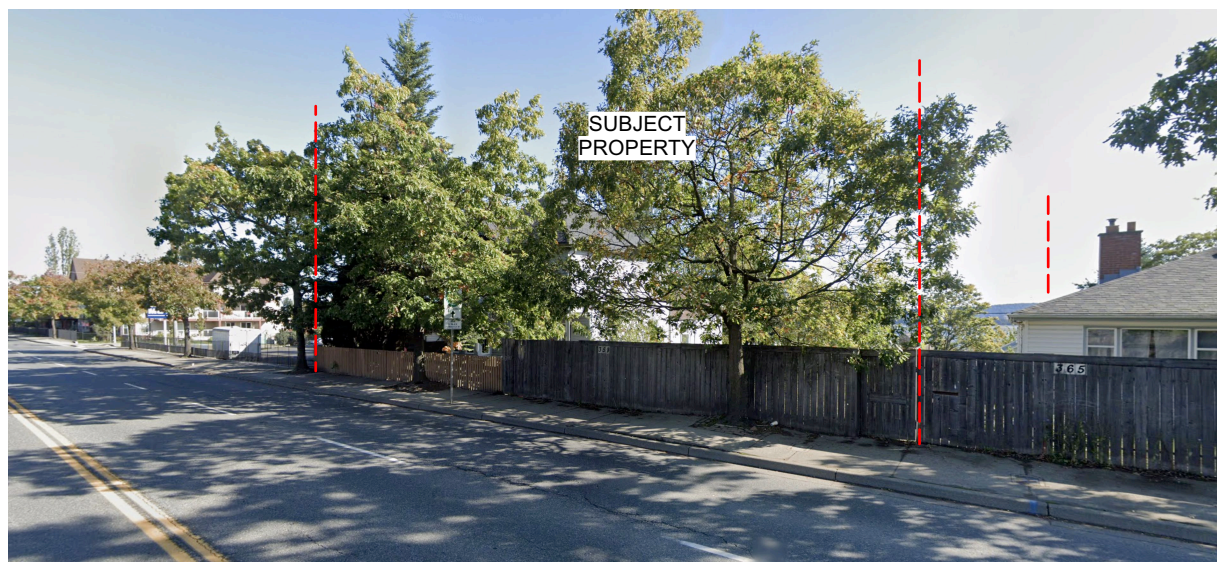


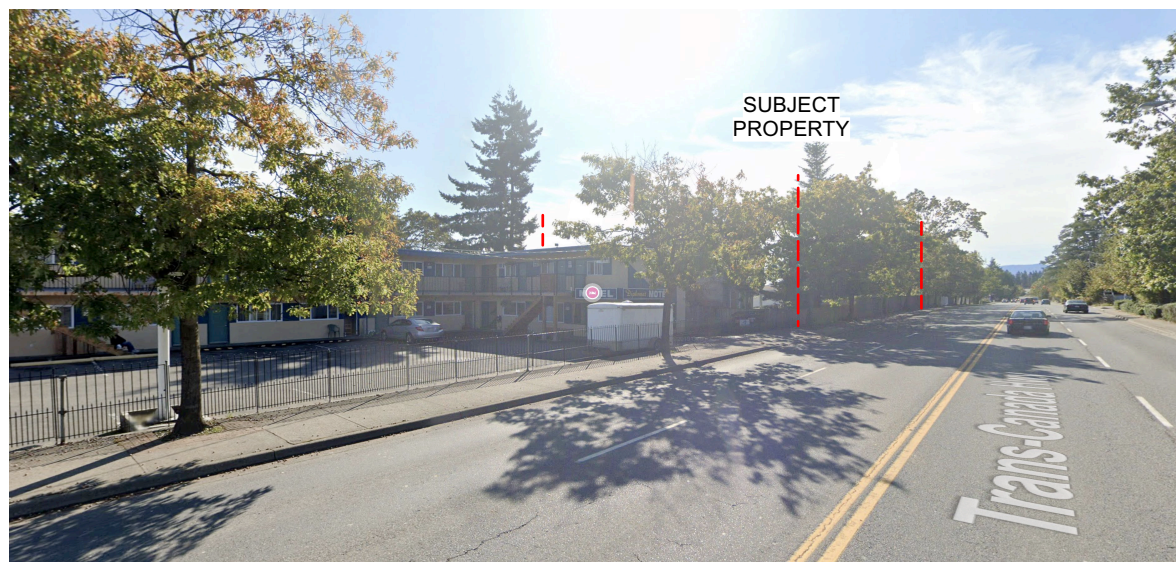
