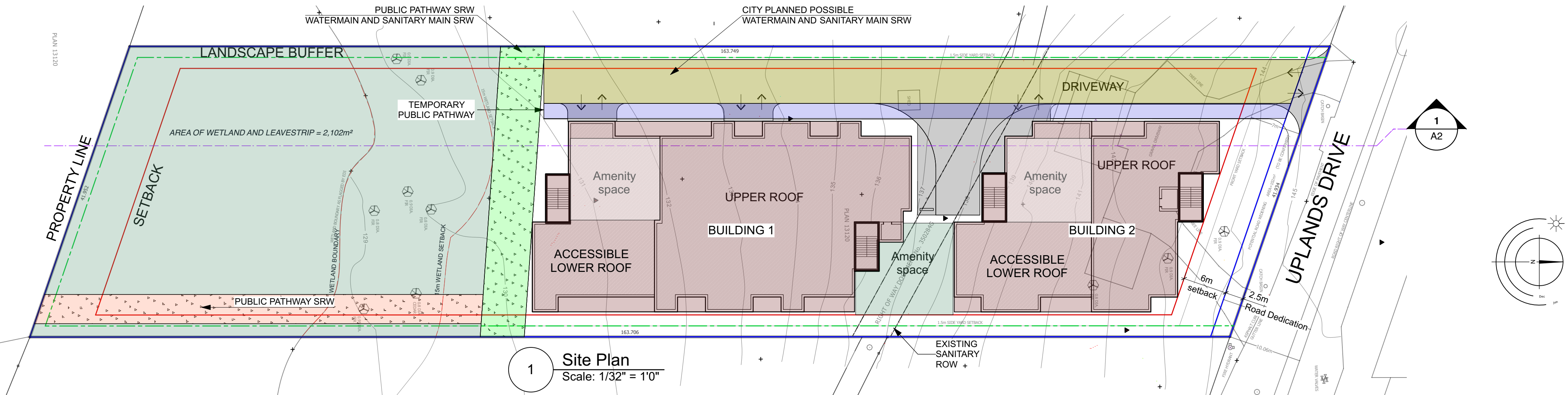
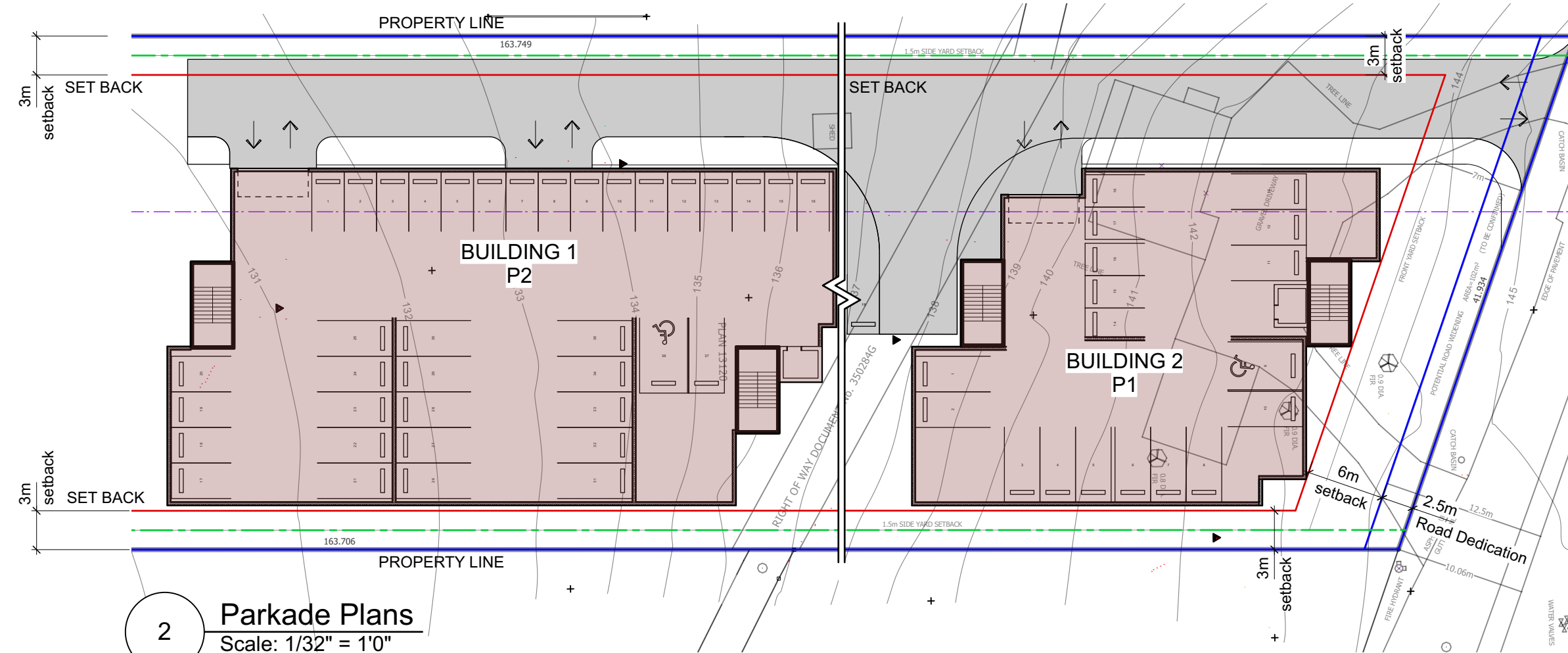
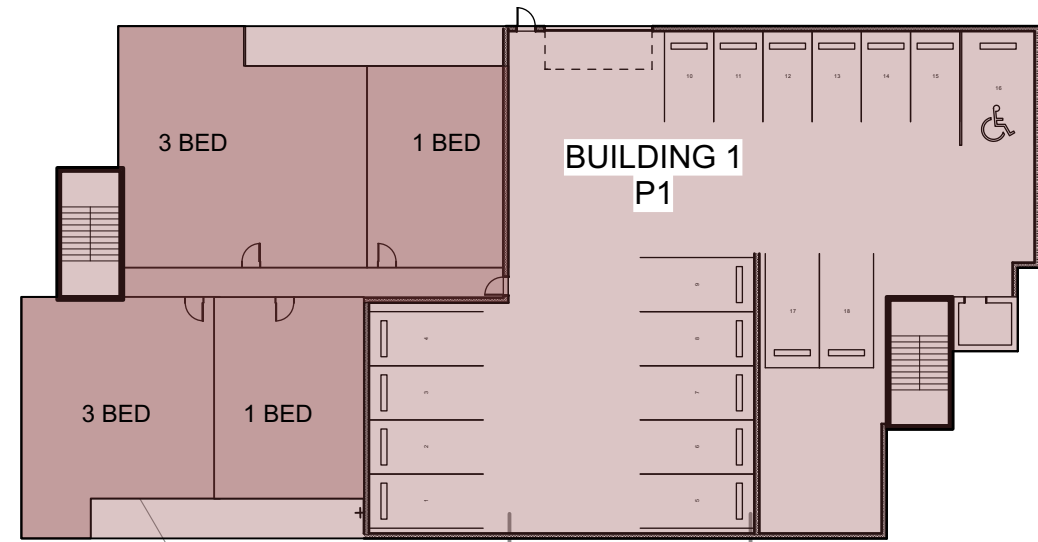
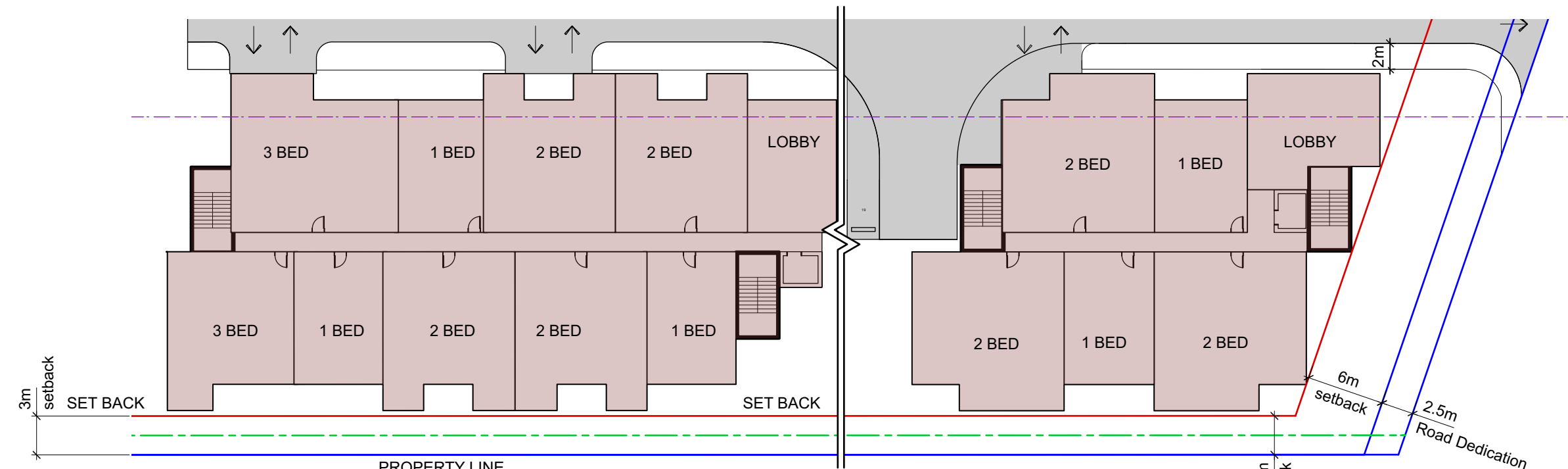




