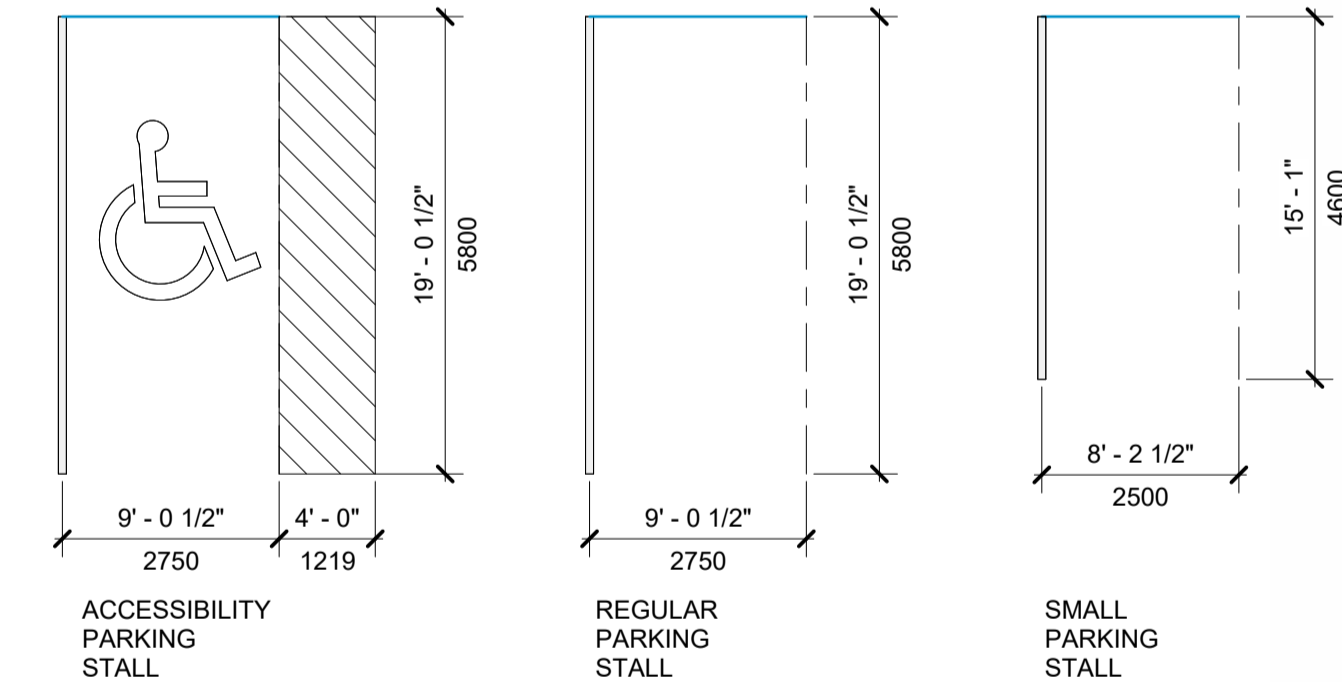
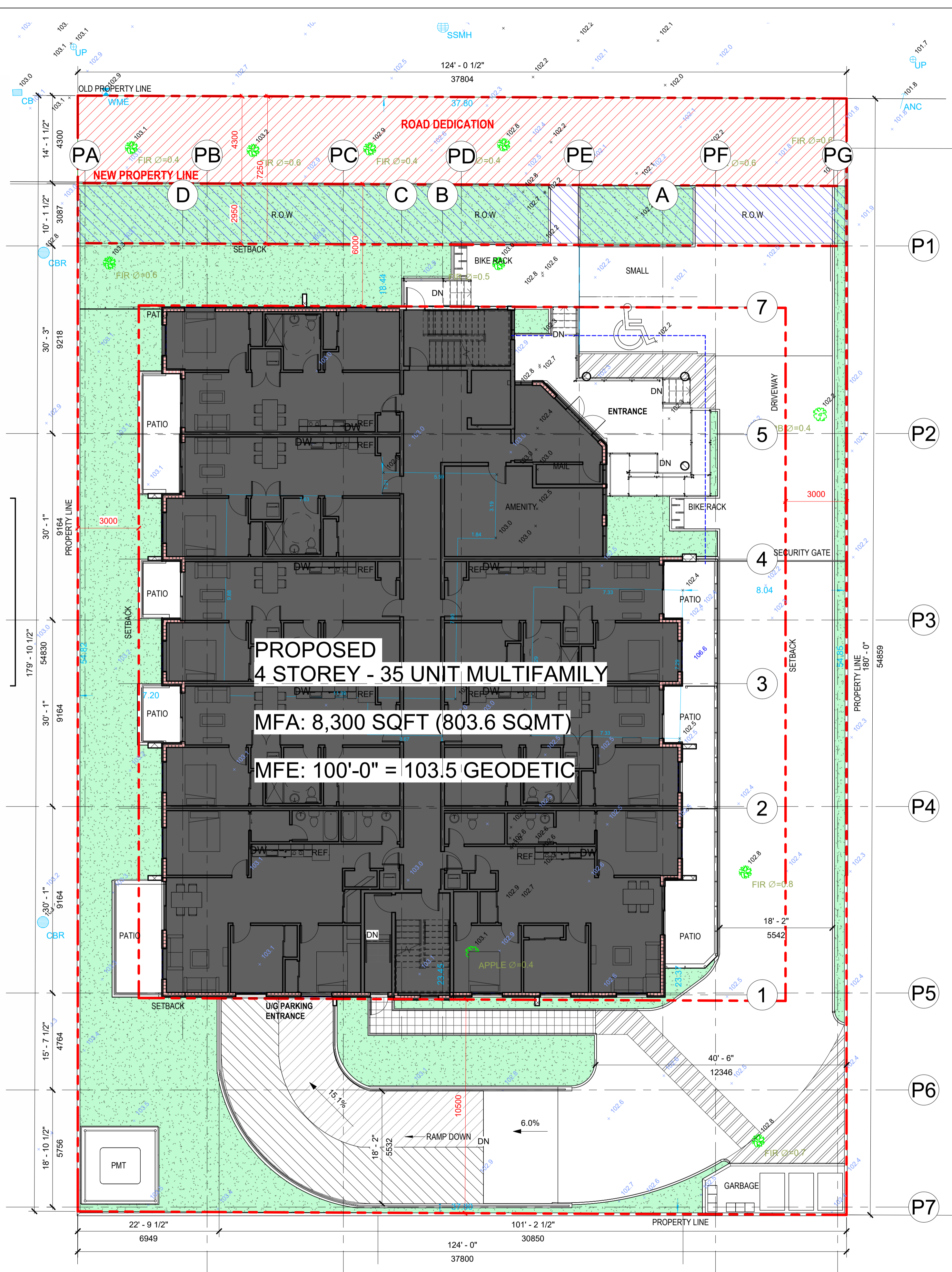


