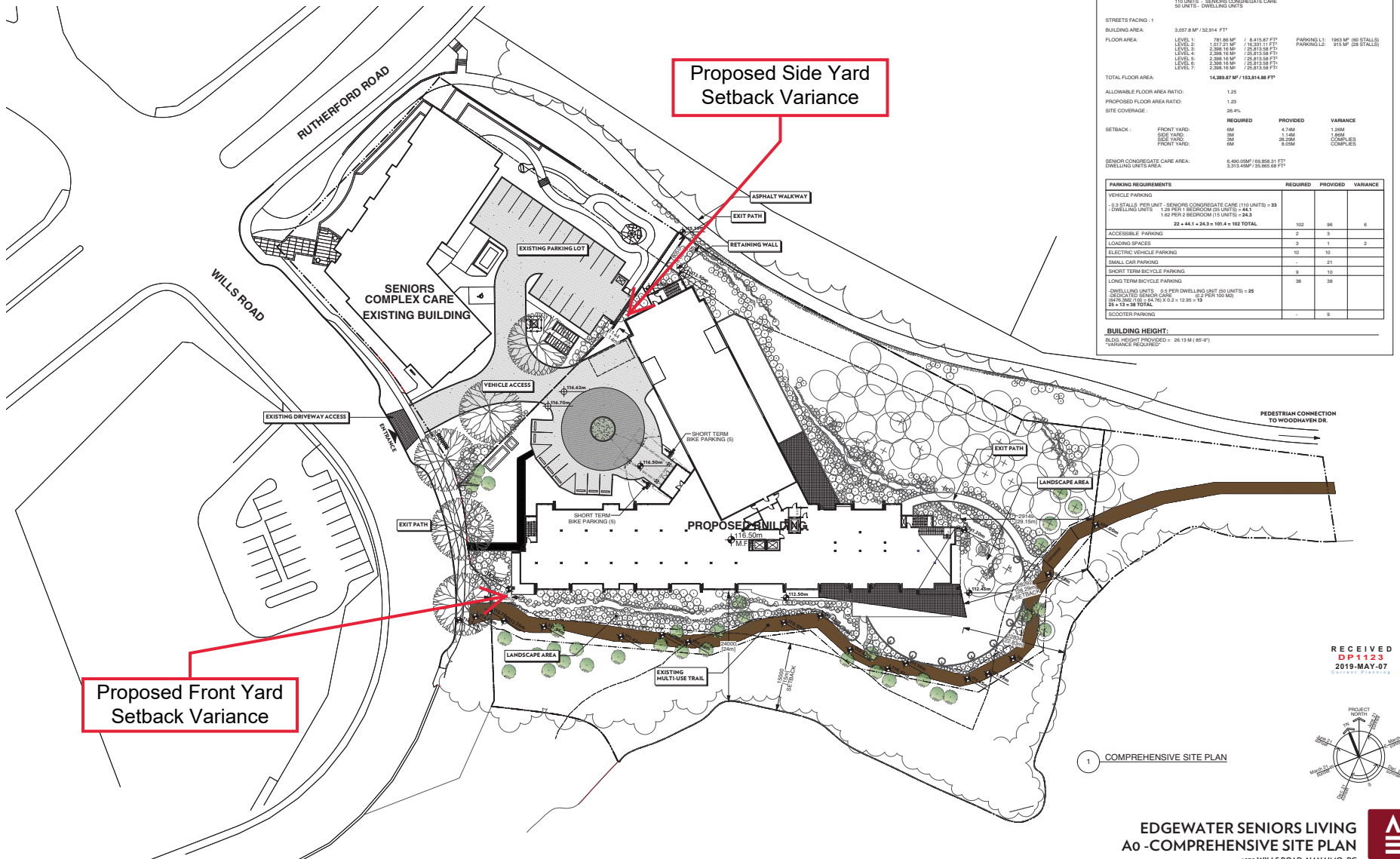
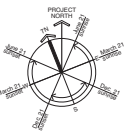


