



1 CONCEPT SITE PLAN  
A2 SCALE: 1:1000

SITE DATA		
CIVIC ADDRESS	PID	DESCRIPTION
101 SOUTH STREET	006-166-857	BLOCK C, SECTION 1, NANAIMO DISTRICT, PLAN 1748, EXCEPT THOSE PARTS INCLUDED WITHIN PLANS 1121R AND 1140R; AND EXCEPT THAT PART BOUNDED ON THE NORTH BY THE SOUTHERLY BOUNDARY OF SAID PLAN 1121R, ON THE SOUTH BY THE NORTHERLY BOUNDARY OF SAID PLAN 1140R; ON THE WEST BY THE EASTERLY BOUNDARY OF NICOL STREET; AND ON EAST BY THE WESTERLY BOUNDARY OF ALEXANDRA STREET, AND EXCEPT THOSE PARTS IN PLAN 3245Z AND 32980.

ZONING:	SQ FT.	S.Q.M	AC
LOT AREA	611,1024 SQ.FT	56,766 M2	14.027 AC

LOT COVERAGE			
PROPOSED LOT COVERAGE	117,353.5 SQ.FT	10,902.5 M2	2.69 AC (24.2 %)

LOT DENSITY	FAR : 0.54
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BUILDING HEIGHT	14 M (4 STOREYS)
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	SETBACKS	
	REQUIRED	PROPOSED
FRONT YARD	3 M	3 M
SIDE YARD	3 M	3 M
FLANKING SIDE YARD	3 M	3 M
REAR YARD	7.5 M	7.5 M

UNIT SUMMARY	
STUDIO	= 4
1 BED	= 200
2 BED	= 52
3 BED (TH)	= 112
TOWNHOUSES:	112
APARTMENTS:	256
TOTAL	= 368

PARKING REQUIREMENTS	
TOWNHOUSES	REQUIRED: 224 (2 / 3 BED) X 112)
	PROVIDED: 240

BUILDINGS A & B	
BUILDING 'A' TOTAL UNITS :	88 (4) STUDIO) (72) 1 BED) (12) 2 BED)
BUILDING 'B' TOTAL UNITS :	64 (48) 1 BED) (16) 2 BED)
TOTAL UNITS:	152
4 (STUDIO) x 1.2= 5	120 (1 BED) x 1.45 = 174
28 (2 BED) x 1.8 = 51	
REQUIRED PARKING:	230
PROVIDED:	237 (114 at P1 level and 123 at P2 level)

BUILDING C	
TOTAL UNITS:	56
44 (1 BED) x 1.45 = 64	12 (2 BED) x 1.8 = 22
REQUIRED:	86
PROVIDED:	86 (41 at P1 level and 45 at P2 level)

BUILDING D (RETAIL)	
1 PARKING STALL/ 25 m2	
REQUIRED:	35 STALLS (872 / 25)
PROVIDED:	36

BUILDING D (RESIDENTIAL)	
TOTAL UNITS:	48
UNITS:	36 (1 BED) x 1.45 = 52
	12 (2 BED) x 1.8 = 22
REQUIRED:	74
PROVIDED:	85 (Provided at grade parking)

VISITOR PARKING	
TOWNHOUSES	REQUIRED: 10 (1 / 22 REQ.)
	PROVIDED: 11

BLDG A & B:	
REQUIRED:	11 (1 / 22 REQ.)
PROVIDED:	12

BLDG C:	
REQUIRED:	4 (1 / 22 REQ.)
PROVIDED:	6

BLDG D:	
REQUIRED:	3 (1 / 22 REQ.)
PROVIDED:	6

ACCESSIBLE PARKING	
TOWNHOUSES:	REQUIRED: 5 (3/ 100 + 1 / 50 REMAINDER)
	PROVIDED: 5
BLDG A&B:	REQUIRED: 6 (3/ 100 + 1 / 50 REMAINDER)
	PROVIDED: 6
BLDG C:	REQUIRED: 3 (3/ 100 + 1 / 50 REMAINDER)
	PROVIDED: 3
BLDG D:	REQUIRED: 3 (3/ 100 + 1 / 50 REMAINDER)
	PROVIDED: 3

BIKE PARKING	
Multifamily:	0.1 space / Dwelling unit (Short term)
	0.5 space / Dwelling unit ( Long term)
BLDG A:	REQUIRED: 9 (Short term) PROVIDED: 9
	REQUIRED: 44 (Long term) PROVIDED: 44
BLDG B:	REQUIRED: 7 (Short term) PROVIDED: 7
	REQUIRED: 32 (Long term) PROVIDED: 32
BLDG C:	REQUIRED: 6 (Short term) PROVIDED: 6
	REQUIRED: 28 (Long term) PROVIDED: 28
BLDG D:	REQUIRED: 5 (Short term) PROVIDED: 5
	REQUIRED: 24 (Long term) PROVIDED: 24
Retail:	0.6 space / 100 m2 of gross floor area
	0.2 space / 100 m2 of gross floor area
BLDG D:	REQUIRED: 6 (Short term) PROVIDED: 6
	REQUIRED: 2 (Long term) PROVIDED: 2

LEGEND

- TOWNHOUSES
- MULTIFAMILY (3-4 STOREYS)
- RETAIL