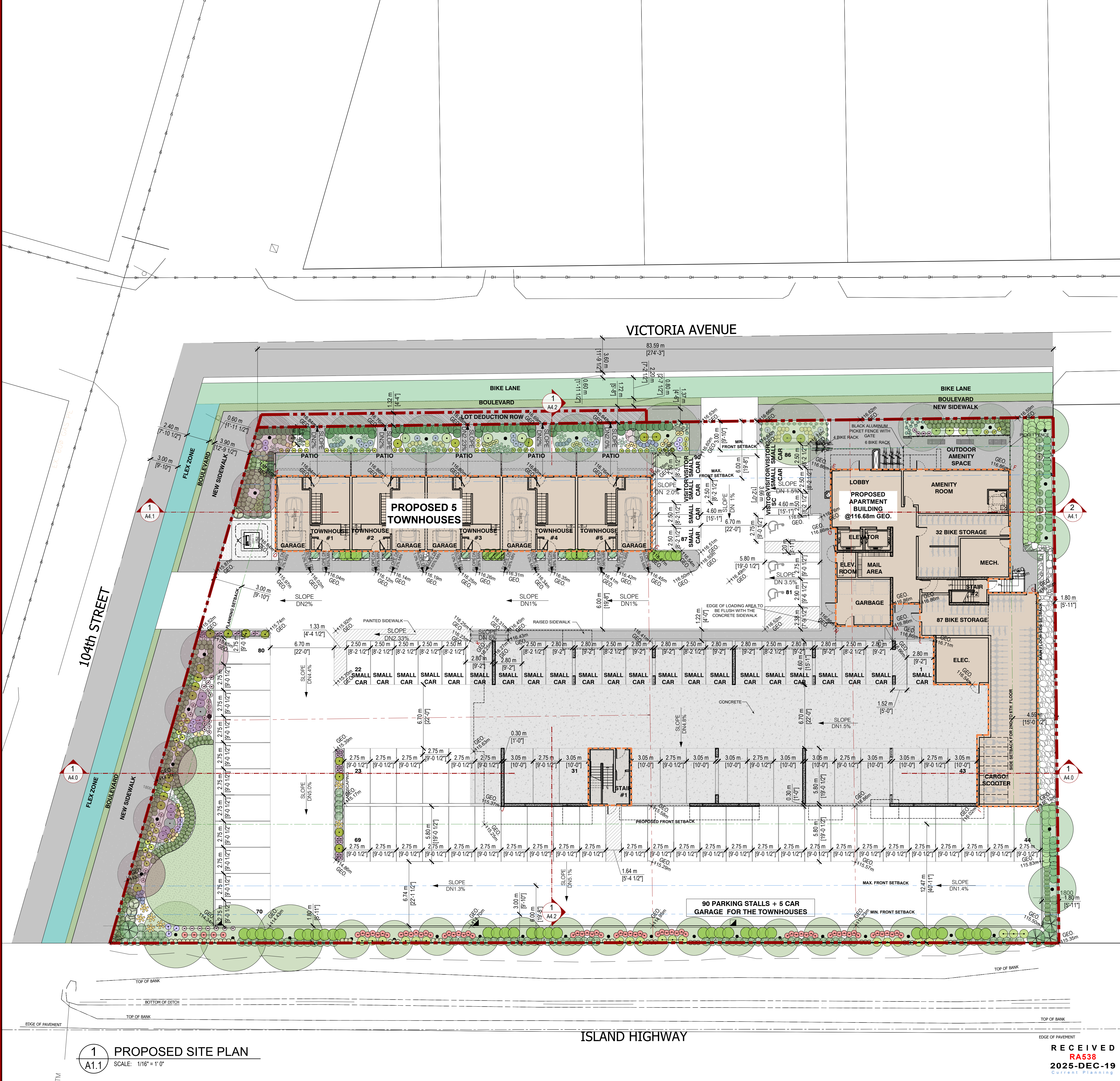




1 PROPOSED SITE PLAN  
A1.1 SCALE: 1/16" = 1' 0"

RECEIVED  
R4538  
2025-DEC-19  
CURRENT PLANNING

# PROJECT INFORMATION

LEGAL ADDRESS: LOTS A TO D, BLOCK 17, SECTIONS 3 & 4,  
WELLINGTON DISTRICT, PLAN EPP102237  
CIVIC ADDRESS: 2778, 2768 104TH ST. AND 3841, 3817 VICTORIA AVE.  
NANAIMO, B.C.  
PROJECT: 6-STORY RESIDENTIAL BUILDING & 5 TOWNHOUSES

