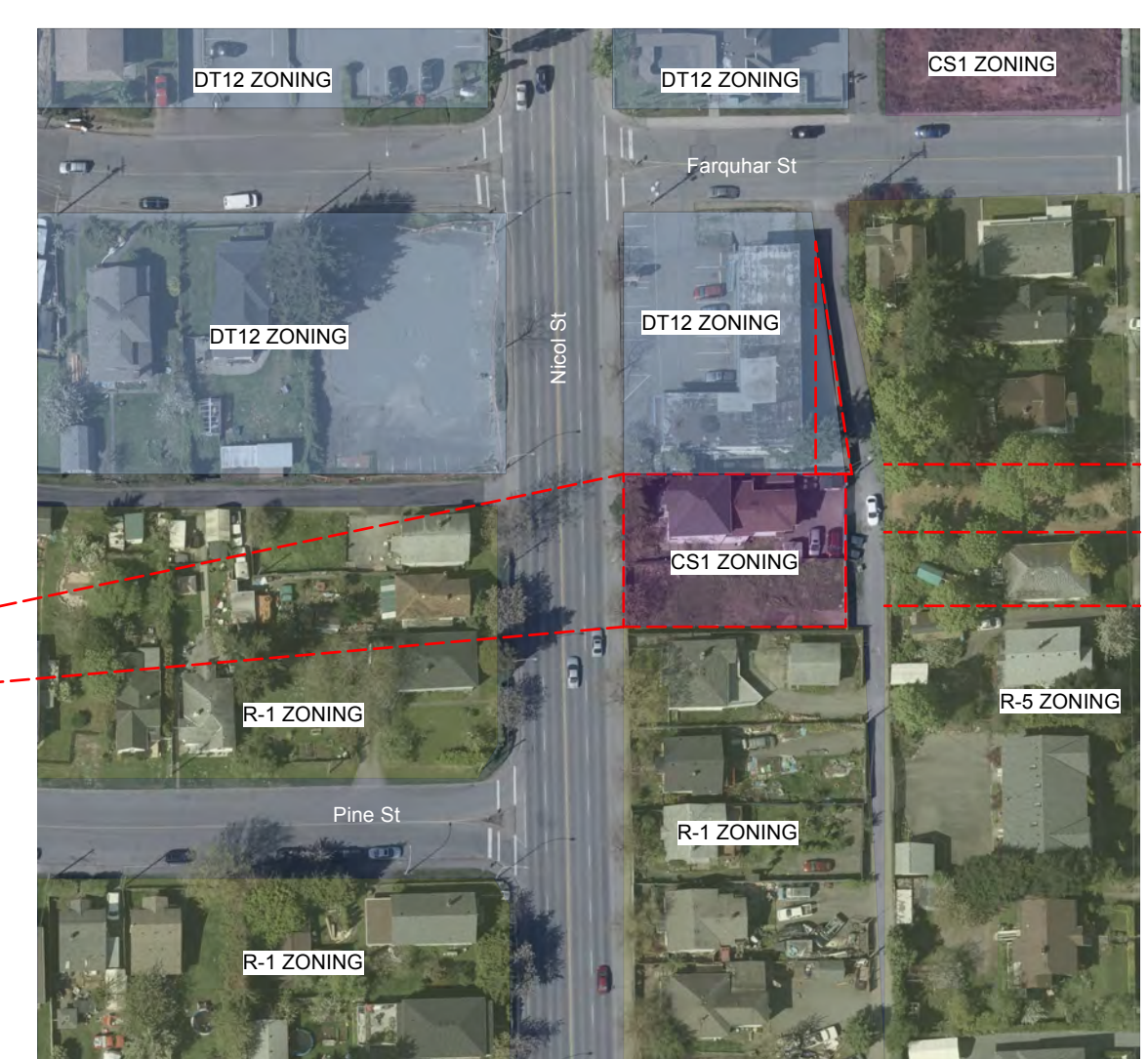
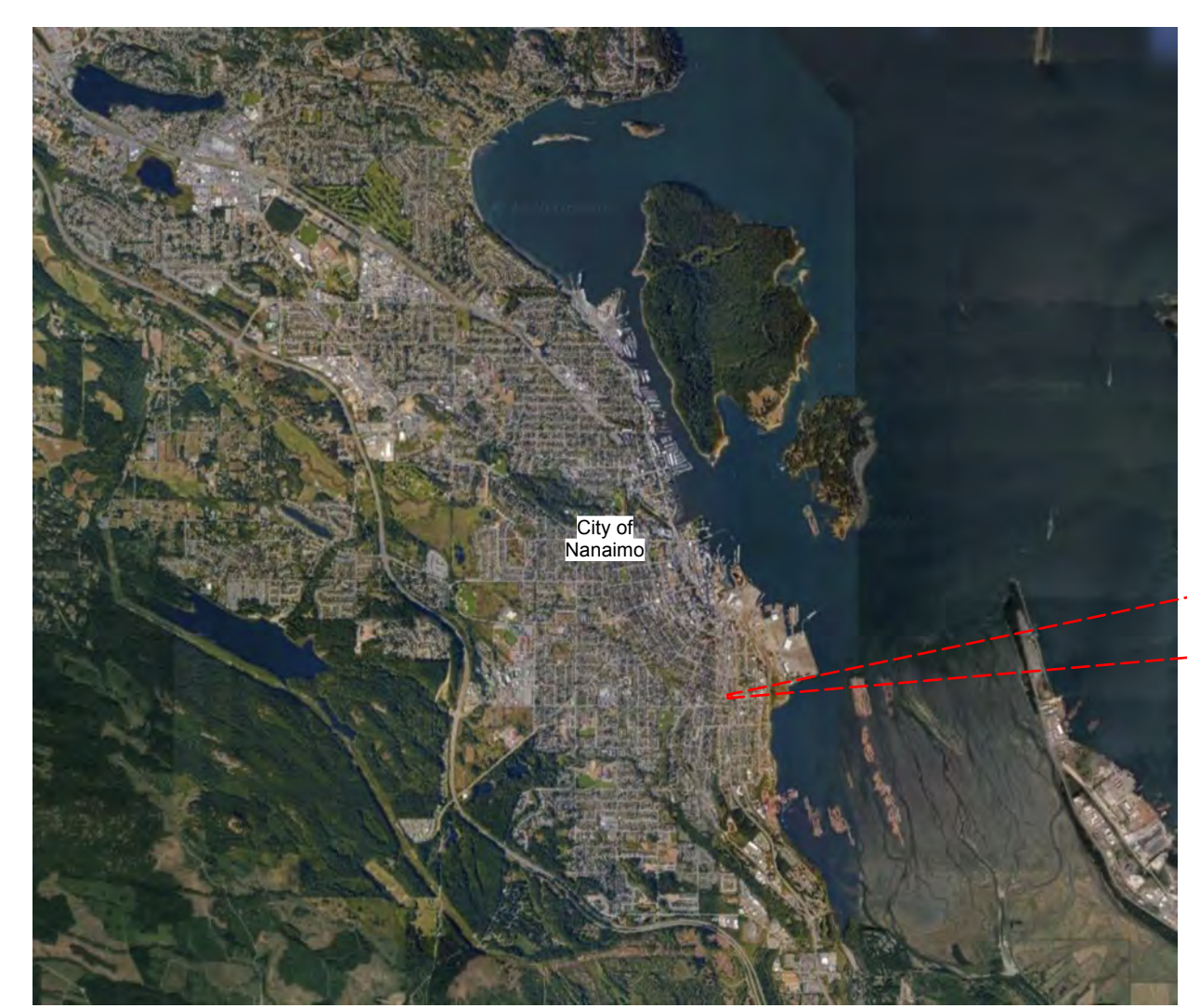


