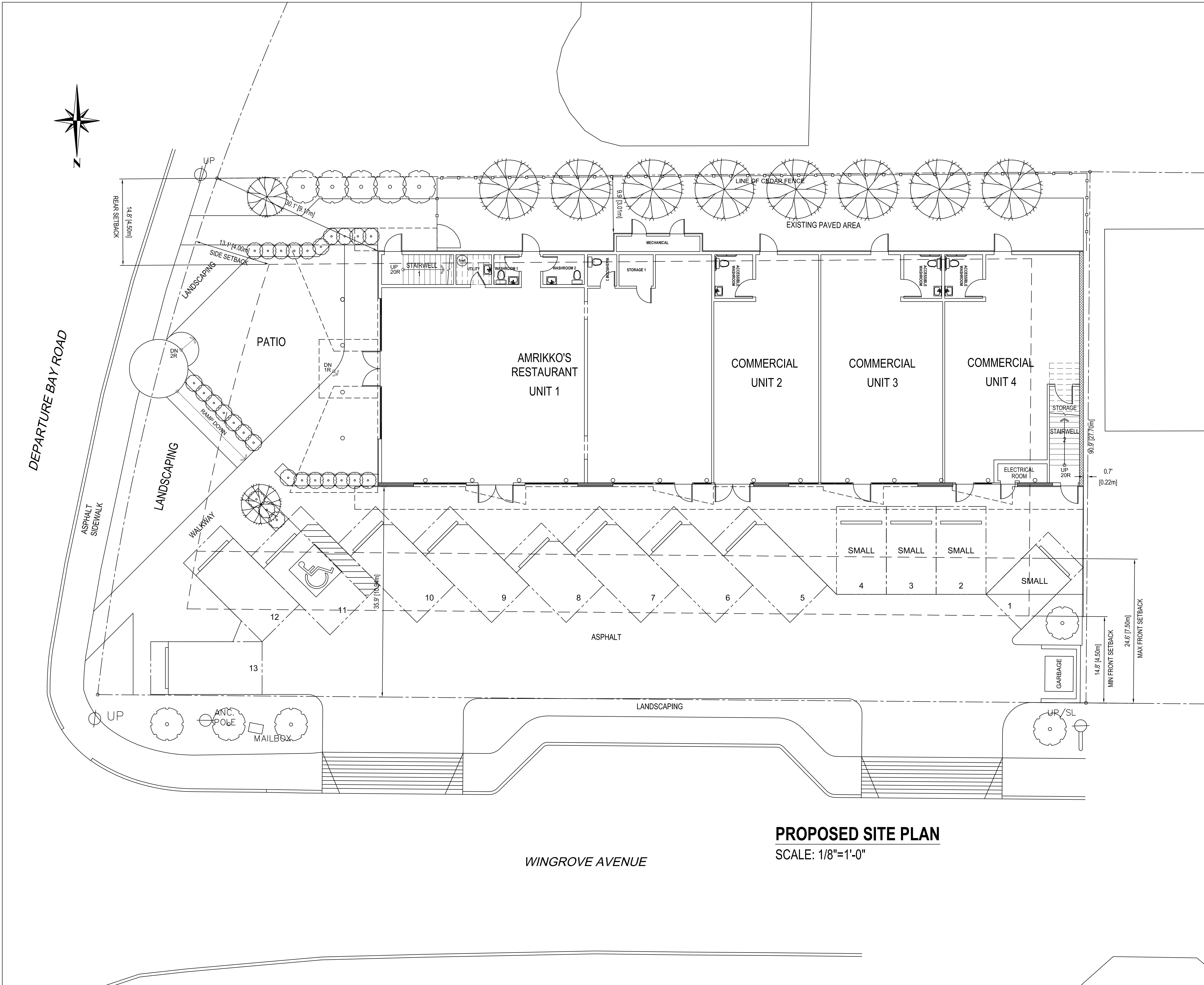




SITE PARTICULARS

CIVIC ADDRESS: 1, 4, 5, 6, 101, 102, 103, 104 - 1400 Wingrove Street, Nanaimo, BC