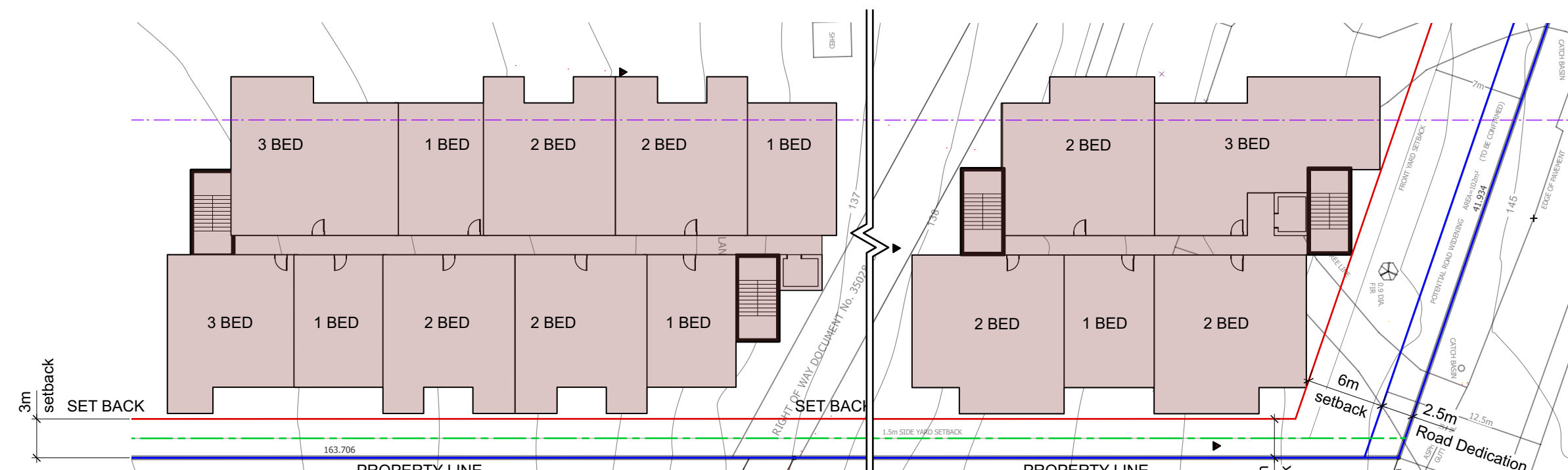
1 Site Plan
Scale: 1/32" = 1'0"



