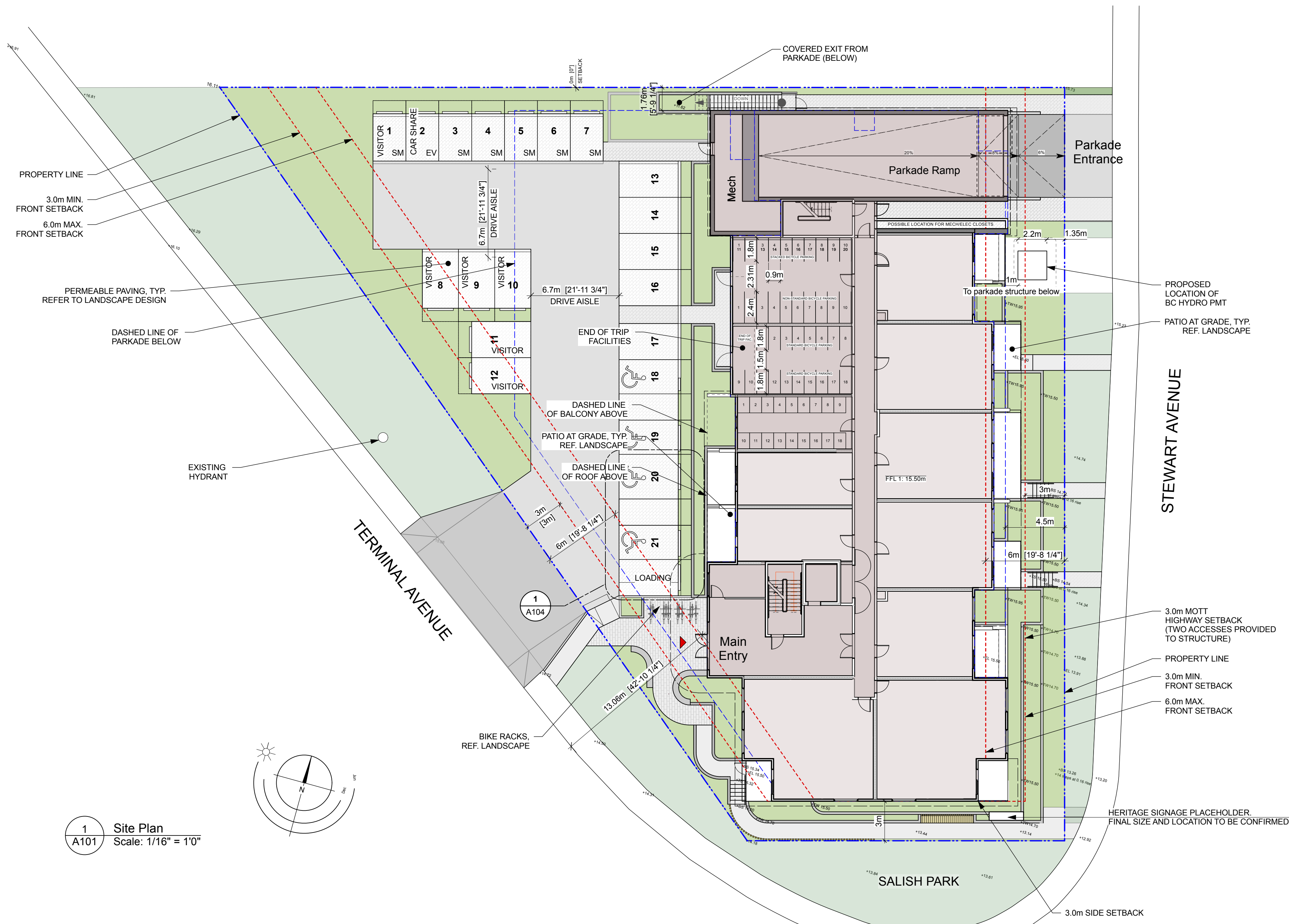


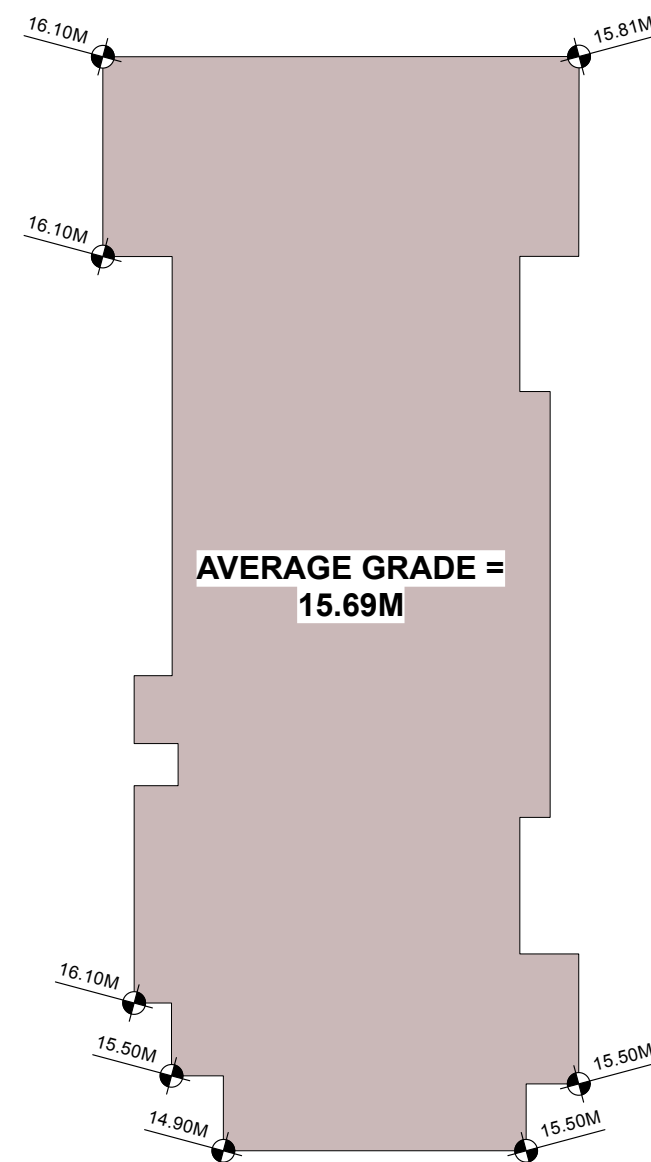


1 Site Plan
A101
Scale: 1/16" = 1'0"

GENERAL NOTES

- ALL WORK TO CONFORM WITH THE BRITISH COLUMBIA BUILDING 2024.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH EACH OTHER.
- ALL RIGHT OF WAYS, BOUNDARIES, SETBACKS AND PROPERTY LINES TO BE CONFIRMED BY B.C.L.S. PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONFIRM SAME ON SITE. ARCHITECT TO BE CONTACTED REGARDING DISCREPANCIES.
- ALL DIMENSIONS ARE BOTH IMPERIAL AND SHOWN IN INCHES AND FEET, AS WELL AS IN METRIC AND SHOWN IN METERS.
- ALL ELEVATIONS ARE IN METRIC AND SHOWN IN METRIC GEODETIC DATUM. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
- ALL EXISTING AND NEW DATUMS ARE GEODETIC AND SHOWN IN METERS. REFER TO SITE SURVEY AND CIVIL PACKAGES.
- REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ALL PLANTING, FENCING AND PRIVACY SCREEN LOCATIONS, DESIGNS AND DETAILS.
- REFER TO ELECTRICAL DRAWINGS AND LANDSCAPE DRAWINGS FOR SITE LIGHTING.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF BC HYDRO PMT. NOTE 3m "NO METALS ZONE" AROUND PMT.
- THE GARBAGE AND RECYCLING IS PROVIDED IN THE PARKADE, REF. A201.
- ALL PARKING TO COMPLY WITH THE NANAIMO "OFF-STREET PARKING REGULATIONS BYLAW". REFER TO PARKING DIAGRAMS ON A101 AND A201 FOR MORE INFORMATION.

