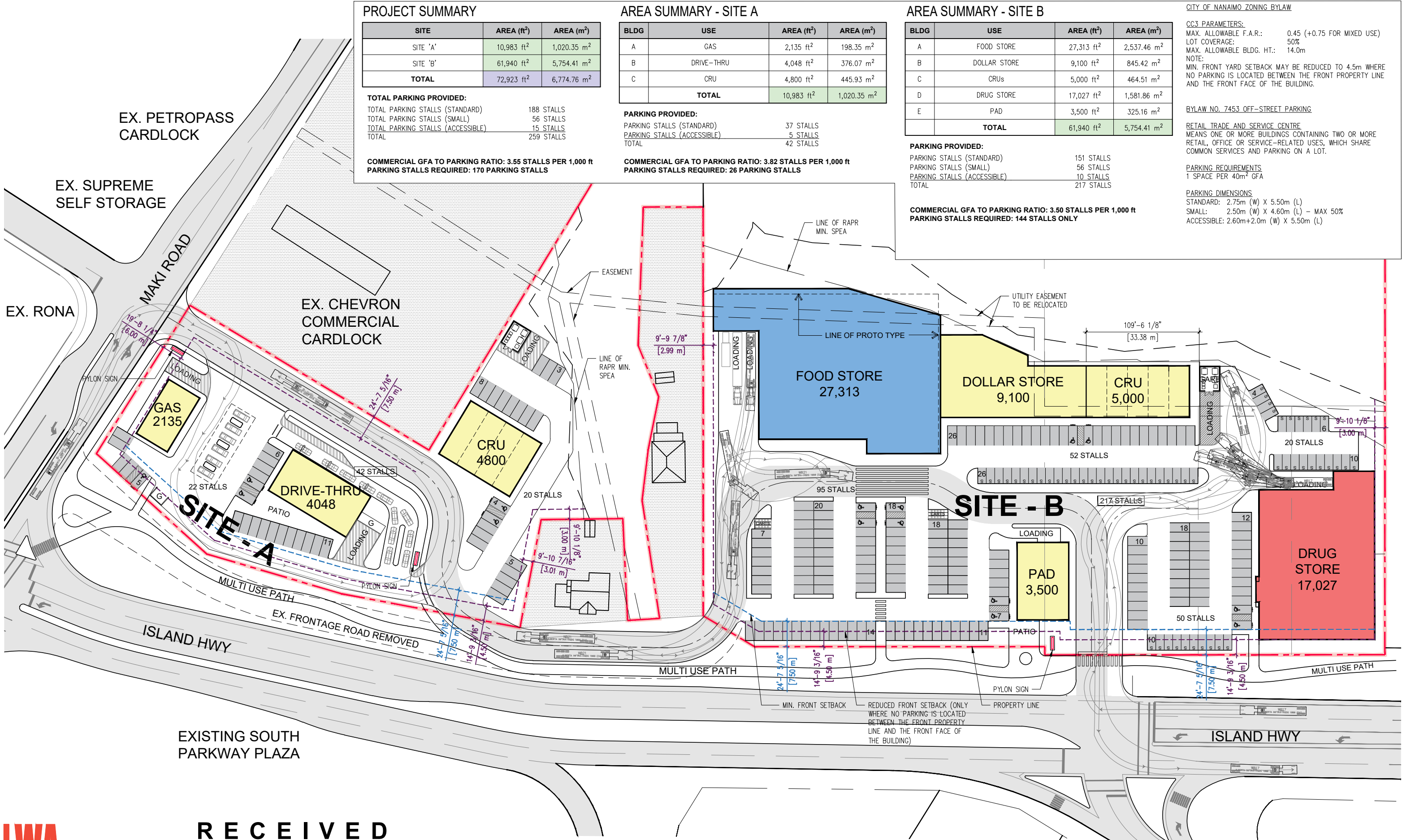




PROJECT SUMMARY

SITE	AREA (ft ²)	AREA (m ²)
SITE 'A'	10,983 ft ²	1,020.35 m ²
SITE 'B'	61,940 ft ²	5,754.41 m ²
TOTAL	72,923 ft ²	6,774.76 m ²

TOTAL PARKING PROVIDED:

TOTAL PARKING STALLS (STANDARD)	188 STALLS
TOTAL PARKING STALLS (SMALL)	56 STALLS
TOTAL PARKING STALLS (ACCESSIBLE)	15 STALLS
TOTAL	259 STALLS

COMMERCIAL GFA TO PARKING RATIO: 3.55 STALLS PER 1,000 ft²
PARKING STALLS REQUIRED: 170 PARKING STALLS

AREA SUMMARY - SITE A

BLDG	USE	AREA (ft ²)	AREA (m ²)
A	GAS	2,135 ft ²	198.35 m ²
B	DRIVE-THRU	4,048 ft ²	376.07 m ²
C	CRU	4,800 ft ²	445.93 m ²
TOTAL		10,983 ft ²	1,020.35 m ²

PARKING PROVIDED:

PARKING STALLS (STANDARD)	37 STALLS
PARKING STALLS (ACCESSIBLE)	5 STALLS
TOTAL	42 STALLS

COMMERCIAL GFA TO PARKING RATIO: 3.82 STALLS PER 1,000 ft²
PARKING STALLS REQUIRED: 26 PARKING STALLS

AREA SUMMARY - SITE B

BLDG	USE	AREA (ft ²)	AREA (m ²)
A	FOOD STORE	27,313 ft ²	2,537.46 m ²
B	DOLLAR STORE	9,100 ft ²	845.42 m ²
C	CRUs	5,000 ft ²	464.51 m ²
D	DRUG STORE	17,027 ft ²	1,581.86 m ²
E	PAD	3,500 ft ²	325.16 m ²
TOTAL		61,940 ft ²	5,754.41 m ²

PARKING PROVIDED:

PARKING STALLS (STANDARD)	151 STALLS
PARKING STALLS (SMALL)	56 STALLS
PARKING STALLS (ACCESSIBLE)	10 STALLS
TOTAL	217 STALLS

COMMERCIAL GFA TO PARKING RATIO: 3.50 STALLS PER 1,000 ft²
PARKING STALLS REQUIRED: 144 STALLS ONLY

CITY OF NANAIMO ZONING BYLAW

CC3 PARAMETERS:
MAX. ALLOWABLE F.A.R.: 0.45 (+0.75 FOR MIXED USE)
LOT COVERAGE: 50%
MAX. ALLOWABLE BLDG. HT.: 14.0m

NOTE:
MIN. FRONT YARD SETBACK MAY BE REDUCED TO 4.5m WHERE NO PARKING IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND THE FRONT FACE OF THE BUILDING.

BYLAW NO. 7453 OFF-STREET PARKING

RETAIL TRADE AND SERVICE CENTRE
MEANS ONE OR MORE BUILDINGS CONTAINING TWO OR MORE RETAIL, OFFICE OR SERVICE-RELATED USES, WHICH SHARE COMMON SERVICES AND PARKING ON A LOT.

PARKING REQUIREMENTS
1 SPACE PER 40m² GFA

PARKING DIMENSIONS
STANDARD: 2.75m (W) X 5.50m (L)
SMALL: 2.50m (W) X 4.60m (L) - MAX 50%
ACCESSIBLE: 2.60m+2.0m (W) X 5.50m (L)