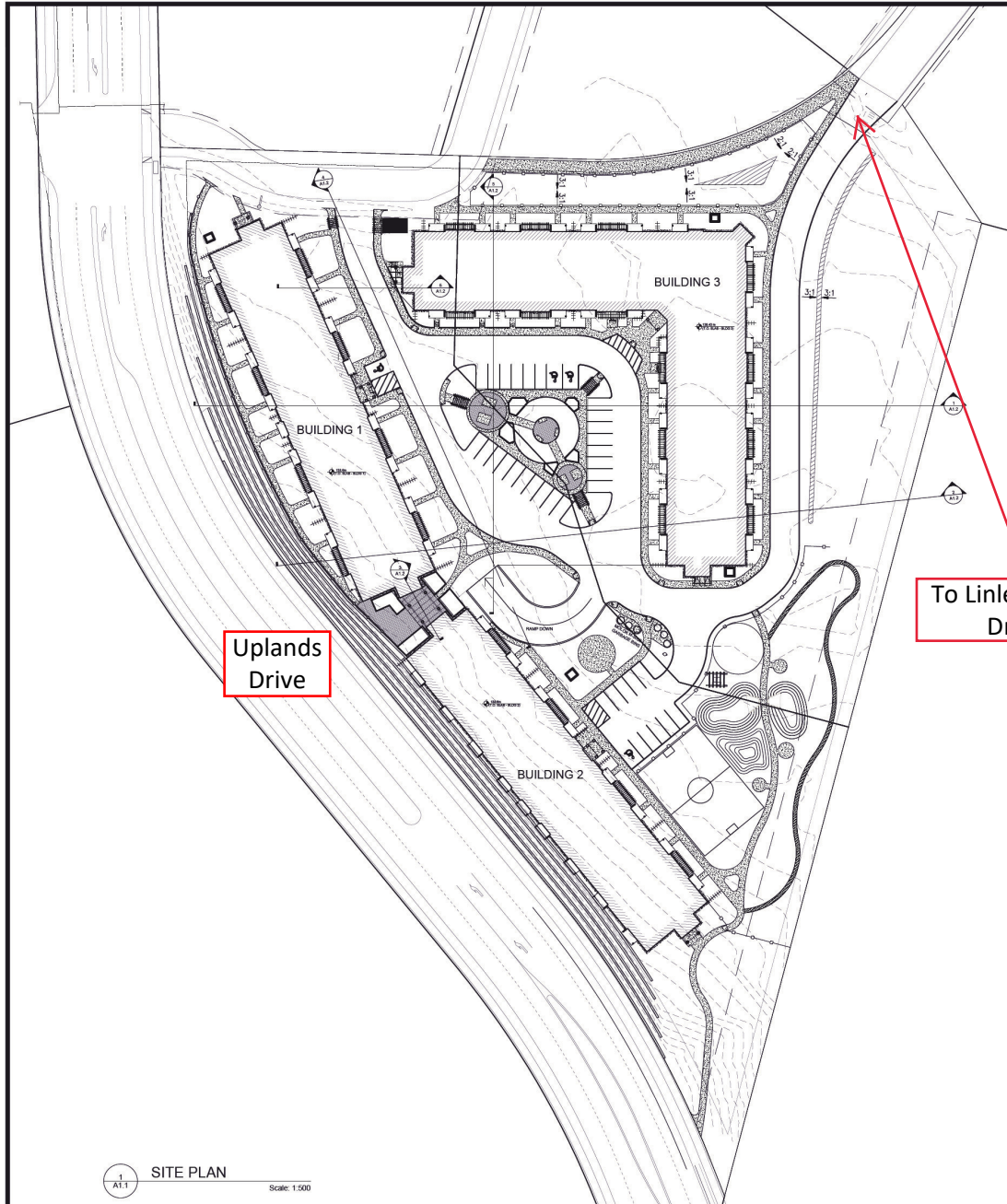


ATTACHMENT C SITE PLAN



LEGAL / MUNICIPAL ADDRESS
LOTS 4&5, UPLANDS DRIVE - NANAIMO

ZONING DISTRICT R8
MAX BUILDING HEIGHT 14m (FLAT ROOF OR VARIANCE FOR PODIUM)
VARIANCE FOR DECORATIVE DORMERS.
BUILDING SETBACK FRONT YARD 6m
SIDE YARD 3m
REAR YARD 10.5m

