

PROJECT DATA

CIVIC ADDRESS:
-6074 METRAL DRIVE, NANAIMO

LEGAL DESCRIPTION:
-LOT 8, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 15012

-PID: 004-169-964

ZONING: Proposed COR 1 (Existing R1)

USE: RESIDENTIAL CORRIDOR

SITE AREA: - 6511.92m² (existing)
Road deduction - 907m²
Total Site Area - 5604.92m²

GROSS FLOOR AREA:
TH TYPE 1 - 1550.2sqf (14 Units - 21 702.8 sqf)
TH TYPE 2 - 1489.5sqf (8 Units - 11 916 sqf)
TH TYPE 3 - 1220.6sqf (8 Units - 9 764.8 sqf)
TOTAL (30 units): 43 383.6sqf (4030.5m²)

PROPOSED SITE COVERAGE:
22094.45sqf (2052.64m²)

PROPOSED: 36.6% [2052.64m²]
ALLOWABLE: 60% [3363.0 m²]

FLOOR AREA RATIO:
PROPOSED: 0.72 [4030.5m²]
ALLOWABLE: 1 [5604.92m²]

BUILDING HEIGHT:
PROPOSED:
ALLOWABLE: 14m

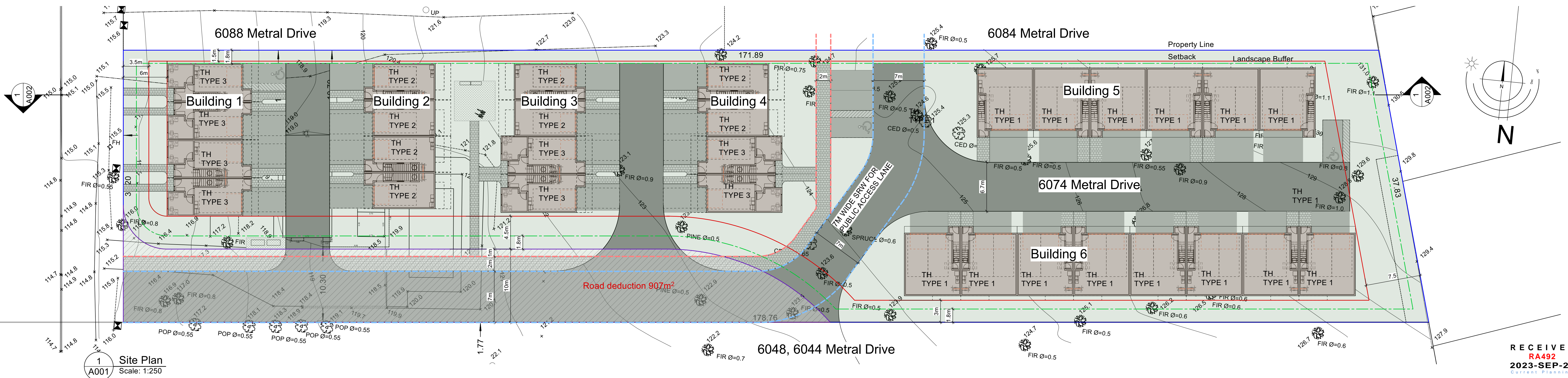
SETBACKS:

	PROPOSED:	ALLOWABLE:
FRONT:	0.6 m	MAX 6 m / MIN 3.5m
REAR:	7.5 m	7.5 m
SIDE YARD 1:	1.5 m	1.5 m
SIDE YARD 2:	3.0 m	3.0 m
FLANKING SIDE:	4.5 m	4.5 m

RESIDENTIAL DENSITY

	PROPOSED:	ALLOWABLE:
	30	Recommended ~100 units per hectare

RESIDENTIAL PARKING (Area 1): 57 stalls (required); 60stalls (proposed)
2BDM 16x1.80 = 28.8
3BDM 14x2.00 = 28
Accessible - 2
Visitor - 3



RECEIVED
RA492
2023-SEP-20
Current Planning