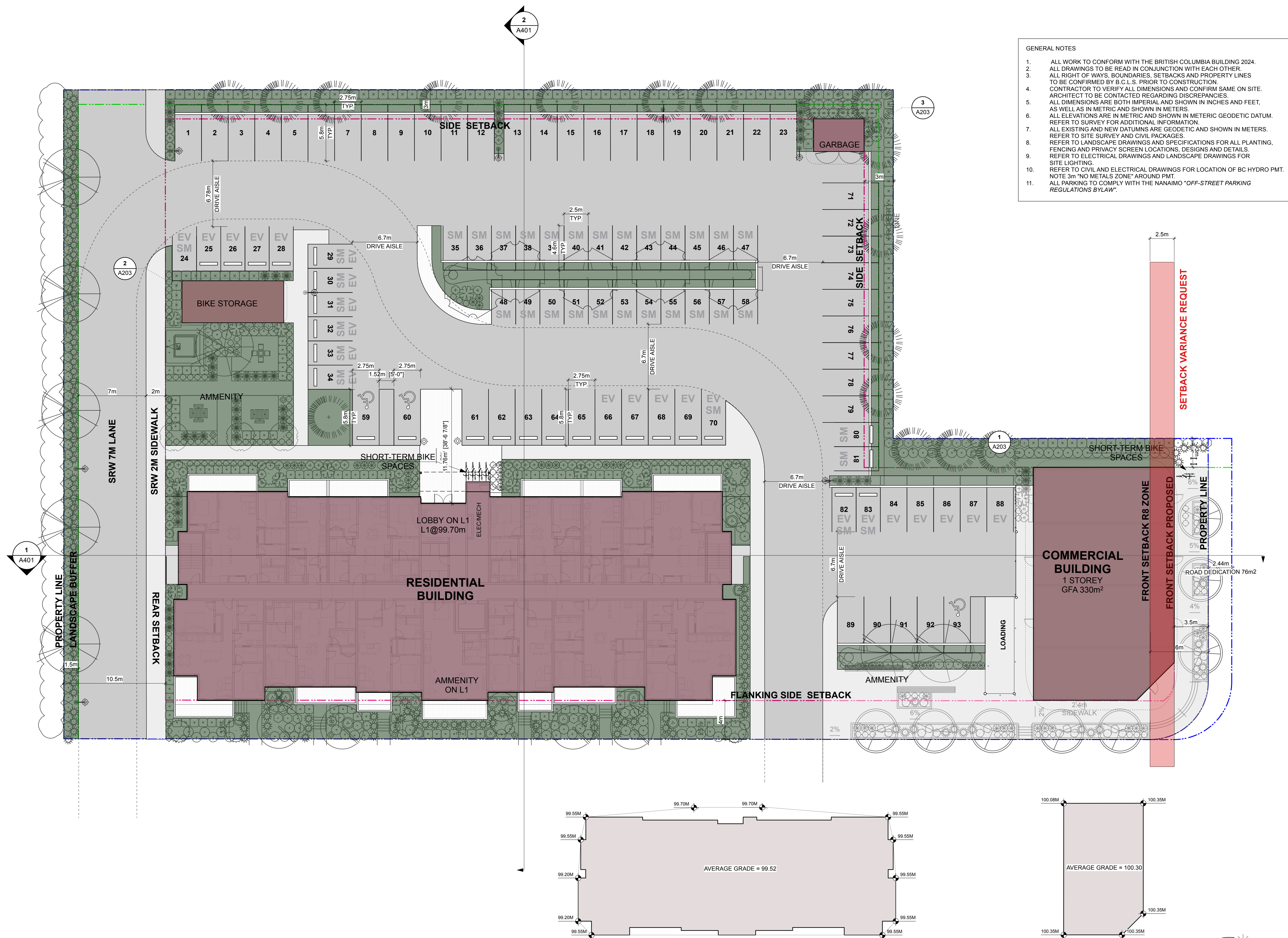




- GENERAL NOTES
1. ALL WORK TO CONFORM WITH THE BRITISH COLUMBIA BUILDING 2024.
 2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER.
 3. ALL RIGHT OF WAYS, BOUNDARIES, SETBACKS AND PROPERTY LINES TO BE CONFIRMED BY B.C.L.S. PRIOR TO CONSTRUCTION.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONFIRM SAME ON SITE. ARCHITECT TO BE CONTACTED REGARDING DISCREPANCIES.
 5. ALL DIMENSIONS ARE BOTH IMPERIAL AND SHOWN IN INCHES AND FEET, AS WELL AS IN METRIC AND SHOWN IN METERS.
 6. ALL ELEVATIONS ARE IN METRIC AND SHOWN IN METRIC GEODETIC DATUM. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
 7. ALL EXISTING AND NEW DATUMS ARE GEODETIC AND SHOWN IN METERS. REFER TO SITE SURVEY AND CIVIL PACKAGES.
 8. REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ALL PLANTING, FENCING AND PRIVACY SCREEN LOCATIONS, DESIGNS AND DETAILS.
 9. REFER TO ELECTRICAL DRAWINGS AND LANDSCAPE DRAWINGS FOR SITE LIGHTING.
 10. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR LOCATION OF BC HYDRO PMT. NOTE 3m "NO METALS ZONE" AROUND PMT.
 11. ALL PARKING TO COMPLY WITH THE NANAIMO "OFF-STREET PARKING REGULATIONS BYLAW".

PROJECT DATA

CIVIC ADDRESS: 2201 MEREDITH ROAD
LEGAL DESCRIPTION: LOT 6, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN 7143 EXC PLAN 41327

-PID: 000-533-947
ZONING:
Current: R1
Proposed: R8 (with site-specific commercial)

USE: Neighbourhood

DPA Areas:
DPA 7 - Nanaimo Parkway Design
DPA 8 - Form and Character

SITE AREA:
CURRENT - 6 827m²
ROAD DEDICATION - 76m²
PROPOSED - 6 751m²

SETBACKS R8 Zone:
FRONT: 6.0m
REAR: 10.5 m
SIDE YARD: 3.0 m
FLANKING SIDE: 4.0 m

SETBACK VARIANCE REQUEST:
FRONT SETBACK: 3.5 m site specific for commercial component

BUILDING HEIGHT:
PROPOSED: 4 storey
ALLOWABLE: 14m

GROSS FLOOR AREA:
RESIDENTIAL BUILDING - 4373m²
COMMERCIAL BUILDING - 330m²
BIKE STORAGE - 43.6m²
TOTAL - 4 746.6m²

FLOOR AREA RATIO:
PROPOSED: 0.7
ALLOWABLE: 1.25

PROPOSED SITE COVERAGE: 1550.6m²
PROPOSED: 23%
ALLOWABLE: 40%

RESIDENTIAL DENSITY
PROPOSED: 54
RECOMMENDED ~60 units per hectare = 40.3

UNIT COUNT: 54 Units
Studio 8
1BDM 14
2BDM 32

PARKING:
RESIDENTIAL (Area 2):
Studio 8 x 1.05 = 8.4
1BDM 14 x 1.26 = 17.64
2BDM 32 x 1.62 = 51.84
Total: 78 stalls

COMMERCIAL:
(330m²) (1 stall per 22m² office space) = 15 stalls

TOTAL REQUIRED: 93
TOTAL PROVIDED: 93

Accessible - 3
Visitor - 4
Small Stalls - 36 (38 Allowable)(40%)
EV Stalls - 23 (25% of total required)

Electric Vehicle Stalls
As per Section 7.7 of the Parking Bylaw:

- Access to a Level 2 Electric Vehicle Charge Receptacle – 25% of stalls
- Electrical outlet box to support the installation of a Level 2 Electric Vehicle Charge Receptacle – all stalls
- Electrical outlet box to support the installation of a Level 1 Electric Vehicle Charge Receptacle – all stalls (if stalls are dedicated to individual units)

Bicycle Parking
Residential
Short Term - 54 dwelling units x 0.1 spaces = (5.4) 5 bicycle stalls
Long Term - 54 dwelling units x 0.5 spaces = 27 bicycle stalls

Commercial
Short Term - 1 space / 100m² GFA = 330m² / 100m² = (3.3) 3 bicycle stalls
Long Term - 0.2 space / 100m² GFA = 330m² / 100m² = (0.6) 1 bicycle stall

- All long term bicycle parking storage areas shall have an electric outlet for bicycle charging.

RECEIVED
DP1417
2026-APR-16
Current Planning