2 Scale: 1:125
Site Plan

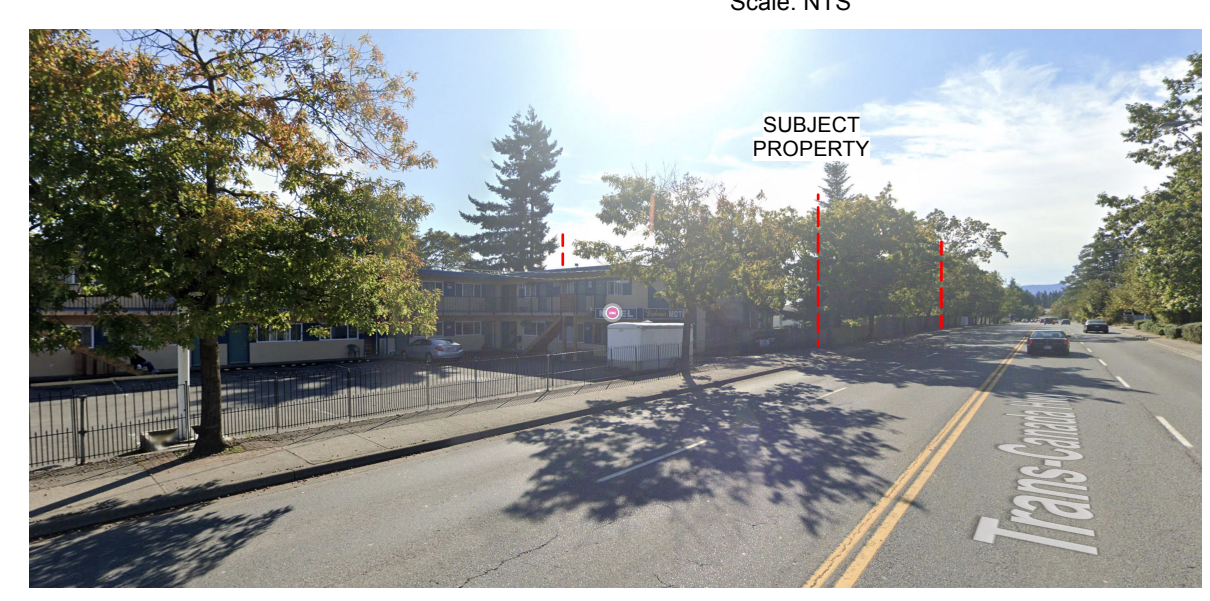
PROJECT CONTEXT



3 Community context and zoning
Scale: NTS



4 Street view looking south east
Scale: NTS



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

B	2024-02-12	ISSUED FOR DP R1
A	2023-11-16	Issued for DP
REV	Y M D	ISSUE

SHEET TITLE
Site Plan

RECEIVED
DP1329
2024-FEB-16
CITY OF NANAIMO

A0.02