

PROJECT INFORMATION

LEGAL ADDRESS: LOTS A TO D, BLOCK 17, SECTIONS 3 & 4,
WELLINGTON DISTRICT, PLAN EPP102237
CIVIC ADDRESS: 2778, 2768 104TH ST. AND 3841, 3817 VICTORIA AVE.
NANAIMO, B.C.
PROJECT: 6-STORY RESIDENTIAL BUILDING & 5 TOWNHOUSES

ZONING DATA

EXISTING ZONING: COR1 & COR3

SITE AREA: 5,060.4m² (54,469.69 ft²)
SITE AREA AFTER ROAD DEDICATION: 5,006.99m² (53,894.79 ft²)

APARTMENT BUILDING AREA B.C.B.C.: 1,381.05 m² (14,865.50 ft²)
TOWNHOUSE AREA B.C.B.C.: 344.06 m² (3,703.49 ft²)
ADAPTABLE UNITS REQUIRED B.C.B.C.: 18 (20 ADAPTABLE UNITS PROPOSED)

LOT COVERAGE: 36.03% (INCLUDING APARTMENT BLDG & TOWNHOUSES)

USABLE OPEN SPACE: 173.32m² (1,865.65ft²)

TOTAL NUMBER OF UNITS: 95 UNITS

TOTAL NUMBER OF
APARTMENT BUILDING UNITS: 90 UNITS
NUMBER OF STUDIO UNITS: 30 UNITS (INCLUDING 20 ADAPTABLE UNITS)
NUMBER OF 1 BEDROOM UNITS: 31 UNITS
NUMBER OF 2 BEDROOM UNITS: 5 UNITS
NUMBER OF 3 BEDROOM UNITS: 24 UNITS

NUMBER OF TOWNHOUSE UNITS: 5 UNITS

PROPOSED APARTMENT BUILDING AREAS:

GROUND FLOOR AREA: 214.31m² (2,306.83 ft²) (EXCLUDING: LOBBY, 9.29m² OF SERVICE ROOM, BIKE STORAGE) (INCLUDING AMENITY SPACE)

2ND FLOOR AREA: 1,150.23m² (12,381 ft²)

3RD FLOOR AREA: 1,150.23m² (12,381 ft²)

4TH FLOOR AREA: 1,150.23m² (12,381 ft²)

5TH FLOOR AREA: 1,150.23m² (12,381 ft²)

6TH FLOOR AREA: 1,150.23m² (12,381 ft²)

PROPOSED GROSS FLOOR AREAS : 5,965.46m² (64,211.68ft²)

TOWNHOUSE BLOCK FLOOR AREA:

MAIN FLOOR AREA: 172.15 m² (1,853.00 ft²) (EXCLUDING: GARAGE AREA)

SECOND FLOOR AREA: 307.84 m² (3,313.55 ft²) (EXCLUDING: STAIRCASE AREA)

THIRD FLOOR AREA: 313.17 m² (3,370.95 ft²) (EXCLUDING: STAIRCASE AREA)

PROPOSED GROSS FLOOR AREAS : 793.16 m² (8,537.50 ft²)

PROPOSED GROSS FLOOR AREAS : 6,758.62m² (72,749.18ft²)

ALLOWED 1.25 PROPOSED 1.33 SITE SPECIFIC F.A.R.

FLOOR AREA RATIO (F.A.R.): (APARTMENT BUILDING + TOWNHOUSE BLOCK)

ALLOWED 1.25 PROPOSED 1.34 SITE SPECIFIC F.A.R.

