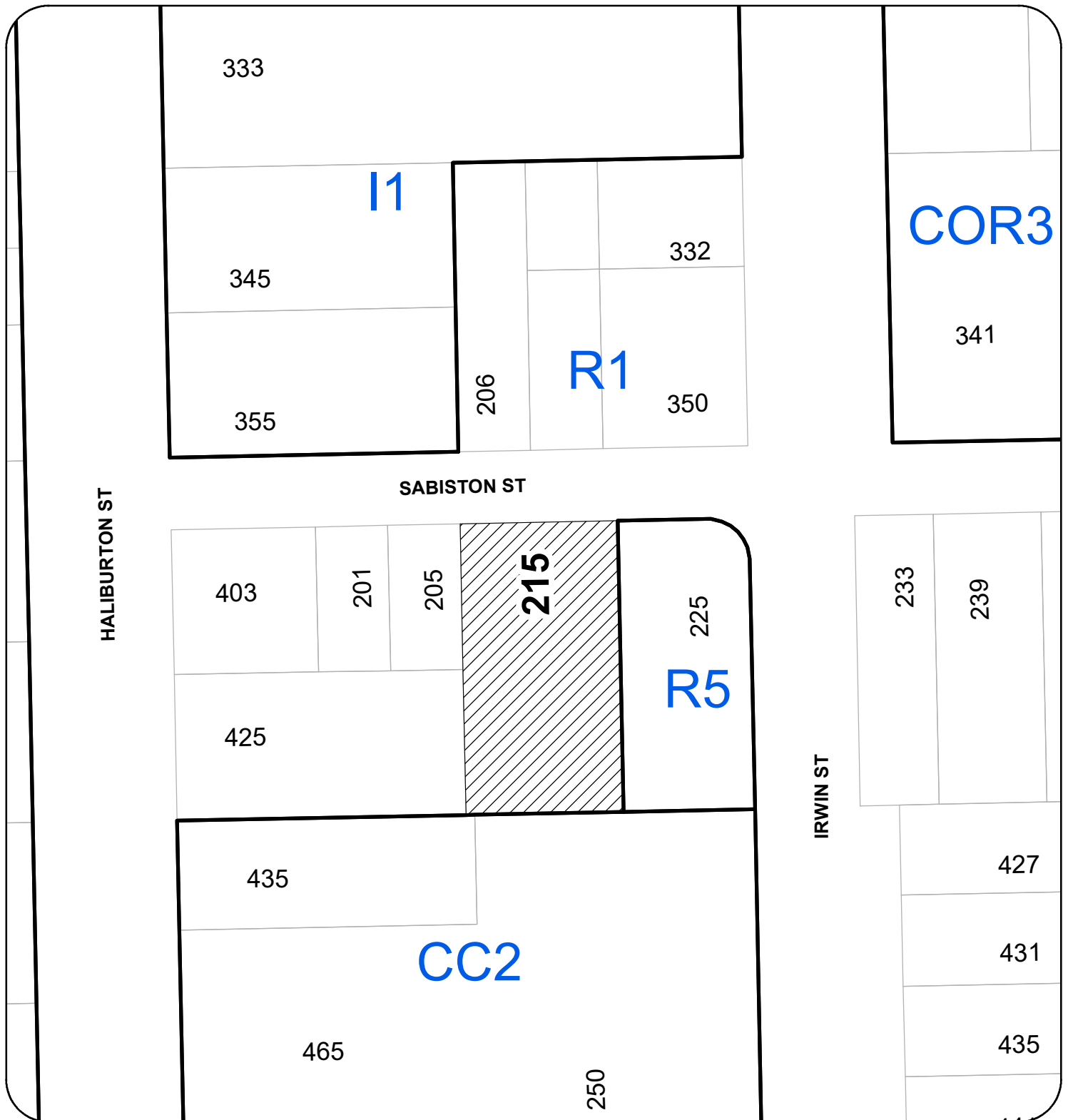


ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000390



LOCATION PLAN

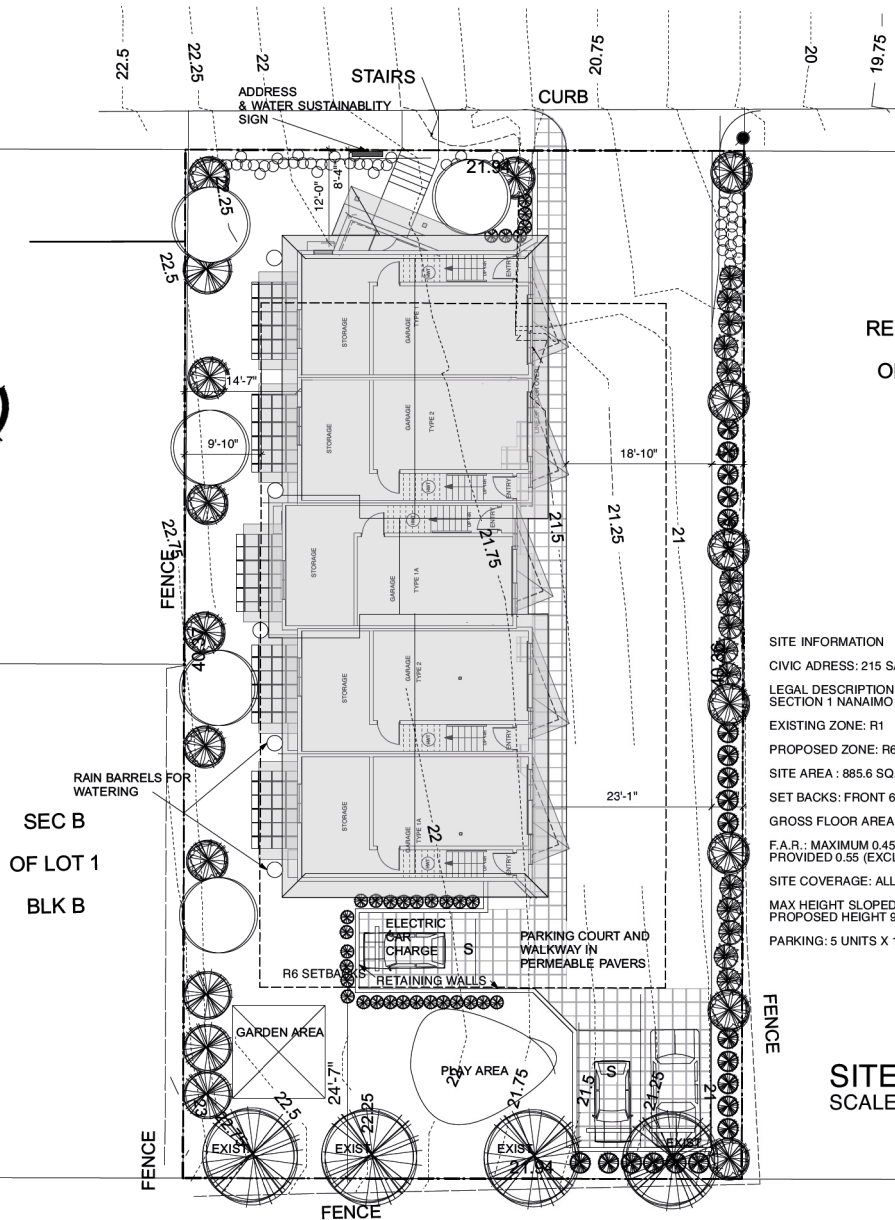
Civic: 215 Sabiston Street



Subject Property

ATTACHMENT B CONCEPTUAL SITE PLAN

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 584

EXISTING ZONE: R1

PROPOSED ZONE: R6 TOWNHOUSE RESIDENTIAL

SITE AREA: 885.6 SQ. METERS (9532 SQ. FEET)

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

GROSS FLOOR AREA: 5,246 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 % = 3,813 SQ. FT. PROVIDED = 2,442 SQ. FT.

MAX HEIGHT SLOPED ROOF: 9.0M = 29.52 FEET

PROPOSED HEIGHT 9.38 M - VARIANCE REQUIRED

PARKING: 5 UNITS X 1.62 = 8 PROVIDED

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



IRWIN ST

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NO: DATE:
REVISION:
FEB: 23 2018P REZONING APP

RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.

50 help road
guelph, Ont. N1H 1X1
business: (519) 247-8585
ellensarchitect@shaw.ca
