



# SEA VIEW APARTMENTS

PUBLIC HEARING

# PROPOSED SITE

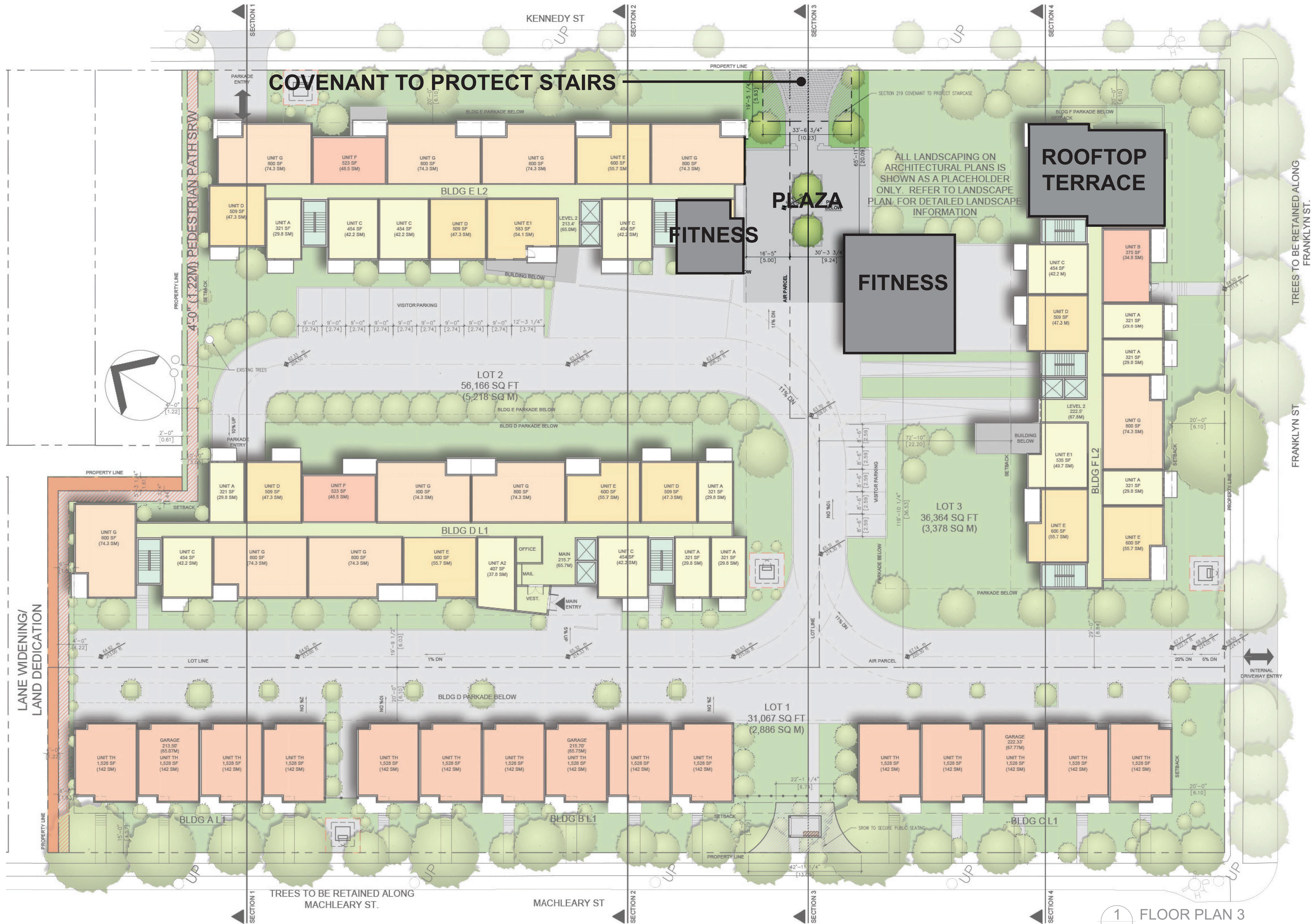


# SITE LAYOUT



1 FLOOR PLAN 3  
