



PUBLIC HEARING

2018-AUG-02

Bylaw 4500.125 – RA390

215 Sabiston Street

To rezone the property from R1 to R6 to support a 5 unit townhouse development

**Location Plan –
Subject Property**





Elevation



ELEVATION FROM DRIVEWAY (SIDE)
scale 1/8"=1'-0"



FRONT ELEVATION FROM SABISTON STREET
scale 1/8"=1'-0"

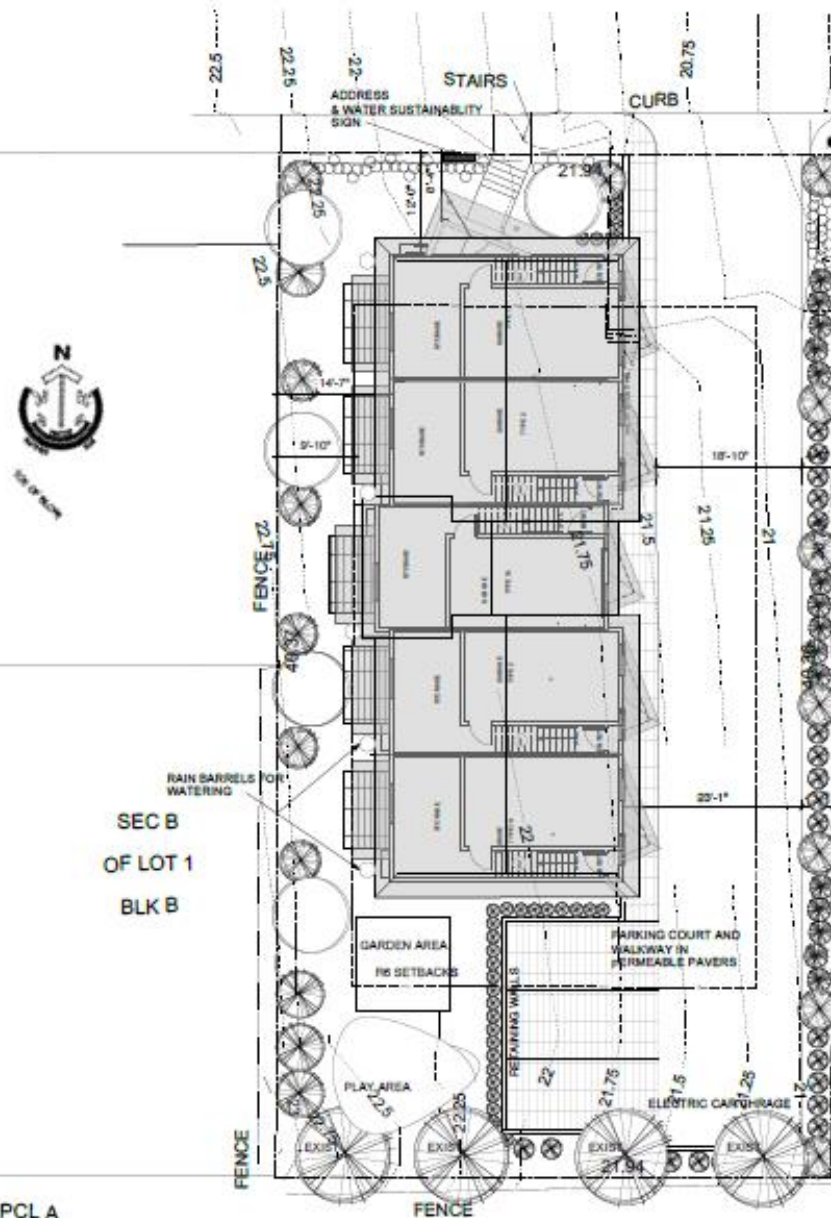


ELEVATION FROM NEIGHBOUR (SIDE)
scale 1/8"=1'-0"



REAR ELEVATION
scale 1/8"=1'-0"

SABISTON STREET



REM SEC D
OF LOT 1
BLK B

SITE INFORMATION

CIVIC ADDRESS: 215 SABISTON ST. NANAIMO

LEGAL DESCRIPTION: SECTION C OF LOT 1, BLOCK B, SECTION 1 NANAIMO DISTRICT, PLAN 554

EXISTING ZONE: R1

PROPOSED ZONE: R6 TOWNHOUSE RESIDENTIAL

SITE AREA: 885.6 SQ. METERS (2332 SQ. FEET)

SET BACKS: FRONT 6M (VARIANCE REQ.) SIDE YARDS 3 M, REAR 7.5 M

GROSS FLOOR AREA: 5,245 SQ. FT.

F.A.R.: MAXIMUM 0.45 - 0.55 WITH TIER ONE AMENITY BONUSES PROVIDED 0.55 (EXCLUDING GARAGE AND LOWER STORAGE)

SITE COVERAGE: ALLOWED 40% = 3,543 SQ. FT. PROVIDED = 2,442 SQ. FT.

MAX HEIGHT SLOPED ROOF: 9.0M = 29.52 FEET
PROPOSED HEIGHT 5.36 M - VARIANCE REQUIRED

PARKING: 5 UNITS X 1.52 = 8 PROVIDED

SITE PLAN
SCALE 1/8"=1'-0"



IRWIN ST

Site Photos



EXISTING SITE VIEWS



STREET VIEWS

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NO.	DATE
1	2017-11-17
2	2017-11-17
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20	2017-11-17

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.



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architecture • planning • interior design

DRAWING

RECEIVED
RA 390
2018-FEB-25
Counselling & Services

DRAWN BY:

DATE: NOVEMBER 2017

SCALE: NOTED

PROJECT NO.

2017-15

DRAWING NO.

2017-15