PROJECT CONTEXT



3 Community context and zoning
Scale: NTS



4 Street view looking south east
Scale: NTS

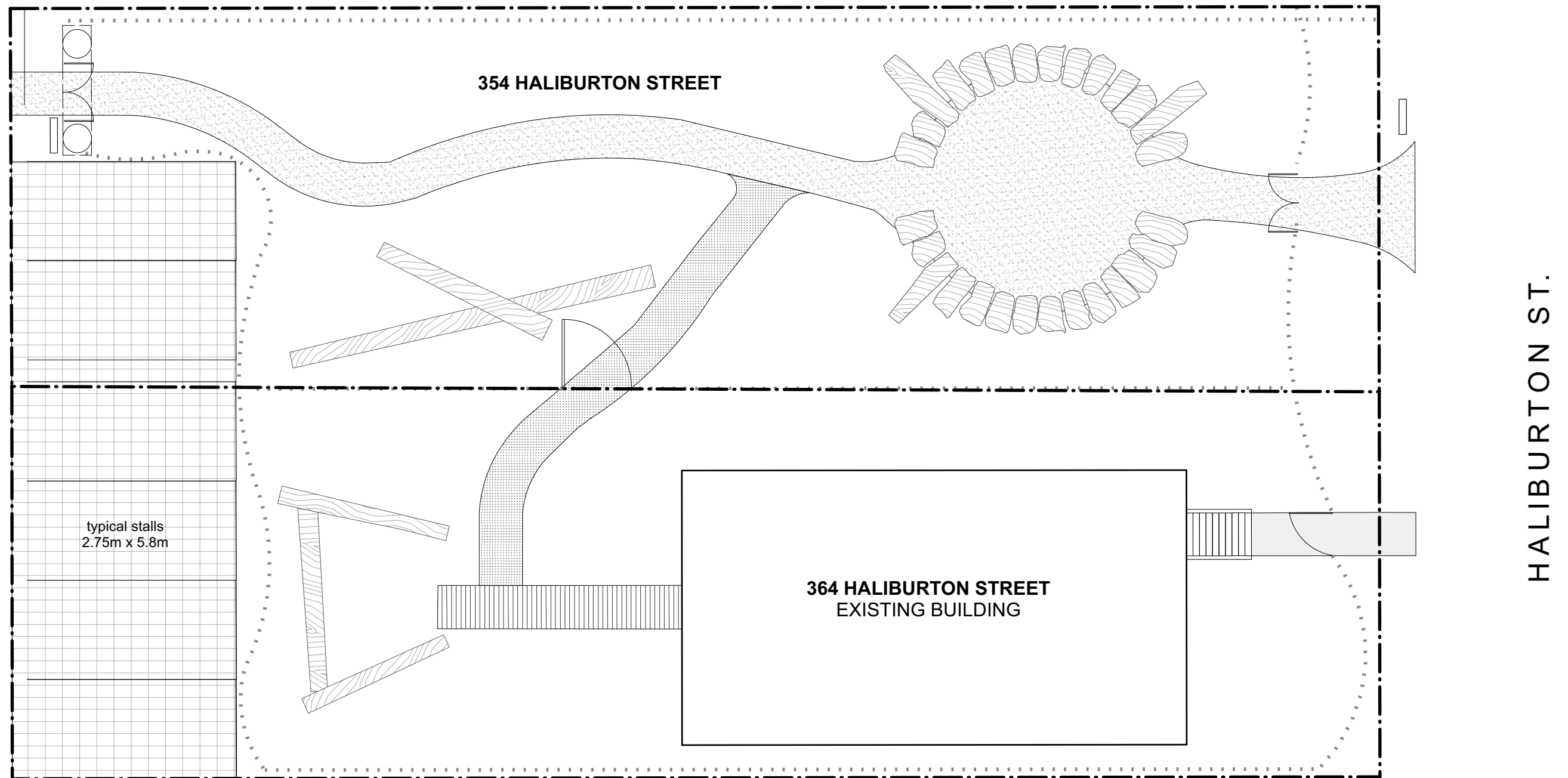
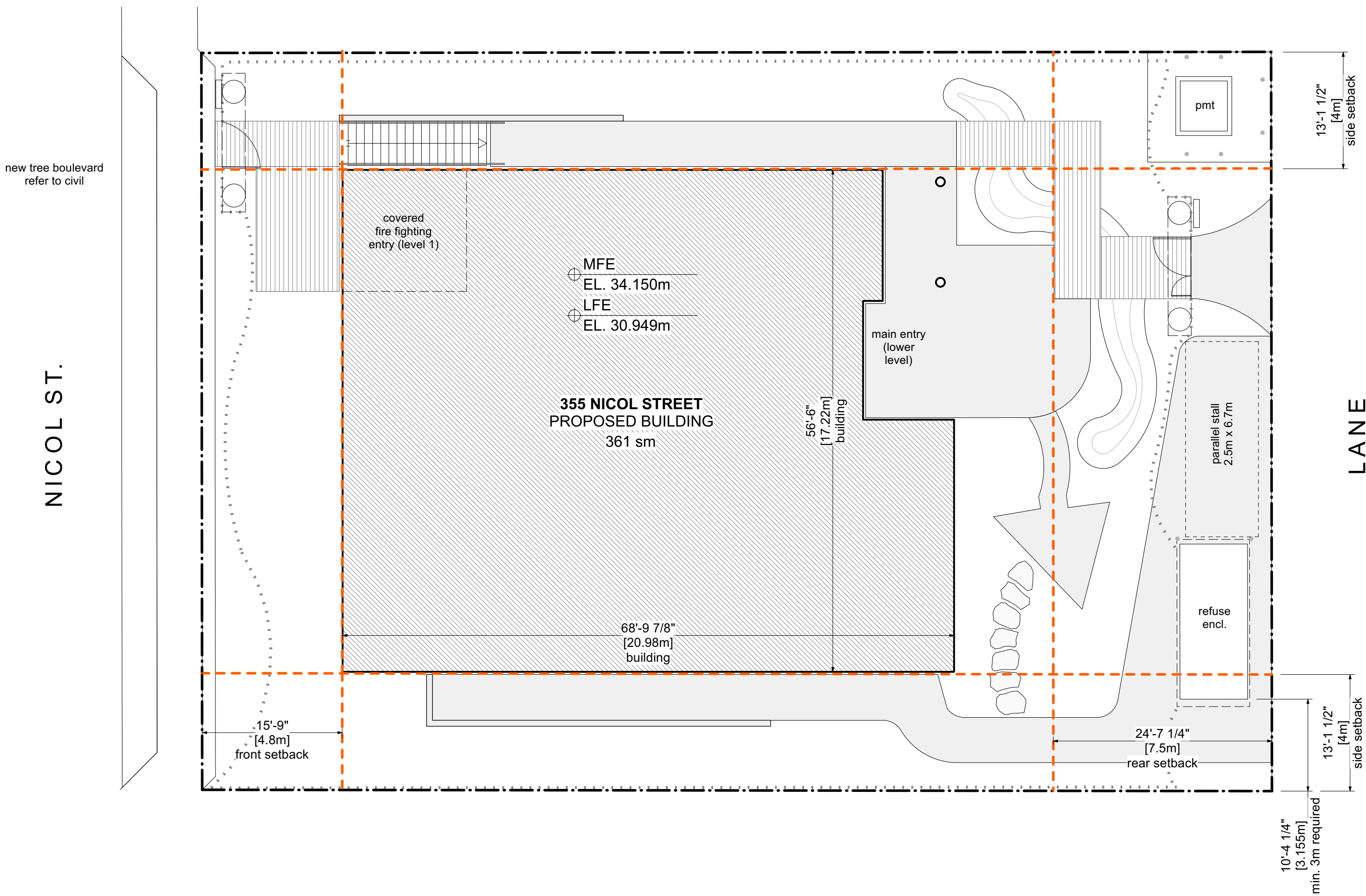