1/8" = 1'-0"

# AMENITIES FOR RESIDENT USE



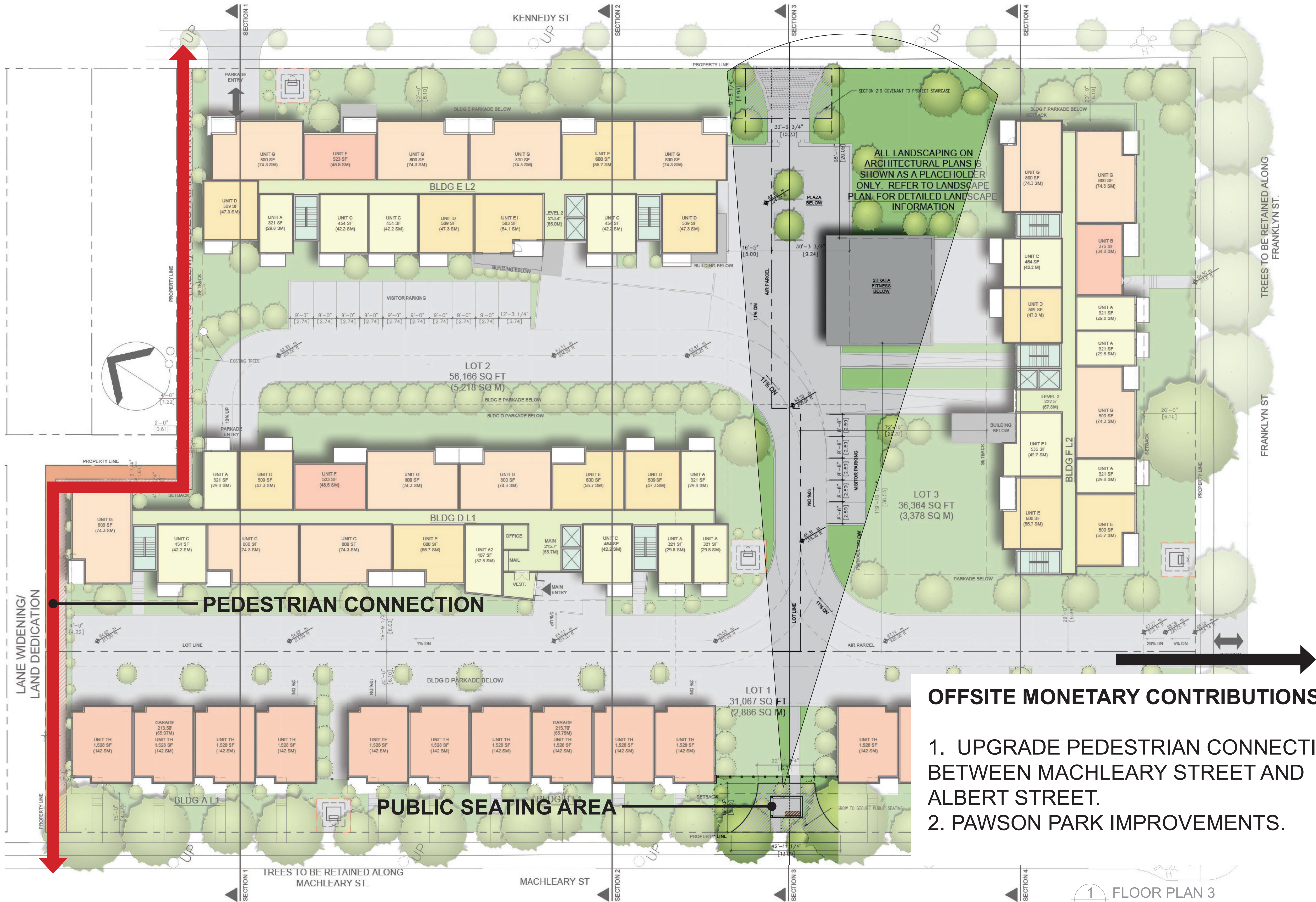
1 FLOOR PLAN 3  
1/8" = 1'-0"