0 5'-0" 20'-0" 40'-0"
1/16" = 1'0"



2 Average Grade Diagram
A101
Scale: N.T.S.

PROJECT DATA

CIVIC ADDRESS:
76 TERMINAL AVENUE N, 86 TERMINAL AVENUE N

LEGAL DESCRIPTION:
LOT 2, NEWCASTLE TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 20761; PID: 001-005-154

ZONING: COR2 MIXED USE CORRIDOR

USE: NEIGHBOURHOOD CENTRE

SITE AREA: 2,528.75m²

SETBACKS:
FRONT: MAX 6 m / MIN 3.0m
REAR: 7.5 m
SIDE YARD 1: 0.0 m
SIDE YARD 2: 3.0 m
FLANKING SIDE: 3.0 m
MOTT HIGHWAY SETBACK 3.0m STEWART AVE (two accesses provided to stucture)

BUILDING HEIGHT:
PROPOSED: 19.77m
ALLOWABLE: 18m (14m + Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted 48 stalls required, 46 provided in the parkade= 95.8%)

SITE COVERAGE:
PROPOSED: 49% (1237 m²)
ALLOWABLE: 60%

UNIT COUNT: 69 Units
Studio: 18
1BDM: 37
2BDM: 14

GFA: 4 223m²

FLOOR AREA RATIO:
PROPOSED: 1.67
ALLOWABLE: 1.67 (1.25 + 0.25 Tier1 + 0.17 for 68.7% underground parking of total proposed) (0.25 X 68.7% = 0.17)

RESIDENTIAL PARKING CALCULATIONS (Area 3):

Studio 18 x 0.75 = 13.5
1 BDM 37 x 0.9 = 33.3
2 BDM 14 x 1.25 = 17.5
Total: = 64.3 stalls

The required number of Parking Spaces shall be reduced by 25% (lot is located within Transit-Adjacent Lands):

Total Required: 64.3 - 16.01 (25%) = 48.23* **48 stalls**
Visitor (8%): 3.8 **4**
Loading: **1** Class A stall (not counted towards req. parking)
0 Class B stalls
Van Accessible: **1**
Accessible: 69 x 0.04 = 2.76 **3**

Total Proposed: **67 stalls** (19 stalls must be surfaced with a durable permeable material)
Small Vehicle (50%): (33.5) **34 stalls**

Electric Vehicle Parking:

- All offstreet parking will be EV Ready Parking Spaces with a dedicated energized electrical outlet adjacent to the stall, capable of providing Level 2 charging.
- 50% of all parking stalls will have access to an EV charger.
- Visitor parking spaces are excluded from EV Ready Parking Spaces requirements.
- Car share parking will be provided with a Level 2 charger

BICYCLE PARKING CALCULATIONS

Short Term - 69 dwelling units x 0.1 spaces = 6.9 (7) spaces

Long Term - 69 dwelling units x 1.0 spaces = 69 spaces

	Allowed	Provided
Standard		25
Stacked	50% Max. (35)	20
Vertical	30% Max. (21)	14
Non-Standard	15% Min. (10)	10
Ground Anchored	50% Min. (35)	35
End of Trip Facilities		1
Mobility Scooter	69 /15 units (4.6)	5 (Tier1, Category3F- Amenity Req. for Additional Density)

- Minimum 25% of all long term bicycle stalls will have access to 110V outlet within 2.0m
- All non-standard long term bicycle stalls will have access to 110V outlet within 2.0m
- All mobility scooter stalls will have access to 110V outlet within 2.0m

Transit TDM will be provided:

Allocate a minimum of \$2,500 per dwelling unit to a development-specific collective transit fund, such as BC Transit's EcoPASS program, that can be accessed by all residents. Provide all residents with a transit welcome packet within 30 days of occupancy that contains clear instructions on accessing the collective transit fund and development-specific information on available transit service. This includes any new residents of the building at any time while funding remains in the collective fund.

REQUESTED VARIANCES:

BUILDING HEIGHT VARIANCE: 1.77m for the roof top access

FRONT SETBACK VARIANCES – TERMINAL AVENUE SIDE

- Parking Within the Front Yard: Variance to permit a limited area of parking (approximately 8%) to encroach into the required front setback, with the requirement being met on the Stewart Avenue side.

- Parking Between the Front Property Line and the Front Face of the Building: Variance to permit surface parking between the front property line and the front face of the building along Terminal Avenue, with the requirement being met on the Stewart Avenue side.

- Maximum 50% of Front Façade Set Further Than the Maximum Permitted Front Yard Setback: Variance to permit approximately 80% of the front façade along Terminal Avenue to be set back further than the maximum permitted front yard setback, with the requirement being met on the Stewart Avenue side.