2 Parkade Plans
Scale: 1/32" = 1'0"



3 Level 1 Plans
Scale: 1/32" = 1'0"



4 Typical Floor Plan
Scale: 1/32" = 1'0"

PROJECT DATA

CIVIC ADDRESS:
-3469 UPLANDS DRIVE, NANAIMO

LEGAL DESCRIPTION:

LOT 49, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP13120
PID: 004-704-169

CURRENT ZONING: R10

PROPOSED ZONING: R8

SITE AREA: 6,495 m²
AREA EXCLUDING ROAD WIDENING: 6,393 m²
AREA EXCLUDING WETLAND & LEAVESTRIP & ROAD WIDENING: 4,291 m² (0.43 Ha)

PROPOSED REZONING & SUPPORTING PROOF OF CONCEPT:

FLOOR AREA RATIO:		
ALLOWED (R8):	1.25	
PROPOSED:	0.8	
PROOF OF CONCEPT:	0.8	[5,192m ²]

SITE COVERAGE: 2,003.7m ²		
ALLOWED (R8):	40%	
PROPOSED:	31.3%	[2,003.7m ²]

BUILDING HEIGHT:		
ALLOWED (R8):	14.00m	

R8 SETBACKS:		
FRONT:	6.0 m	
REAR:	7.5m	
SIDE YARD 1:	3.0 m	
SIDE YARD 2:	3.0 m	

PROOF OF CONCEPT PROPOSED UNITS:

1BRM -	15
2BRM -	19
3BRM -	8
Total -	42

RESIDENTIAL PARKING (required):

1BDM	15x1.45 =	22
2BDM	19x1.80 =	34
3BDM	8x2.00 =	16

Accessible = 2

Total = 74

RESIDENTIAL PARKING (Provided):

Stalls = 74

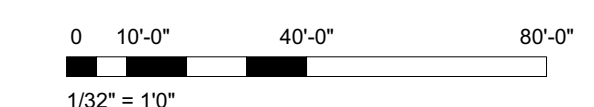
LIST OF DRAWINGS:

A1 - Project Data & Plans
A2 - Site Section & 3D Images
A3 - Neighbourhood Plan

NOTE

- BUILDING ONE & TWO ARE NOT AT THE SAME LEVEL, SEE SITE SECTION 1/A2

- SRW LOCATIONS TO BE DETERMINED



1/32\"/>

RECEIVED
RA496
2025-SEP-26
Current Planning