

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 32452 AND 32980.

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

<u>LOT COVERAGE</u>						
PROPOSED LOT COVERAGE	117,353.5 SQ.FT	10,902.5 M2	2.69 AC (24.2 %)			
LOT DENSITY			FAR: 0.54			
BUILDING HEIGHT			14 M (4 STOREYS)			

<u>SETBACKS</u>		
	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

STUDIO = 4 1 BED = 200	TOWNHOUSES
2 BED = 52 3 BED (TH) = 112	REQUIRED: 10 (1/22 REQ.) PROVIDED: 11
TOWNHOUSES: 112 APARTMENTS: 256	BLDG A& B:
TOTAL = 368	REQUIRED: 11 (1 / 22 REQ.) PROVIDED: 12
PARKING REQUIREMENTS	BLDG C:
TOWHOUSES	REQUIRED: 4 (1 / 22 REQ.) PROVIDED: 6
REQUIRED: 224 (2 / 3 BED) X 112)	BLDG D:
PROVIDED: 240	REQUIRED: 3 (1 / 22 REQ.) PROVIDED: 6
BUILDINGS A & B	
BUILDING 'A' TOTAL UNITS: 88 (4) STUDIO) (72) 1 BED) (12) 2 BED)	ACCESSIBLE PARKING
BUILDING 'B' TOTAL UNITS : 64 (48) 1 BED) (16) 2 BED)	TOWNHOUSES: REQUIRED: 5 (PROVIDED: 5
TOTAL UNITS: 152	BLDG A&B REQUIRED: 6 (3/1 PROVIDED: 6
4 (STUDIO) x 1.2= 5 120 (1 BED) x 1.45 = 174 28 (2 BED) x1.8 = 51	BLDG C REQUIRED: 3 (3/1)
REQUIRED PARKING: 230 PROVIDED: 237 (114 at P1 level and 123 at P2 level)	PROVIDED: 3
	BLDG D REQUIRED: 3 (3/ 10 PROVIDED: 3
BUILDING C	BIKE PARKING
TOTAL UNITS: 56	Multifamiliy:
44 (1 BED) x 1.45 = 64 12 (2 BED) x 1.8 = 22	0.1 space / Dwelling unit (Short te

UNIT SUMMARY

REQUIRED: 86

PROVIDED: 36

TOTAL UNITS: 48

REQUIRED: 74

BUILDING D (RETAIL)

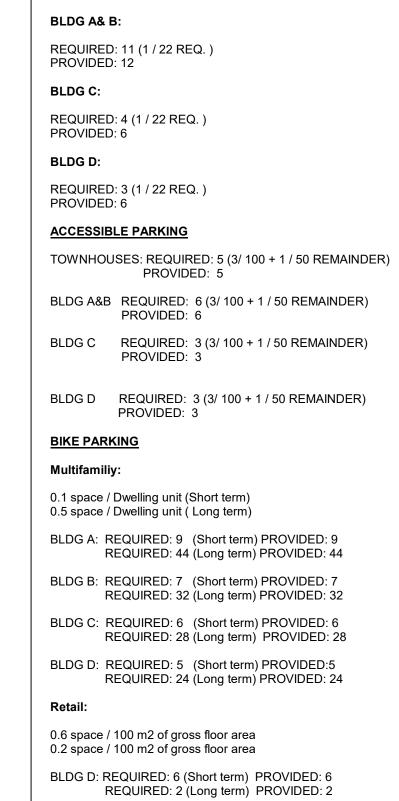
1 PARKING STALL/ 25 m2

BUILDING D (RESIDENTIAL)

REQUIRED: 35 STALLS (872 / 25)

PROVIDED: 86 (41 at P1 level and 45 at P2 level)

PROVIDED: 85 (Provided at grade parking)



VISITOR PARKING

LEGEND TOWNHOUSES MULTIFAMILY (3-4 STOREYS) RETAIL