ATTACHMENT C SITE PLAN



PROJECT DATA																															
LEGAL:	LOT 2 DISTRICT LOT 17 AND SECTION 5 WELLINGTON DISTRICT PLAN EPP4644																														
CIVIC ADDRESS :	4979 WILLS ROAD, NANAIMO BC																														
BUILDING DESIGN:																															
ZONING:	RM - MEDIUM DENSITY RESIDENTIAL																														
TOTAL SITE AREA:	11,880 MP / 124,885 SQ. FT.																														
AVERAGE GRADE:	113.25M																														
NO. OF UNITS:	110 UNITS																														
NO. OF DWELLING UNITS:	85 UNITS																														
TOTAL:	180 UNITS																														
NO. OF STOREYS:	7 STOREYS																														
USES:	1 MAIN FLOOR AMENITIES, PARKING AND ADMINISTRATION 1 PARKING AND AMENITIES 110 UNITS - SENIORS CONGREGATE CARE 65 UNITS - DWELLING UNITS																														
STREETS FACING :	1																														
BUILDING AREA:	3,057.8 MP / 32,014 FT ²																														
FLOOR AREA:	<table><tr><td>LEVEL 1:</td><td>781.86 MP / 8,215.87 FT²</td><td>PARKING L1:</td><td>1983 MP (80 STALLS)</td></tr><tr><td>LEVEL 2:</td><td>1,017.21 MP / 10,821.11 FT²</td><td>PARKING L2:</td><td>971 MP (38 STALLS)</td></tr><tr><td>LEVEL 3:</td><td>2,268.18 MP / 23,813.38 FT²</td><td></td><td></td></tr><tr><td>LEVEL 4:</td><td>2,268.18 MP / 23,813.38 FT²</td><td></td><td></td></tr><tr><td>LEVEL 5:</td><td>2,268.18 MP / 23,813.38 FT²</td><td></td><td></td></tr><tr><td>LEVEL 6:</td><td>2,268.18 MP / 23,813.38 FT²</td><td></td><td></td></tr><tr><td>LEVEL 7:</td><td>2,268.18 MP / 23,813.38 FT²</td><td></td><td></td></tr></table>			LEVEL 1:	781.86 MP / 8,215.87 FT ²	PARKING L1:	1983 MP (80 STALLS)	LEVEL 2:	1,017.21 MP / 10,821.11 FT ²	PARKING L2:	971 MP (38 STALLS)	LEVEL 3:	2,268.18 MP / 23,813.38 FT ²			LEVEL 4:	2,268.18 MP / 23,813.38 FT ²			LEVEL 5:	2,268.18 MP / 23,813.38 FT ²			LEVEL 6:	2,268.18 MP / 23,813.38 FT ²			LEVEL 7:	2,268.18 MP / 23,813.38 FT ²		
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LEVEL 6:	2,268.18 MP / 23,813.38 FT ²																														
LEVEL 7:	2,268.18 MP / 23,813.38 FT ²																														
TOTAL FLOOR AREA:	14,289.87 MP / 153,814.88 FT ²																														
ALLOWABLE FLOOR AREA RATIO:	1.25																														
PROPOSED FLOOR AREA RATIO:	1.25																														
SITE COVERAGE :	26.4%																														
SETBACK :	<table><tr><th></th><th>REQUIRED</th><th>PROVIDED</th><th>VARIANCE</th></tr><tr><td>FRONT YARD:</td><td>6M</td><td>4.74M</td><td>1.26M</td></tr><tr><td>SIDE YARD:</td><td>3M</td><td>1.14M</td><td>1.86M</td></tr><tr><td>REAR YARD:</td><td>6M</td><td>8.25M</td><td>COMPLES</td></tr><tr><td>FRONT YARD:</td><td>6M</td><td>8.05M</td><td>COMPLES</td></tr></table>				REQUIRED	PROVIDED	VARIANCE	FRONT YARD:	6M	4.74M	1.26M	SIDE YARD:	3M	1.14M	1.86M	REAR YARD:	6M	8.25M	COMPLES	FRONT YARD:	6M	8.05M	COMPLES								
	REQUIRED	PROVIDED	VARIANCE																												
FRONT YARD:	6M	4.74M	1.26M																												
SIDE YARD:	3M	1.14M	1.86M																												
REAR YARD:	6M	8.25M	COMPLES																												
FRONT YARD:	6M	8.05M	COMPLES																												
SENIOR CONGREGATE CARE AREA:	6,495.28MP / 69,888.31 FT ²																														
DWELLING UNITS AREA:	5,373.45MP / 57,665.88 FT ²																														
PARKING REQUIREMENTS																															
VEHICLE PARKING:	REQUIRED	PROVIDED	VARIANCE																												
15.5 STALLS PER UNIT - SENIORS CONGREGATE CARE (110 UNITS) = 33																															
1.25 PER 1 BEDROOM (85 UNITS) = 44.1																															
1.25 PER 2 BEDROOM (15 UNITS) = 34.3																															
22 + 44.1 + 34.3 = 100.4 TOTAL	102	96	6																												
ACCESSIBLE PARKING	2	3																													
LOADING SPACES	3	1	2																												
ELECTRIC VEHICLE PARKING	10	10																													
SMALL CAR PARKING	-	21																													
SHORT TERM BICYCLE PARKING	9	10																													
LONG TERM BICYCLE PARKING	38	38																													
DWELLING UNITS: 0.1 PER DWELLING UNIT (85 UNITS) = 8.5																															
SENIOR CONGREGATE CARE: 0.2 PER 100 SQ. FT. = 12.5																															
8.5 + 12.5 = 21 TOTAL	-	9																													
SCOOTER PARKING	-	9																													
BUILDING HEIGHT:																															
BUILD. HEIGHT PROVIDED = 26.13 M (85'-9")																															
VARIANCE REQUIRED:																															

RECEIVED
DP 1123
2019-MAY-07
CITY OF NANAIMO



1 COMPREHENSIVE SITE PLAN

EDGEWATER SENIORS LIVING
A0 - COMPREHENSIVE SITE PLAN
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 MAY 8, 2019
SCALE: N.T.S.



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