SITE AERIAL VIEW

SITE LEGEND			
	PROPERTY LINE		H/C SPLAY
	SETBACK LINE		NEW LIGHT STANDARD
	RW LINE		PAINTED AISLE
	ASPHALT AREA		DIRECTIONAL ARROW
	CONC. SIDEWALK		CHAINLINK FENCE
	LANDSCAPE AREA		MANHOLE
	BIKE RACK		CATCH BASIN
	MH		
	CB		



Project Analysis	
Project no: BC0223	Dated: Jun 17, 2023
This project date is preliminary at this stage of the project. Exact scope, zoning, uses and size only be determined upon the city hall approval. Design review, civil and code issues, site and tree survey may change from the written below. Therefore the client should not base any purchase, building cost and any other decision on this document.	
Municipal Address:	1901 Northfield road, Nanaimo BC
Legal Address:	LOT A, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 47335
Zoning:	R1
Proposed Zoning:	R8
Permitted Uses:	Medium Density Residential
Site Area:	2071.92 m ²
Net site area:	1909.4 m ²
Lot Coverage:	40% - provided 40%
Unit Density:	
Residential net Areas	
Common Area	27,289 sqft
Indoor amenity area	900 sqft
Gross floor area	sqft (sqmts)
Maximum permitted FAR:	1.6 or 1.60 x 1909.4 = 3,055 sq.mts - Provided FAR = 1.5
FAR Exclusions	
Bulk storage	
Amenity (covered outdoor)	
Amenity (LS deck and roof deck)	
Roof deck access	
Balcony	
Deck	
Garbage room	162 sqft
Parkade and service area	
Total exclusions:	
Amenity:	
2.3 sq.mts per dwelling unit	
Indoor amenity area	
Covered outdoor amenity area	
Total dwelling units	
2 bed room units	35
1 bed room units	24
5% adaptable units required	
SETBACKS	
Front yard:	6m
Front yard provided:	6m
Back Yard:	10.5m
Rear Yard provided:	10.5
Side yard:	3m
Side yard provided:	3m
Flanking Side yard:	6m
Flanking Side yard provided:	
Average Grade:	
South	
East	
North	
West	
Building height	
Height of Principal Building - Flat Roof1 (c than 4:12 pitch)	14m Up to 4-stories
Height of Principal Building - Sloped Roof1 (2:4:12 pitch)	14m
Parking Requirements:	
Loading stalls required:	
Off street parking	
RMB HIGH DENSITY RESIDENTIAL	
1-BED ROOM = 1.7/UNIT	33 x 1.76 = 25.46
2-BED ROOM = 1.3/UNIT	11 x 1.62 = 17.82
VISITOR PARKING = 1/22 stalls	35/22 or 1.59 = 2 stalls
Total parking required:	46 stalls
CITY CENTRE 5% REDUCION CONSIDERED	
TOTAL PARKING PROVIDED	46
Bike Parking	
bike parking provided	
Short term 0.1/unit	0.1/35 = 3.5
Long term 0.5/unit	0.5/35 = 17.5
Total Bike parking	21
(PLEASE NOTE THE GEOTECHNICAL ELEVATIONS CONTRACTOR TO CONFIRMED AS PER THE CIVIL DRAWINGS)	



1 SITE PLAN
DP101 1" = 10'-0"

Edmonton
780.425.2752 (pt)
Winnipeg
204.515.6699 (pt)
Vancouver (Downtown)
604.676.9518 (pt)
West Vancouver
604.754.9197 (pt)

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Excellence, Innovation and Holistic Designs

Rev.			mm-dd-yy	Issue FOR DP	Revision /Drawing Issue	Drawn by	TD
1			2023-09-23	ISSUE FOR DP			

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT
NORTHFIELD MULTIFAMILY
1901 NORTHFILED ROAD NANAIMO BC

DRAWING TITLE	
SITE PLAN	
Project number BC0223	Date Issue Date
Scale As indicated	Checked by Checker
Drawn by Author	REVISION 1

RECEIVED
RA506
2023-DEC-29
CURRENT PLANNING