

SITE PLAN
SCALE: 1:200 METRIC

HATCHED AREA DENOTES AREA OF PROPOSED VARIANCE

SEE LANDSCAPE PLAN FOR BENCH, LIGHTING BOLLARDS, BIKE RACK AND FENCE DETAILS

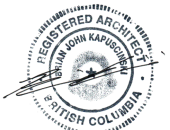
SUBJECT SITE



AERIAL

PROJECT DATA							
CIVIC:	921 TERMINAL AVENUE NORTH	PARKING: (AREA 2)	5 - 1 BEDROOM UNITS @ 1.26 / UNIT	REQ'D	PROV.	6.3	6
LEGAL:	AMENDED LOT 11 (DD 48875-W), BLOCK 28, DISTRICT LOT 96-G, SECTION 1, NANAIMO DISTRICT, PLAN 2039, EXCEPT PART IN PLAN EPP68506	PARKING TYPES:	STANDARD CAR SMALL CAR (MAX 40%)			3	3 (50%)
LOT SIZE:	+/- 6,021 SQ.FT. / 599.3 SQ.M.	BICYCLE:	REQ'D SHORT TERM 0.1 / UNIT REQ'D LONG TERM 0.5 / UNIT	REQ'D	PROV.	0.5	1
ZONING:	COR 2 - MIXED USE CORRIDOR	EV. PARKING:	I 25% OF ALL REQ'D OFF-STREET PKG.: (LEVEL 2 EVCR) II ALL REMAINING REQ'D OFF-STREET PKG SPACES IN COMMON PKG. AREA: (LEVEL 2 EVCR - ROUGH INS ONLY)	REQ'D	PROV.	2.5	5
DP AREA:	DPA7 NORTH TERMINAL AVENUE			REQ'D	PROV.	1.5	2 (STALLS 3 & 4)
DCP FUTURE LAND USE:	URBAN CORRIDOR						
NO. UNITS:	5						
LOT COVERAGE:	+/- 29% (MAX. 60%)						
FAR (MAX. 1.25):	+/- 0.76 (BASED ON FOOTPRINTS)						
HEIGHT (MAX. 14M):	+/- 34'-0" / 10.4M						
BUILDING AREAS: (FOOTPRINT)							
MAIN LEVEL -	1,712 SQ.FT. / 159 SQ.M.						
2ND LEVEL -	1,632 SQ.FT. / 152 SQ.M.						
3RD LEVEL -	1,182 SQ.FT. / 110 SQ.M.						
TOTAL:	+/- 4,526 SQ.FT. / 421 SQ.M.						
BUILDING AREAS: (GFA - AS DEFINED BY C.O.N. BYLAW NO. 4500 PART 5)							
MAIN LEVEL -	1,445 SQ.FT. / 134.25 SQ.M. (EXCL. MAIN LOBBY, SERV&GARB (TO MAX 9.29 SQ.M.), BIKE STOR.)						
2ND LEVEL -	1,515 SQ.FT. / 141 SQ.M. (EXCL. STAIRWELLS)						
3RD LEVEL -	1,065 SQ.FT. / 99 SQ.M. (EXCL. STAIRWELLS)						
TOTAL:	+/- 4,025 SQ.FT. / 374.25 SQ.M.						
UNIT AREAS:							
UNIT 1 -	470 SQ.FT.	UNIT 4 - MAIN LEVEL	17 SQ.FT.				
UNIT 2 -	486 SQ.FT.	2ND LEVEL	520 SQ.FT.				
		3RD LEVEL	331 SQ.FT.				
UNIT 3 - MAIN LEVEL	53 SQ.FT.	UNIT 5 - MAIN LEVEL	32 SQ.FT.				
2ND LEVEL	500 SQ.FT.	2ND LEVEL	515 SQ.FT.				
3RD LEVEL	315 SQ.FT.	3RD LEVEL	325 SQ.FT.				

* BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS.
* UNIT AREAS ARE TO INSIDE FACE OF EXTERIOR WALLS AND TO CL OF PARTY WALLS



2023-03-08

PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT
921 TERMINAL AVENUE NORTH
NANAIMO B.C.

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PROJECT #:	2013-1564		
ISSUED:	07 MAY 2020	ISSUED:	07 NOV. 2022
ISSUED:	18 DEC. 2020	REVISED:	11 JAN. 2023
CONSULTANT:	29 MAR. 2021	CONSULTANTS:	28 JAN. 2023
ISSUED:	09 APR. 2021	DP SUBMISSION:	24 FEB. 2023
REVIEW:	07 JUNE 2021		
DPA:	26 APR. 2021		
REVIEW:	24 SEPT. 2021		
DPA REVISED:	17 DEC. 2021		
DAP:	28 APR. 2022		

RECEIVED
DP1262
2023-MAR-09
Current Planning

PR1