

MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

1	20220728	REZONING APPLICATION	
REV	YY-MM-DD	DESCRIPTION	DRWN CHK

Architect's Sign and Seal

Project Title

PROPOSED 30-UNIT TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

SITE PLAN-1

RECEIVED
RA488
2023-AUG-11
Current Planning

Drawn: DS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

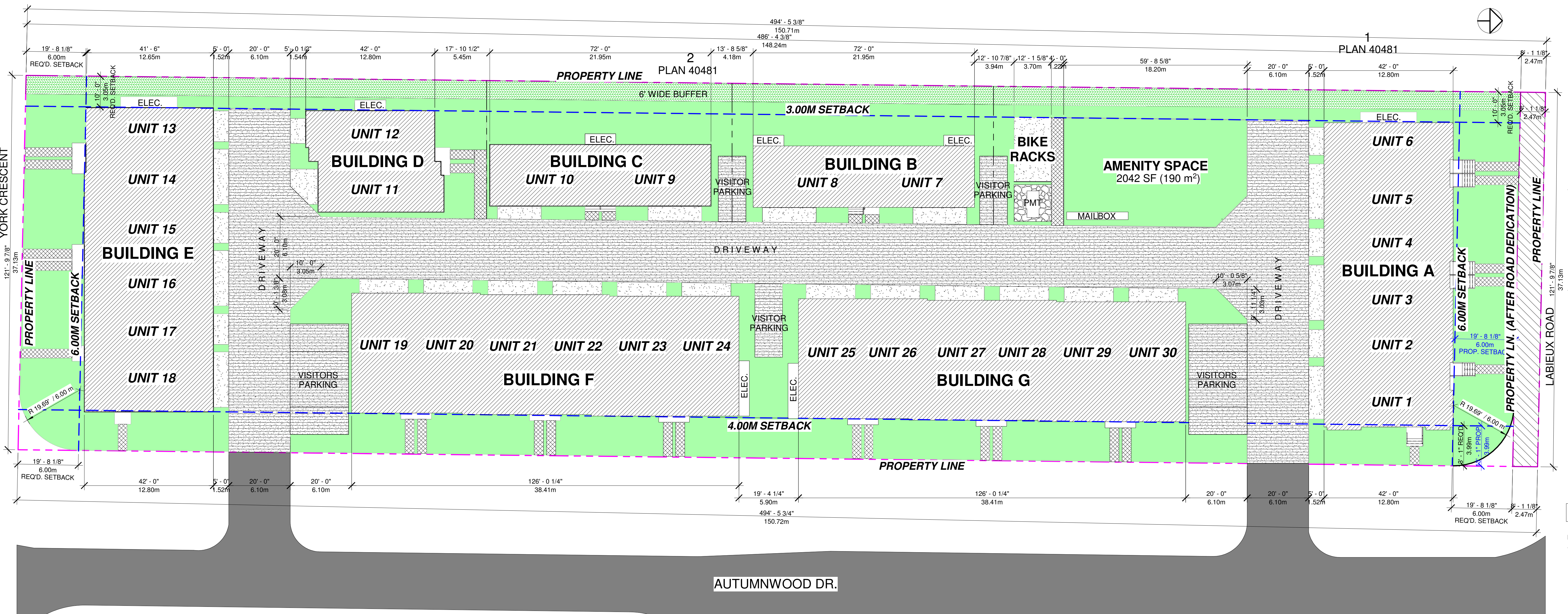
Print Code:

Revision Date: 20220728

Print Date: 8/11/2023 2:43:22 PM

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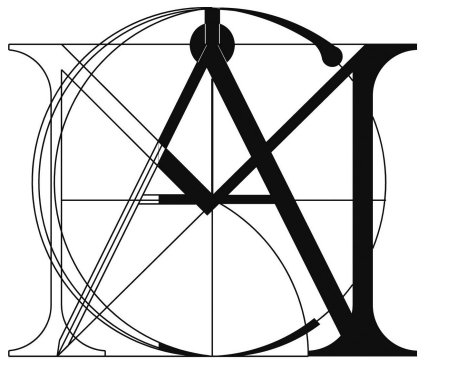


1 SITE PLAN
1/16" = 1'-0"

PROJECT DATA	EXISTING		PROPOSED	
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
CIVIC ADDRESS	2453 LABIEUX RD., NANAIMO, BC V9T 3M5			
LEGAL DESCRIPTION	LOT C, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 21063			
PID	003-430-979			
SITE AREA	5,596.65	60,241.93	5,505.10	59,256.30
ROAD DEDICATION	-	-	91.57	985.63
LAND USE	SINGLE FAMILY		TOWNHOUSE	
ZONING	R1		R6	
NO. OF DWELLINGS	1		30	
FLOOR AREA RATIO (FAR)	REQUIRED/ALLOWED		PROPOSED	
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
LOT COVERAGE	40%		40%	
GROSS FLOOR AREA TOTAL	2,482.87	26,725.43	3,483.12	37,492.00
FRONT SETBACK (NORTH)	6.0	19' 8"	6.0, 6.64	20' 9", 21' 9 3/8"
SIDE SETBACK (EAST)	4.0	13' 1"	4.0	13' 1"
SIDE SETBACK (WEST)	3.0	9' 10"	3.0	9' 10"
REAR SETBACK (SOUTH)	6.0	19' 8"	6.02, 6.49	19' 8 7/8", 21' 3 5/8"
BUILDING HEIGHT (SLOPED ROOF)	9.0	29' 0 1/2"	11.30	37' 0 1/2"
OFF-STREET PARKING (RESIDENTIAL/VISITOR)	2 (3 BEDROOMS)		2 (3 BEDROOMS) + 8 VISITOR PARKING	
OFF-STREET PARKING (TOTAL)	60		68	
COMM. ACTIVITY/AMENITY AREA	-	-	186	1,998