LEGAL ADDRESS: Lot:
User Rate Billing Folio For Strata Plan 1313 (07036.501 - 07036.508)
Strata Units:
Strata Lots 1,2,3,4,5,6,7 & 8, Section 1, Wellington District, Strata Plan 1313 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Stata Lot As Shown On Form 1 (User Rate Billing Folio 07036.500)

SITE AREA: 0.3293 Acres (0.1333 Ha); 14,344.3 sq.ft. (1,332.63 m2)

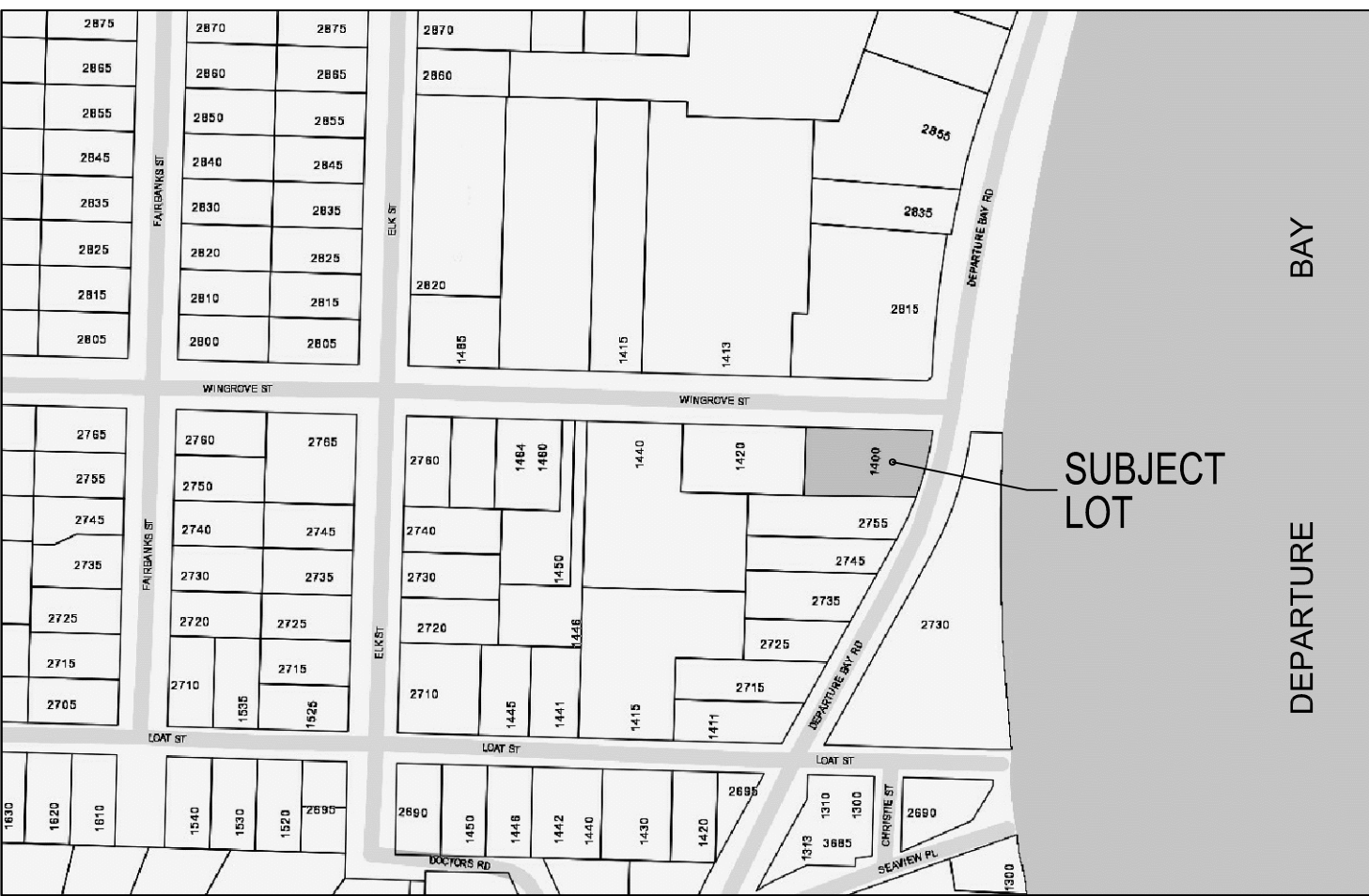
ZONING: CC2 Neighbourhood Centre

PROJECT DATA (BASED ON CC2 ZONING)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED / EXISTING
USE	RESTAURANT, OFFICE, MULTIPLE FAMILY DWELLING	RESTAURANT, OFFICE, MULTIPLE FAMILY DWELLING
LOT AREA	10,763.9 sq.ft. (1,000 m2) Minimum	14,344.3 sq.ft. (1,332.63 m2)
LOT COVERAGE	50% = 7,380.2 sq.ft. (685.64 m2) Max.	33.8% = 4,855 sq.ft. (451.04 m2)
BUILDING GROSS FLOOR AREA	N/A	2ND FLR 4,883 sq.ft. (453.65 m2) MAIN FLR 4,855 sq.ft. (451.04 m2) TOTAL 9,738 sq.ft. (904.69 m2)
DENSITY	0.55 = 8,118.2 sq.ft. (754.21 m2) Max. If Tier 1** req met, add 0.25 = 3,690.1 sq.ft. (342.82 m2) If Tier 2** req met, add 0.25 = 3,690.1 sq.ft. (342.82 m2) ** See "Schedule D" of zoning bylaw 4500 If all above req met, the max total allowed is 1.05 = 15,498.4 sq.ft. (1,439.85 m2) Max.	0.679 = 9,738 sq.ft. (904.69 m2)
SETBACKS	MIN. FRONT: 14.76' (4.5 m) Min. MAX. FRONT: 24.61' (7.5 m) Min. SIDE: 9.84' (3 m) Min. SIDE (flanking street): 13.12' (4 m) Min. REAR: 14.76' (4.5 m) Min.	FRONT (Wingrove Ave): 35.9' (10.94 m) SIDE: 0.7' (0.22 m) REAR: 9.9' (3.01 m) SIDE (Departure Bay Rd): 30.1' (9.17m)