# VIEW OF PLAZA , PROTECTED STAIRS AND ROOFTOP TERRACE



AERIAL VIEW FROM KENNEDY STREET

# NEIGHBOURHOOD AMENITIES



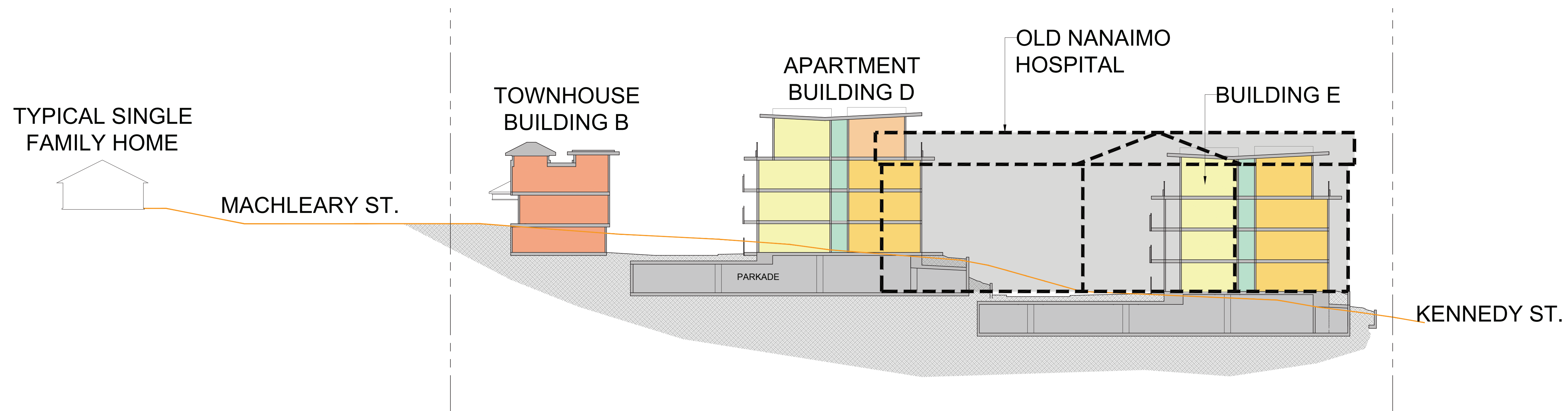
- OFFSITE MONETARY CONTRIBUTIONS:**
1. UPGRADE PEDESTRIAN CONNECTION BETWEEN MACHLEARY STREET AND ALBERT STREET.
  2. PAWSON PARK IMPROVEMENTS.

# PUBLIC SEATING AREA



SCHEMATIC VIEW OF PUBLIC SEATING AREA AT MACHLEARY STREET

# COMPARISON TO OLD NANAIMO HOSPITAL





# DENSITY



1. REDUCED MULTI-UNIT BUILDINGS FROM 5-STOREY TO 4-STOREY PER COMMUNITY FEEDBACK
2. REDUCED BUILDINGS ALONG MACHLEARY TO 2-STOREYS PER COMMUNITY FEEDBACK
3. PROPOSED FSR = 1.21
4. SITE ZONED FOR 1.25 FSR FOR SENIORS HOMES

# FORM AND CHARACTER



VIEW FROM KENNEDY STREET

# FORM AND CHARACTER



VIEW FROM CORNER OF FRANKLYN STREET AND KENNEDY STREET

# FORM AND CHARACTER



VIEW FROM MACHLEARY STREET

# LANDSCAPING



# WATT CONSULTING GROUP TRAFFIC STUDY

- **Based on Standard Procedure for Traffic Studies**
- **Trip Generation** – 63 trips / hr in the AM peak hour and 77 trips / hr in the PM peak hour (approx. 1 veh/h)
- **Vehicle Network** – No improvements are required for any of the intersections
- **Pedestrian / Cycling Network** –
  - Pedestrian / Cycling Connection between Machleary Street and Albert Street
  - Sidewalk on north side of Albert Street between Machleary Street and Pine Street
- **Monetary Contributions to Pedestrian / Cycling Network** – The owner will provide a monetary contribution to an accessible pedestrian connection between Machleary and Albert Street and sidewalk installation



# WATT CONSULTING GROUP PARKING STUDY

	<b>Proposed</b>	<b>Required</b>	<b>Comment</b>
<b>Vehicle Parking</b>	165	122	Exceeds Requirement
<b>Long-term Bicycle Parking</b>	88	88	Meets Requirement
<b>Short-term Bicycle parking</b>	18	18	Meets Requirement