



Development Data

Address	1815 Bowen Road, Nanaimo, BC	
Legal description	Lot B, Section 15, Range 8, Mountain District, Plan 43433, Except Part in Plan VIP58601 and VIP61856	
Zoning	COR3 - Corridor 3	
Density (allowed)	0.75 FAR	
Density (proposed)	0.47 FAR	
Gross floor area		
Main floor - retail	957.8 m ²	
Second floor - general office	427.5 m ²	
Second floor - medical/dental office	427.5 m ²	
Total	1,813 m ²	
Minimum lot size	1000 m ²	
Actual lot size	3940 m ²	
Minimum lot frontage	20.0 m	
Actual lot frontage	28.3 m	
Minimum lot depth	30.0 m	
Actual lot depth	86.0 m	
Setbacks	required	proposed
Front (max)	6.00 m	6.00 m
Front (min)	3.00 m	3.00 m
Side 1 (min)	0.00 m	1.58 m
Side 2 (min)	3.00 m	5.10 m
Rear (min)	7.50 m	n/a
Lot coverage (max)	60%	
Lot coverage (actual)	22%	
Parking		
Retail	816.7 m ² * 1 space/20 m ² = 40.8 spaces	
Office (medical/dental)	(427.5 m ² * 0.9) * 1 space/18 m ² = 21.4 spaces	
Office (general use)	(427.5 m ² * 0.9) * 1 space/22 m ² = 17.5 spaces	
Total parking required	79 (79.7) spaces	
Total parking provided	75 spaces (variance required)	
Loading		
Total loading required	2 spaces	
Total loading provided	1 space (based on Bylaw 7013:14.11) (variance reqd)	

1/24/24 PREPARED FOR DEVELOPMENT PERMIT

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Project no	1304	Drawn	
Scale	1:200	Checked	CR
Project name			

Windley Contracting Ltd
1815 Bowen Road
Nanaimo, BC

Sheet title
Site Plan

Sheet number

DP01