HEIGHT OF BUILDINGS	32.8' (10 m) Max.	
OFF-STREET PARKING	Multi-Family Dwelling Units: 1.66 spaces per unit 4 units x 1.66 = 6 spaces Restaurant: 1 space per 3 seats plus 1 space per 2 seats of lounge area seats div by 3 = spaces seats div by 2 = spaces Deli/Specialty Food Store: 1 space per 215 sq.ft. (20 m2) gross floor area. Min 5 spaces for area less than 1,076 sq.ft. (100 m2). sq.ft. div by 215 sq.ft. = spaces Office: 1 space per 237 sq.ft. (22 m2) net floor area up to 10,764 sq.ft. (1,000 m2) and 1 space per 269 sq.ft. (25 m2) net floor area for remaining net floor area. sq.ft. div by 237 sq.ft. = spaces Visitor parking: 1 space per 22 required spaces divided by 22 = spaces TOTAL REQUIRED: spaces of the required spaces must be for Handicapped use	8 Large stalls 5 Small stalls 1 H/C stalls TOTAL 14 stalls

RECEIVED

By Planning & Design Section at 10:04 am, May 31, 2016



LOCATION PLAN
NOT TO SCALE

NOTES	NO.	REVISION	DATE	NO.	ISSUED FOR	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE FROM THESE DRAWINGS.	1.	GENERAL REVISIONS	DEC 1, 2014				ian a. niamath a.i.b.c. r.a.i.c. 5 - 1400 WINGROVE STREET, NANAIMO, B.C. V9S 3L7 TEL: 250 729 7311 FAX: 250 729 7311 EMAIL: iniamath@shaw.ca	COMMERCIAL/RESIDENTIAL BUILDING RENOVATION 1400 WINGROVE STREET NANAIMO, BC	SITE PLAN SITE PARTICULARS PROJECT DATA	AS SHOWN DRAWN EK DRAWING NO.	MAR 15, 2016 CHECKED
	NO.	ISSUED FOR	DATE	NO.	ISSUED FOR	DATE					