SITE COVERAGE 40% (21% PROPOSED)
SITE AREA = 27,940m²
FLOOR AREA = 5955m² (1686x2 + 2583)

FLOOR AREA RATIO MAX 1.25:1 (0.85% PROPOSED)

DENSITY 251 UNITS PROPOSED
DENSITY 90 UpHa / 36 UpA

OFF STREET PARKING 1.07 STALLS PER ONE BEDROOM UNIT &
1.44 PER 2 BEDROOM = 337 REQUIRED
(MIN 90% U.G. = 303)
TOTAL STALLS PROVIDED = 350
INCL 312 U.G. (INCL 101 COMPACT STALLS)
INCL 38 SURFACE (INCL 1/22 VISITOR = 17)

PARKING REQUIREMENTS ARE BASED ON
PARKING BYLAW No. 7266

BIKE STALLS 126 UNDERGROUND
32 ABOVE GROUND
TOTAL: 158

DEVELOPMENT SUMMARY

BUILDINGS 1 & 2: (EACH BUILDING)
51 - 2 BED 2 BATH UNITS
(70 UNITS +GYM) 3 - 2 BED 1 BATH UNITS
16 - 1 BED 1 BATH UNITS

BUILDING 3: 75 - 2 BED 2 BATH UNITS
(111 UNITS+GYM) 4 - 2 BED 1 BATH UNITS
32 - 1 BED 1 BATH UNITS

251 UNITS TOTAL: 177 - 2 BED 2 BATH UNITS
10 - 2 BED 1 BATH UNITS
64 - 1 BED 1 BATH UNITS

BUILDING 1: 1699 m² FOOTPRINT
6753 m² GROSS FLOOR AREA

BUILDING 2: 1699 m² FOOTPRINT
6753 m² GROSS FLOOR AREA

BUILDING 3: 2610 m² FOOTPRINT
10403 m² GROSS FLOOR AREA
23,909 m² TOTAL GROSS FLOOR AREA



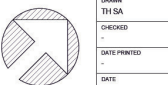
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380, 415-4 STREET
CALGARY, ALBERTA
T2N 1L6

ISSUE		
NO.	PURPOSE	DATE
1.	CONSULTANT COORDINATION	2019-09-15
2.	D.P. APPLICATION	2019-09-15
3.	CONSULTANT COORDINATION	2019-10-19
4.	RENDERINGS	2019-11-20
5.	CONSULTANT COORDINATION	2019-12-09
6.	CONSULTANT COORDINATION	2019-12-13
7.	D.P. APPLICATION	2019-12-18
8.	CONSULTANT COORDINATION	2019-12-18
9.	CONSULTANT COORDINATION	2019-01-09
10.	CONSULTANT COORDINATION	2019-01-16
11.	PROGRESS COORDINATION	2019-01-20
12.	TENDER	2019-01-29
13.	ADDENDUM	2019-02-07
14.	BUILDING PERMIT	2019-03-11
15.	D.P. APPLICATION REV.	2019-05-01

REFER TO LANDSCAPING PLANS
AND CIVIL PLANS FOR DETAILS.



HARPER
architecture
& design inc.
OTTAWA, ON (613) 269-1725



PROJECT MULTI-RESIDENTIAL APT.
4800 UPLANDS DRIVE, (LOTS 4 & 5)
NANAIMO, BRITISH COLUMBIA

DRAWING TITLE
SITE PLAN

SCALE 1:500
PROJECT NO. 1757
A1.1

ARCHITECTURAL

RECEIVED
DP1119
2019-MAY-03
CITY OF NANAIMO

1 SITE PLAN
A1.1 Scale: 1:500