ellens architect inc.
architecture • planning • interior design

DRAWING:
SITE PLAN

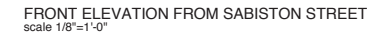
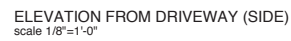
DRAWN BY:
DATE: NOVEMBER 2017
SCALE: NOTED

PROJECT NO. 2017-15 DRAWING NO. A1

RECEIVED
RA 390
2018-JUN-12
2018 JUN 12

PCL A
OF LOT 2

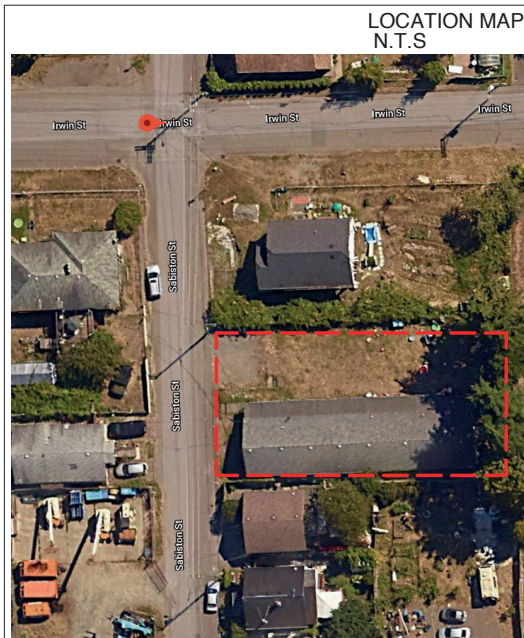
LOT 1



**RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.**



ATTACHMENT D
CONTEXT PHOTOS



EXISTING SITE VIEWS



STREET VIEWS

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[illegible]

**RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.**



50 haig road
gabriola, b.c. V0R 1X1
business: (250) 247-8585
ellinsarchitect@shaw.ca

ellins architect inc.
architecture • planning • interior design

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2018-FEB-23

DRAWN BY:

DATE: NOVEMBER 2017

SCALE: NOTED

PROJECT

PROJECT NO. 2013.15

2017-15

ATTACHMENT E
AERIAL PHOTO



REZONING APPLICATION NO. RA000390



 Subject Property