## ZONING DATA

|                                           |                                                      |
|-------------------------------------------|------------------------------------------------------|
| EXISTING ZONING:                          | COR1 & COR3                                          |
| SITE AREA:                                | 5,060.4m <sup>2</sup> (54,469.69 ft <sup>2</sup> )   |
| SITE AREA AFTER ROAD DEDICATION:          | 5,006.99m <sup>2</sup> (53,894.79 ft <sup>2</sup> )  |
| APARTMENT BUILDING AREA B.C.B.C.:         | 1,381.05 m <sup>2</sup> (14,865.50 ft <sup>2</sup> ) |
| TOWNHOUSE AREA B.C.B.C.:                  | 344.06 m <sup>2</sup> (3,703.49 ft <sup>2</sup> )    |
| ADAPTABLE UNITS REQUIRED B.C.B.C.:        | 18 (20 ADAPTABLE UNITS PROPOSED)                     |
| LOT COVERAGE:                             | 36.03% (INCLUDING APARTMENT BLDG & TOWNHOUSES)       |
| USABLE OPEN SPACE:                        | 173.32m <sup>2</sup> (1,865.65ft <sup>2</sup> )      |
| TOTAL NUMBER OF UNITS:                    | 95 UNITS                                             |
| TOTAL NUMBER OF APARTMENT BUILDING UNITS: | 90 UNITS                                             |
| NUMBER OF STUDIO UNITS:                   | 30 UNITS (INCLUDING 20 ADAPTABLE UNITS)              |
| NUMBER OF 1 BEDROOM UNITS:                | 31 UNITS                                             |
| NUMBER OF 2 BEDROOM UNITS:                | 5 UNITS                                              |
| NUMBER OF 3 BEDROOM UNITS:                | 24 UNITS                                             |
| NUMBER OF TOWNHOUSE UNITS:                | 5 UNITS                                              |

|                                    |                                                                                                                                                |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED APARTMENT BUILDING AREAS: |                                                                                                                                                |
| GROUND FLOOR AREA:                 | 214.31m <sup>2</sup> (2,306.83 ft <sup>2</sup> ) (EXCLUDING LOBBY, 9.29m <sup>2</sup> OF SERVICE ROOM, BIKE STORAGE) (INCLUDING AMENITY SPACE) |
| 2ND FLOOR AREA:                    | 1,150.23m <sup>2</sup> (12,381 ft <sup>2</sup> )                                                                                               |
| 3RD FLOOR AREA:                    | 1,150.23m <sup>2</sup> (12,381 ft <sup>2</sup> )                                                                                               |
| 4TH FLOOR AREA:                    | 1,150.23m <sup>2</sup> (12,381 ft <sup>2</sup> )                                                                                               |
| 5TH FLOOR AREA:                    | 1,150.23m <sup>2</sup> (12,381 ft <sup>2</sup> )                                                                                               |
| 6TH FLOOR AREA:                    | 1,150.23m <sup>2</sup> (12,381 ft <sup>2</sup> )                                                                                               |
| PROPOSED GROSS FLOOR AREAS :       | 5,965.46m <sup>2</sup> (64,211.68ft <sup>2</sup> )                                                                                             |

|                              |                                                                              |
|------------------------------|------------------------------------------------------------------------------|
| TOWNHOUSE BLOCK FLOOR AREA:  |                                                                              |
| MAIN FLOOR AREA:             | 172.15 m <sup>2</sup> (1,853.00 ft <sup>2</sup> ) (EXCLUDING GARAGE AREA)    |
| SECOND FLOOR AREA:           | 307.84 m <sup>2</sup> (3,313.55 ft <sup>2</sup> ) (EXCLUDING STAIRCASE AREA) |
| THIRD FLOOR AREA:            | 313.17 m <sup>2</sup> (3,370.95 ft <sup>2</sup> ) (EXCLUDING STAIRCASE AREA) |
| PROPOSED GROSS FLOOR AREAS : | 793.16 m <sup>2</sup> (8,537.50 ft <sup>2</sup> )                            |

PROPOSED GROSS FLOOR AREAS : 6,758.62m<sup>2</sup> (72,749.18ft<sup>2</sup>)  
(APARTMENT BUILDING + TOWNHOUSE BLOCK)

|                                                                      | ALLOWED | PROPOSED |                                                             |
|----------------------------------------------------------------------|---------|----------|-------------------------------------------------------------|
| FLOOR AREA RATIO (F.A.R.): (APARTMENT BUILDING + TOWNHOUSE BLOCK)    | 1.25    | 1.33     | SITE SPECIFIC F.A.R. TO BE ALLOCATED. (PLANNING TO CONFIRM) |
| FLOOR AREA RATIO (F.A.R.): AFTER ROAD DEDICATION                     | 1.25    | 1.34     | SITE SPECIFIC F.A.R. TO BE ALLOCATED. (PLANNING TO CONFIRM) |
| 5,060.4m <sup>2</sup> - 53.41m <sup>2</sup> = 5,006.99m <sup>2</sup> |         |          |                                                             |

