



PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION
CITY OF NANAIMO, BC

CIVIC ADDRESS
330 & 338 Ninth Street, Nanaimo, BC

LEGAL DESCRIPTION
TBC

ZONING
CURRENT: R1
PROPOSED ZONING : R6 W FAR INCREASED

SITE AREA
GROSS LOT AREA : 7,856.7 M² 78,567 SQ.FT. (0.72 HECTAR)

DEDICATIONS

ROAD DEDICATIONS. (BYLAW 7.5.4) 181.9 M² 1958 SQ.FT.
2.5M ROAD DEDICATION FOR ROAD EXTENSION.

NET SITE AREA 7,117.209 M² 76,609 SQ.FT. (0.711 HECTAR)

TOTAL LOT COVERAGE
MAXIMUM ALLOWED: 2,846.88 M² 30,643.56 SQ.FT = 40%
PROPOSED LOT COVERAGE 2,310.05 M² 25,109.26 SQ.FT = 30%

BUILDING HEIGHT
ALLOWABLE: 9 M H
PROPOSED: 2&3 STOREYS

DENSITY

SITE AREA 7,856.7 M² (78,567 SQ.FT)
PROPOSED 34 UNITS = 4,478.77 M² (48,682.36 SQ.FT)
TOTAL FAR 0.62

SETBACK

ELEVATION	MINIMUM	PROPOSED BUILDING
WEST (SIDE)	3.0M (9' 10")	3.0M (9' 10")
EAST (SIDE)	3.0M (9' 10")	3.0M (9' 10")
NORTH (REAR)	7.5M (24' 7")	7.57M (24' 10")
SOUTH (FRONT)	6.0M (19' 8")	9.20M (30' 2 1/2")

UNIT MATRIX

UNIT TYPE	#	BED	DIMENSION	BASEMENT	GROUND FLOOR	2ND FLOOR	3RD FLOOR	G.F.A.R. (LIVABLE)	TOTAL G.F.A.R. (LIVABLE)
A	21	3	41'-11" X 17'	-	-	55.83 M ² (600.96 SQ.FT.)	55.83 M ² (600.96 SQ.FT.)	111.66 M ² (1,201.92 SQ.FT.)	2,344.86 M ² (25,240.32 SQ.FT.)
B	6	3	38'-2" X 28'	-	43.32 M ² (466.30 SQ.FT.)	89.64 M ² (964.97 SQ.FT.)	-	132.96 M ² (1,431.27 SQ.FT.)	797.76 M ² (8,587.62 SQ.FT.)
C	7	3	41'-11" X 24'-1 1/2"	54.08 M ² (582.21 SQ.FT.)	54.08 M ² (582.51 SQ.FT.)	88.04 M ² (957.04 SQ.FT.)	-	197.14 M ² (2,122.06 SQ.FT.)	1,380.02 M ² (14,854.42 SQ.FT.)
TOTAL	34								4,478.77 M² (48,682.36 SQ.FT.)

* HALF AREA

PARKING

PARKING BYLAW NO.7266- SECTION 7.1
1.66 PER DWELLING UNIT.
REQUIRED: QTY #68
PROPOSED: QTY #68
VISITOR: QTY #3

# OF BEDROOMS	#	AREA 1/ REQ'D PER UNIT	PROVIDED
3+	2		2
2	1.8		2

AMENITY

AMENITY : 305 M² (3,283.53 SQ.FT)
PER UNIT: 8.97 M² (96.55 SQ.FT)

LEGEND:

- SIDEWALK/CROSS WALK
- AMENITY AREA
- PROPOSED RETAINING WALL
- FENCE

REV	DATE	DESCRIPTION
04	2023-11-14	ISSUED FOR REZONING
03	2023-07-06	ISSUED FOR CLIENT REVIEW
02	2023-06-30	ISSUED FOR CLIENT REVIEW
01	2023-05-18	ISSUED FOR CITY REVIEW

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



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DRAWN BY: NZ PROJECT: LSA APPROVED: LSA

NINTH ST FEASIBILITY

NINTH ST.
NANAIMO, BC
DRAWING

SITE PLAN

PROJECT NUMBER: 22-070 DRAWING NUMBER: AS1

SCALE: 1/16" = 1'-0"
DATE: MAY 2023 REVISION: JUNE 2023

RECEIVED
RA500
2023-DEC-29
Current Planning

20-070 NINTH ST FEASIBILITY