HATCH LEGEND:

	ASPHALT DRIVEWAY
	ROAD / LANE DEDICATION (SEE CIVIL AND LANDSCAPING OFF-SITE JOB)
	BUILDING AREA
	PERMEABLE PAVERS (SEE LANDSCAPING PLAN)
	OPEN OUTDOOR SPACE
	PAVED WALKWAYS (REFER TO LANDSCAPING PLAN)
	PROP. CONCRETE WALKWAY
	6' WIDE BUFFER





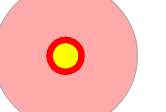
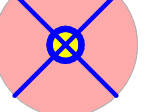
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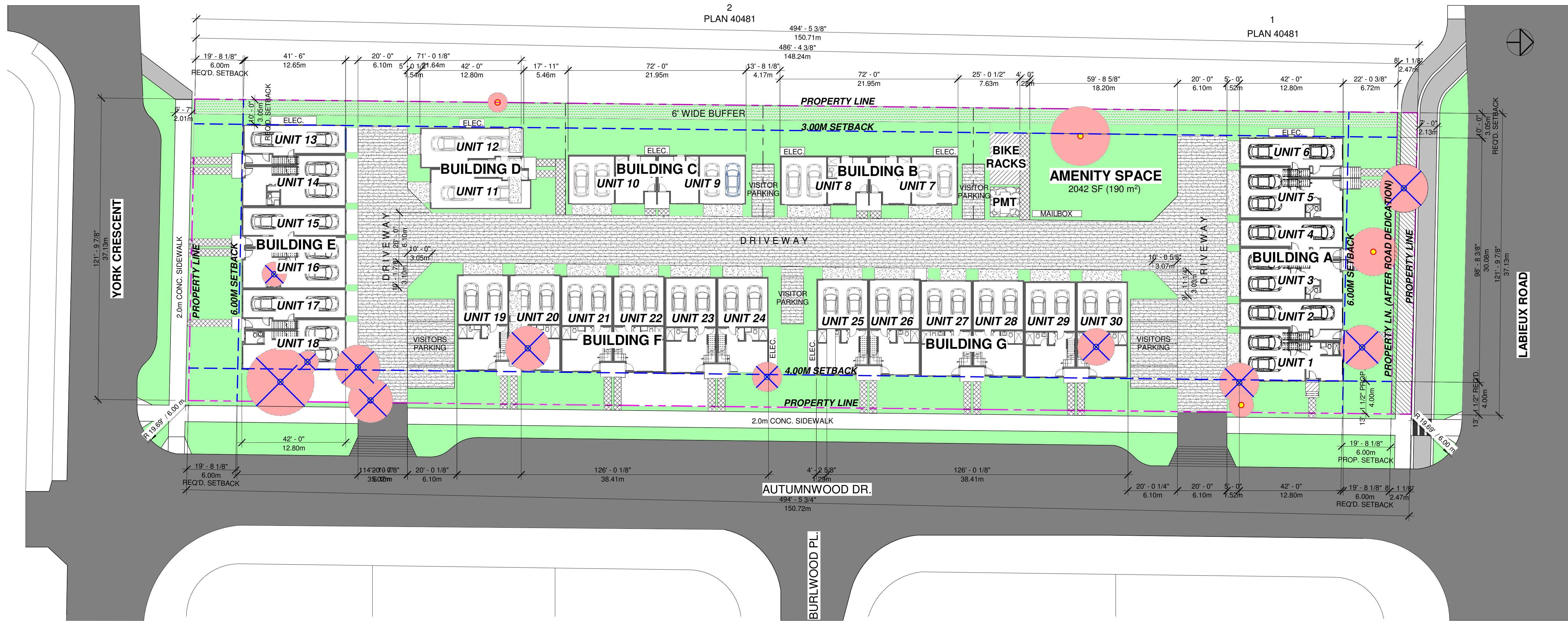
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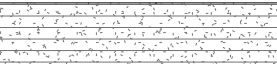







Revision:

TREES LEGEND:

-  LANDMARK TREES
-  TREE PROTECTION ZONE (TPZ)
-  TREES TO BE RETAINED
-  TREES TO BE REMOVED



HATCH LEGEND:

-  ASPHALT DRIVEWAY
-  ROAD / LANE DEDICATION (SEE CIVIL AND LANDSCAPING OFF-SITE JOB)
-  BUILDING AREA
-  PERMEABLE PAVERS (SEE LANDSCAPING PLAN)
-  OPEN OUTDOOR SPACE
-  PAVED WALKWAYS (REFER TO LANDSCAPING PLAN)
-  PROP. CONCRETE WALKWAY
-  6' WIDE BUFFER

2 SITE PLAN-2
3/64" = 1'-0"

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Architect's Sign and Seal

Project Title

PROPOSED 30-UNIT TOWNHOUSES

2453 LABIEUX RD.,
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Sheet Title

SITE PLAN-2

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RA488
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Current Planning

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Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code:

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