



Project Data  
1" = 10'-0"

Project Description									
Civic Address:	501 Prideaux Street								
Legal Address:	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 21489, V9R 2N8								
Zoning:	DT8 (Old City Mixed Use)								
Property (Lot) Area:	ft2	m2	acre						
	13,968.2	1299.5	0.32						
Building Areas/Units									
Floor Levels	Units Areas		Common Areas		Gross Floor Area (GFA)			GLA	%
	ft2	m2	ft2	m2	ft2	Totals	m2		
L1 Floor	497	46	352	33	849		79	497	59%
L2 Floor	4,900	455	598	56	5498		511	4900	89%
L3 Floor								4900	
<b>Total Residential</b>	<b>10,297</b>	<b>957</b>	<b>1,548</b>	<b>144</b>	<b>11,845</b>		<b>1,100</b>	<b>10,297</b>	<b>87%</b>
Unit Types	L1 Floor		L2 Floor		L3 Floor		Total Area ft²	Total Number of Units	
	Unit Number	ft² / Unit	Unit Number	ft² / Unit	Unit Number	ft² / Unit			
1 Bedroom Units	1	0	0	0	6	0	6	0	21
	0	0	1	0	0	1	0	0	
	0	0	1	0	0	1	0	0	
	0	0	1	0	0	1	0	0	
<b>Totals</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>
Zoning Requirements									
Lot Coverage (%)	50%		49%						
Lot Coverage (Area sqft)	630		6,909						
Lot Coverage (Area m2)	0.85		642						
FAR (Added)	0.15		0.85						
Mixed Used* (Not Added)	0.25								
%UG Parking (max. 25) (Not Added)	0.85								
<b>Total FAR</b>	<b>0.85</b>								
Building Setbacks & Height Requirements									
Minimum Front Yard Setback (1st Storey)	3.0m		>3.0m						
Minimum Front Yard Setback (2nd & 3rd Storeys)	4.0m		3.10m (Variance of 0.9m)						
Maximum Front Yard Setback	6.0m		<6.0m						
Flanking Side Yard	3.0m		3.0m						
Side Yard Setback	3.0m		2.7m (Variance of 0.3m on Northwest)						
Rear Yard Setback (Abuts Residential)	4.5m		4.5m						
Building Height (Pitched - to mean height level)	10.5m		11.35m (Variance of 0.85m)						
Garbage Enclosure Setback	3.0m		2.0m (Variance of 1.0m)						
Car Parking Requirements									
Units Type	Parking Area (Bylaw No. 7266)	Required per Unit	Units	Parking Required	Totals				
Studio		0.90	0	0.0	0.0				
1 Bedroom Units	3	1.07	21	100%	22				
2 Bedroom Units		1.44	0	0%	0.0				
<b>Totals</b>					<b>22</b>				
Car Parking Provided									
Parking Types	Dimensions (m)	Bylaws Requirements	Required Parking	Proposed Parking	Variance	Totals			
Regular Car Required (min.) Total Required	2.75 x 5.80	N/A	22	22	-				
Small Car Allowed (max.)	2.50 x 4.60	40%	9	9	0				
Accessible Parking Required (11-32)	3.70 x 5.80	1	1	1	0				
Visitors Parking	-	1.22	1	1	0				
EV Parking Required (Standard/Small)	-	25%	6	6	0				
R.I. EV Parking Required (Standard/Small)	-	75%	17	17	0				
Loading Space	N/A	-	0	0	0				
<b>Totals</b>			<b>22</b>	<b>22</b>	<b>0</b>	<b>22</b>			
Bicycle Parking Requirements									
Parking Types	Dimensions (m)	Bylaws Requirements	Required Parking	Proposed Parking	Variance	Totals Parking Provided			
(Short Term) - Horizontal Parking	0.30 x -	Per/Unit 0.10	2	2	0	2			
(Long Term) - Horizontal Parking	0.60 x 1.80	Per/Unit 0.50	21	11	11	0			
- Vertical Parking	0.60 x 1.00	-	-	-	-	-			

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DP1338  
2024-MAR-19  
Current Planning