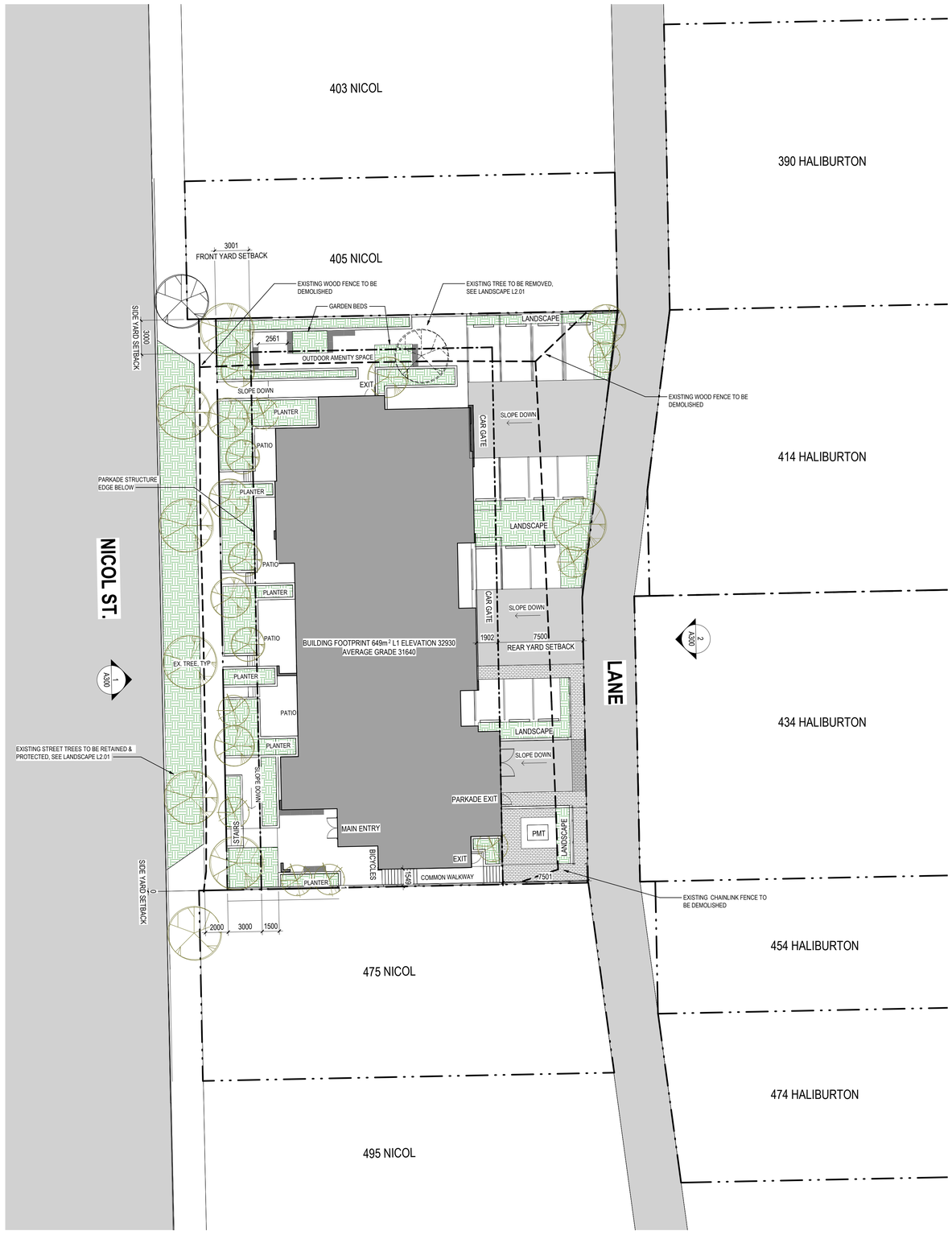

SITE DATA				
CIVIC ADDRESS	427, 449 & 455 NICOL STREET, NANAIMO,			
LEGAL ADDRESS	LOT 5, PLAN 738, LOT 19, PLAN 4377 AND LOT 1, PLAN 48224, ALL OF SECTION1, NANAIMO DISTRICT			
ZONING	COR3 (COMMUNITY CORRIDOR)			
SITE AREA	1646.14m²			
	REQUIRED		PROPOSED	
FSR	BASE - 0.75, TIER 1 - 0.25 + TIER 2 - 0.25 + UNDERGROUND PARKING 29/38*0.25 = 1.44		1.45	
SITE COVERAGE	60%		40%	
AVERAGE GRADE			31.64m GEO	
BUILDING HEIGHT	14m		14m	
SETBACKS	FRONT (NICOL ST.)	MIN. 3m / MAX. 6m		
	REAR (LANE)	7.5m		
	SIDE (NORTH)	3m		
	SIDE (SOUTH)	0m		