5 Street view looking south
Scale: NTS

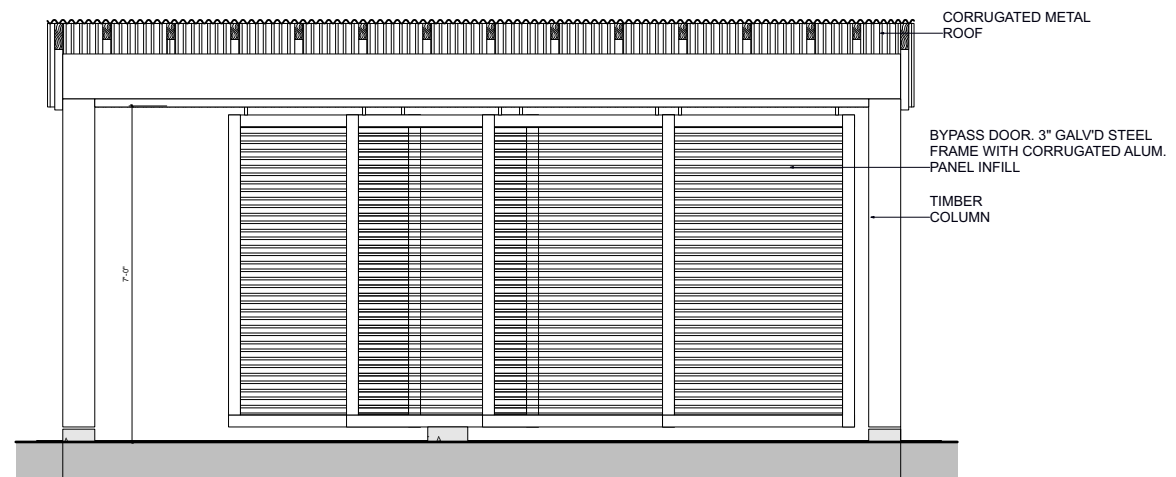
ZONING INFORMATION

Authority City of Nanaimo
Street Address 355 Nicol St
Legal Description Lot A, Section 1, Nanaimo District, Plan EPP29088
Property Identification Number PID 029-218-560
Project Description 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 in close proximity to the downtown core and several nearby parks.

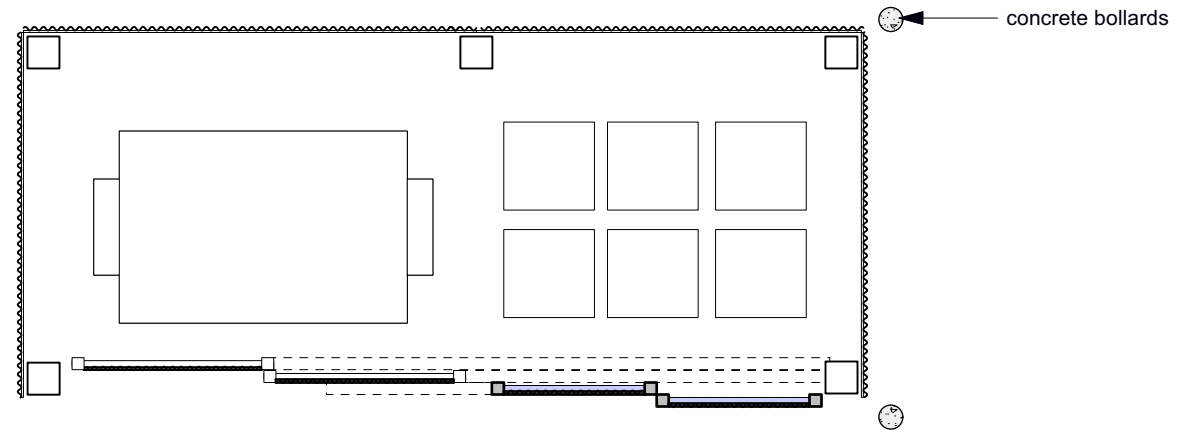
ZONING SUMMARY	PERMITTED UNDER CS1		PROPOSED CS1 (CD)	
SETBACKS	FRONT YARD SETBACK	6 METERS	4.8 METERS (Variance)	
	REAR YARD SETBACK	7.5 METERS	7.5 METERS	
	SIDE YARD	4 METERS	4 METERS	
	* SEE SITE PLAN FOR PROPOSED DISTANCES TO LOT LINES			
LOT COVERAGE / FSR	PERSONAL CARE FACILITY		TOTAL LOT AREA	928 SQ/M
	Max Coverage	40%	TOTAL BUILDING AREA	361.11 SQ/M
	Max FSR	2.23	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	N/A	N/A	N/A	
OFF STREET PARKING + LOADING	PERSONAL CARE FACILITY	0.2		
	0.2 PER SLEEPING UNIT	36		
	Total Required	7 SPACES	Total provided	7 SPACES
LANDSCAPE + SCREENING	Landscape Buffer	N/A		
	Fence Height	2 METERS	SEE LANDSCAPE PLAN	



1 Site Plan
Scale: 1:125



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



RECEIVED
DP1329
2025-AUG-21
Current Planning