FLOOR AREA RATIO (F.A.R.): AFTER ROAD DEDICATION

5,060.4m² - 53.41m² = 5,006.99m²

SETBACKS:

ALLOWED 3.0m MAX. 6m PROPOSED 3.0m

FRONT YARD: MIN 3.0m- MAX. 6m 3.0m

FLANKING YARD: 3.0m 3.0m

FRONT YARD: MIN 3.0m- MAX. 6m 12.47m VARIANCE

SIDE YARD: 0m 1.8m MAIN FLOOR 4.59m 2ND TO 6TH FLOOR

HEIGHT:

APARTMENT BUILDING HEIGHT: 14m 21.97m SITE SPECIFIC BUILDING HEIGHT

TOWNHOUSES HEIGHT: 14m 11.77m

STOREYS:

AVERAGE GRADE : APARTMENT BUILDING

AVERAGE GRADE : E(116.86m) + F(116.86m) + G(116.86m) + H(116.12m) + I(116.02m) + J(115.37m) + K(116.25m) + L(116.86m) + M(116.86m) + N(116.86m) + O(116.86m)/11 = 116.53m

TOWNHOUSES AVERAGE GRADE: A (116.94m) + B (116.78m) + C (116.47m) + D(116.04m)/4 = 116.55m

PARKING

ALLOWED 5 PROPOSED 90

TOWNHOUSES : 10 5 5 VARIANCE

2 PER UNIT 1 PER UNIT

APARTMENT BUILDING: 107.69 90 18 VARIANCE

AREA 3 OFF STREET PARKING 1.68 (3 BED) (24 UNITS) 1.44 (2BED) (5 UNITS) 1.07 (1BED) (31 UNITS) 0.90 (STUDIO) (30 UNITS)

TOTAL PARKING: 118 95 TOTAL 23 VARIANCE

VISITOR PARKING: 4.09 5 (INCLUDED IN THE TOTAL PARKING)

(1 FOR EACH 22)

SMALL CAR: 36 (40%) 29

ACCESSIBLE: 2.7 3 INCLUDED IN THE TOTAL

(33-100) 1STALL PER 33 SPACES

LONG TERM BICYCLE 90 119 (INCLUDE 7 CARGO/SCOOTER)

(1 PER DWELLING)

SHORT TERM BICYCLE 9 10 + 5 BIKE FOR TOWNHOUSES

(0.1 PER DWELLING)

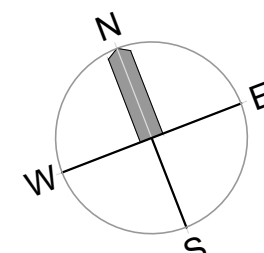
NOTE : REFER TO CIVIL DRAWINGS FOR SITE GRADING

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client:



project north:



issue / revisions:

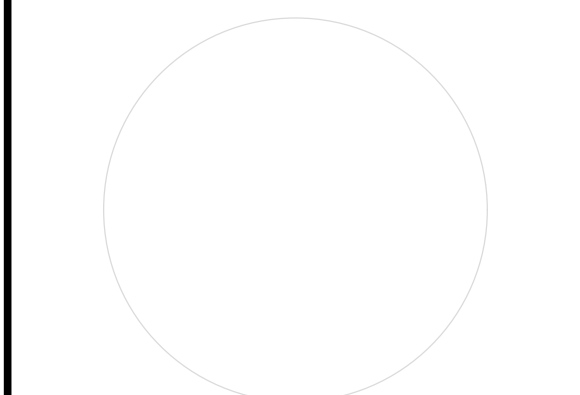
Issue / Revisions	Date
9 REVISIONS TO REZONING & DEVELOPMENT PERMIT	08 APR '26
8 ISSUED FOR REZONING & DEVELOPMENT PERMIT	11 DEC '25
7 ISSUED FOR REVIEW	25 NOV '25
6 FOR COORDINATION	12 NOV '25
5 FOR MEETING	07 NOV '25
4 FOR REVIEW	05 NOV '25
3 PLANNING PRE-APP MEETING	28 OCT '25
2 FOR MEETING	16 OCT '25
1 FOR REVIEW	03 SEP '25

No. Issued / Revisions Date

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Victoria, British Columbia

seal:



project title:

6-STORY RESIDENTIAL BUILDING & 5 TOWNHOUSES

2778, 2768 104TH ST. AND 3841, 3817 VICTORIA AVE.
NANAIMO, B.C.

drawing title:

SITE PLAN & PROJECT INFO

RECEIVED

DP1409

2026-APR-09

Current Planning

project no.: 22.725

date: 08 APR 2026 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

A1.1