BUILDING DATA			
GFA (EXCLUDING PARKING, LOBBY, MECH. SPACE & VERTICAL CIRCULATION)	PARKADE	84.3 m²	
	LEVEL 1	557.4 m²	
	LEVEL 2	580.8 m²	
	LEVEL 3	580.8 m²	
	LEVEL 4	580.8 m²	
	TOTAL	2384.1 m²	

PARKING DATA

MULTIPLE FAMILY PARKING AREA 2

UNIT NAME	COUNT	RATE	STALLS REQUIRED	STALLS PROVIDED		
				STANDARD, ONE SIDE	10	
Micro	8	1.05	5	STANDARD, ONE SIDE	1	OUTSIDE
1 Bed	8	1.26	10	STANDARD	3	
1+Den (Accessible)	4	1.26	8	STANDARD	3	OUTSIDE
1+Den	3	1.26	13	SMALL, ONE SIDE	4	
2 Bed	8	1.62	6	SMALL, ONE SIDE	3	OUTSIDE
2+Den	4	1.62	4	SMALL	7	OUTSIDE
VISITOR	1 PER 22 UNITS		2	ACCESSIBLE, TWO SIDES	1	
	TOTAL REQUIRED		48	ACCESSIBLE, SHARED	3	
	TOTAL PROPOSED		35*	Grand total: 35		SMALL STALLS - 14 (40%)
						SMALL VISITORS STALLS - 2
				**EV WILL BE PROVIDED TO AT LEAST 50% OF STALLS		SMALL CO-OP STALL - 1

UNIT SCHEDULE

LEVEL	TYPE	NAME	COUNT	AREA
LEVEL 1	UNIT A	Micro	2	33 m²
LEVEL 1	UNIT B	1 Bed	2	43 m²
LEVEL 1	UNIT C	1+Den (Accessible)	1	65 m²
LEVEL 1	UNIT E	2 Bed	2	68 m²
LEVEL 1	UNIT F	2+Den	1	80 m²
			8	432 m²
LEVEL 2	UNIT A	Micro	2	33 m²
LEVEL 2	UNIT B	1 Bed	2	43 m²
LEVEL 2	UNIT C	1+Den (Accessible)	1	65 m²
LEVEL 2	UNIT D	1+Den	1	59 m²
LEVEL 2	UNIT E	2 Bed	2	68 m²
LEVEL 2	UNIT F	2+Den	1	80 m²
			9	490 m²
LEVEL 3	UNIT A	Micro	2	33 m²
LEVEL 3	UNIT B	1 Bed	2	43 m²
LEVEL 3	UNIT C	1+Den (Accessible)	1	65 m²
LEVEL 3	UNIT D	1+Den	1	59 m²
LEVEL 3	UNIT E	2 Bed	2	68 m²
LEVEL 3	UNIT F	2+Den	1	80 m²
			9	490 m²
LEVEL 4	UNIT A	Micro	2	33 m²
LEVEL 4	UNIT B	1 Bed	2	43 m²
LEVEL 4	UNIT C	1+Den (Accessible)	1	65 m²
LEVEL 4	UNIT D	1+Den	1	59 m²
LEVEL 4	UNIT E	2 Bed	2	68 m²
LEVEL 4	UNIT F	2+Den	1	80 m²
			9	490 m²
Grand total: 35			35	1902 m²

BICYCLE STORAGE REQUIRED (35 UNITS)			BICYCLE STORAGE PROVIDED		
USE	STALL/UNIT	REQUIRED	LONG TERM (H)	14	20
LONG TERM	0.5	17.5	LONG TERM (V)	6	
SHORT TERM	0.1	3.5	SHORT TERM (H)	4	4
TOTAL		21	24 PROVIDED		

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Current Planning

Stantec

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Consultant

Stantec

Notes

Revision	By	Appd	YYYY.MM.DD
DEVELOPMENT PERMIT	AG	SMS	2023.08.10
Issued	By	Appd	YYYY.MM.DD

File Name: N/A	Dwn.	Designer Dsgn.	Checker Chkd.	YYYY.MM.DD
	AG			2023.08.10

Permit/Seal

Client/Project

roseate
DEVELOPMENT ASSOCIATES

Roseate Development Associates

Nicol St. Residence

427, 449, 455 Nicol St. Nanaimo

Title
PROJECT DATA & SITE PLAN

Project No.	Scale
144323045	As indicated
Revision	Drawing No.
	A101

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ORIGINAL SHEET - ARCH D