| SETBACKS :                         | ALLOWED                                                                                                                                                   | PROPOSED                                  |          |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|----------|
| FRONT YARD: (VICTORIA AVE)         | MIN 3.0m- MAX. 6m                                                                                                                                         | 3.0m                                      |          |
| FLANKING YARD:                     | 3.0m                                                                                                                                                      | 3.0m                                      |          |
| FRONT YARD: (ISLAND HIGHWAY)       | MIN 3.0m- MAX. 6m                                                                                                                                         | 12.47m                                    | VARIANCE |
| SIDE YARD:                         | 0m                                                                                                                                                        | 1.8m MAIN FLOOR<br>4.59m 2ND TO 6TH FLOOR |          |
| HEIGHT:                            |                                                                                                                                                           |                                           |          |
| APARTMENT BUILDING HEIGHT:         | 14m                                                                                                                                                       | 21.97m                                    | VARIANCE |
| TOWNHOUSES HEIGHT:                 | 14m                                                                                                                                                       | 11.77m                                    |          |
| STOREYS:                           |                                                                                                                                                           | 6 STOREYS                                 |          |
| AVERAGE GRADE :                    |                                                                                                                                                           |                                           |          |
| APARTMENT BUILDING AVERAGE GRADE : | E(116.86m) + F(116.86m) + G(116.86m) + H(116.12m) + I(116.02m) + J(115.37m) + K(116.25m) + L(116.86m) + M(116.86m) + N(116.86m) + O(116.86m)/11 = 116.53m |                                           |          |
| TOWNHOUSES AVERAGE GRADE:          | A (116.94m) + B (116.78m) + C (116.47m) + D(116.04m)/4 = 116.55m                                                                                          |                                           |          |

| PARKING (MAIN BUILDING)   | ALLOWED                           | PROPOSED                                              |                   |
|---------------------------|-----------------------------------|-------------------------------------------------------|-------------------|
| TOWNHOUSES :              | 10                                | 5                                                     | 5 VARIANCE        |
| 2 PER UNIT                |                                   | 1 PER UNIT                                            |                   |
| APARTMENT BUILDING:       | 107.69                            | 90                                                    | 18 VARIANCE       |
| AREA 3 OFF STREET PARKING |                                   |                                                       |                   |
| 1.68 (3 BED) (24 UNITS)   |                                   |                                                       |                   |
| 1.44 (2BED) (5 UNITS)     |                                   |                                                       |                   |
| 1.07 (1BED) (31 UNITS)    |                                   |                                                       |                   |
| 0.90 (STUDIO) (30 UNITS)  |                                   |                                                       |                   |
| TOTAL PARKING:            | 118                               | 95                                                    | TOTAL 23 VARIANCE |
| VISITOR PARKING:          | 4.09 (1 FOR EACH 22)              | 5 (INCLUDED IN THE TOTAL PARKING)                     |                   |
| SMALL CAR:                | 36 (40%)                          | 29                                                    |                   |
| ACCESSIBLE:               | 2.7 (33-100) 1STALL PER 33 SPACES | 3 INCLUDED IN THE TOTAL                               |                   |
| LONG TERM BICYCLE         | 90 (1 PER DWELLING)               | 119 (INCLUDE 7 CARGO/SCOOTER) + 5 BIKE FOR TOWNHOUSES |                   |
| SHORT TERM BICYCLE        | 9 (0.1 PER DWELLING)              | 10                                                    |                   |

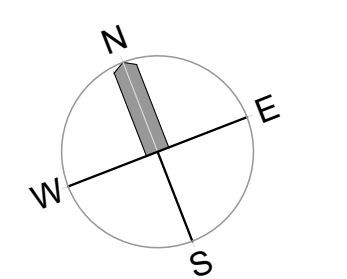
NOTE : REFER TO CIVIL DRAWINGS FOR SITE GRADING

Copyright Reserved: These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.



client:

project north:



issue / revisions:

| Issue / Revisions                          | Date       |
|--------------------------------------------|------------|
| 8 ISSUED FOR REZONING & DEVELOPMENT PERMIT | 11 DEC '25 |
| 7 ISSUED FOR REVIEW                        | 25 NOV '25 |
| 6 FOR COORDINATION                         | 12 NOV '25 |
| 5 FOR MEETING                              | 07 NOV '25 |
| 4 FOR REVIEW                               | 05 NOV '25 |
| 3 PLANNING PRE-APP MEETING                 | 28 OCT '25 |
| 2 FOR MEETING                              | 16 OCT '25 |
| 1 FOR REVIEW                               | 03 SEP '25 |

alan lowe architect inc.  
118 - 21 Erie St.  
Victoria, British Columbia  
t 250.360.2888

seal:



project title:  
6-STORY RESIDENTIAL BUILDING & 5 TOWNHOUSES  
2778, 2768 104TH ST. AND  
3841, 3817 VICTORIA AVE.  
NANAIMO, B.C.

drawing title:  
SITE PLAN & PROJECT INFO

project no.: 22.725

date: 11 DEC 2025 scale: AS NOTED

checked by: LOWE drawn by: NA

sheet no.:

A1.1