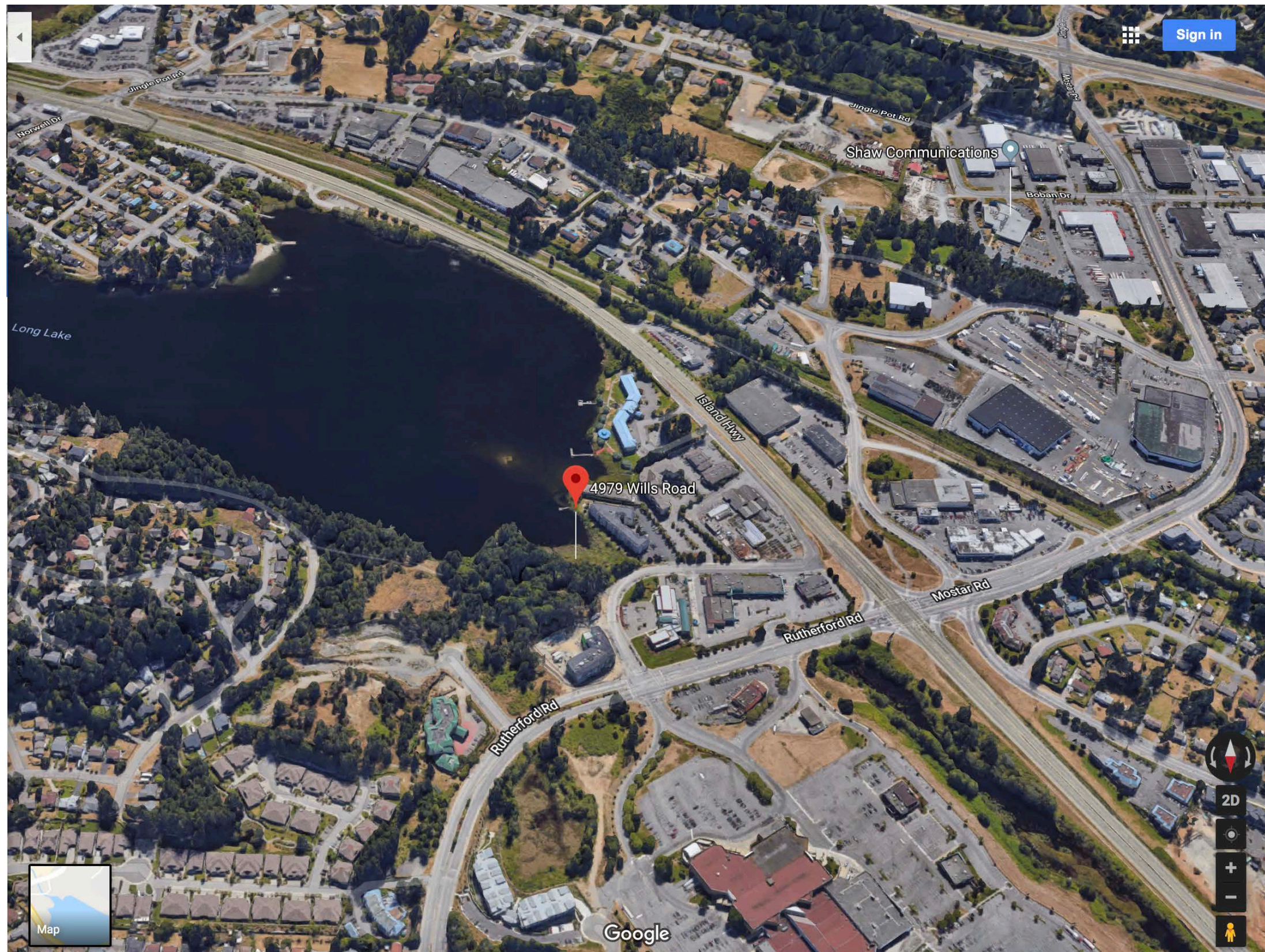




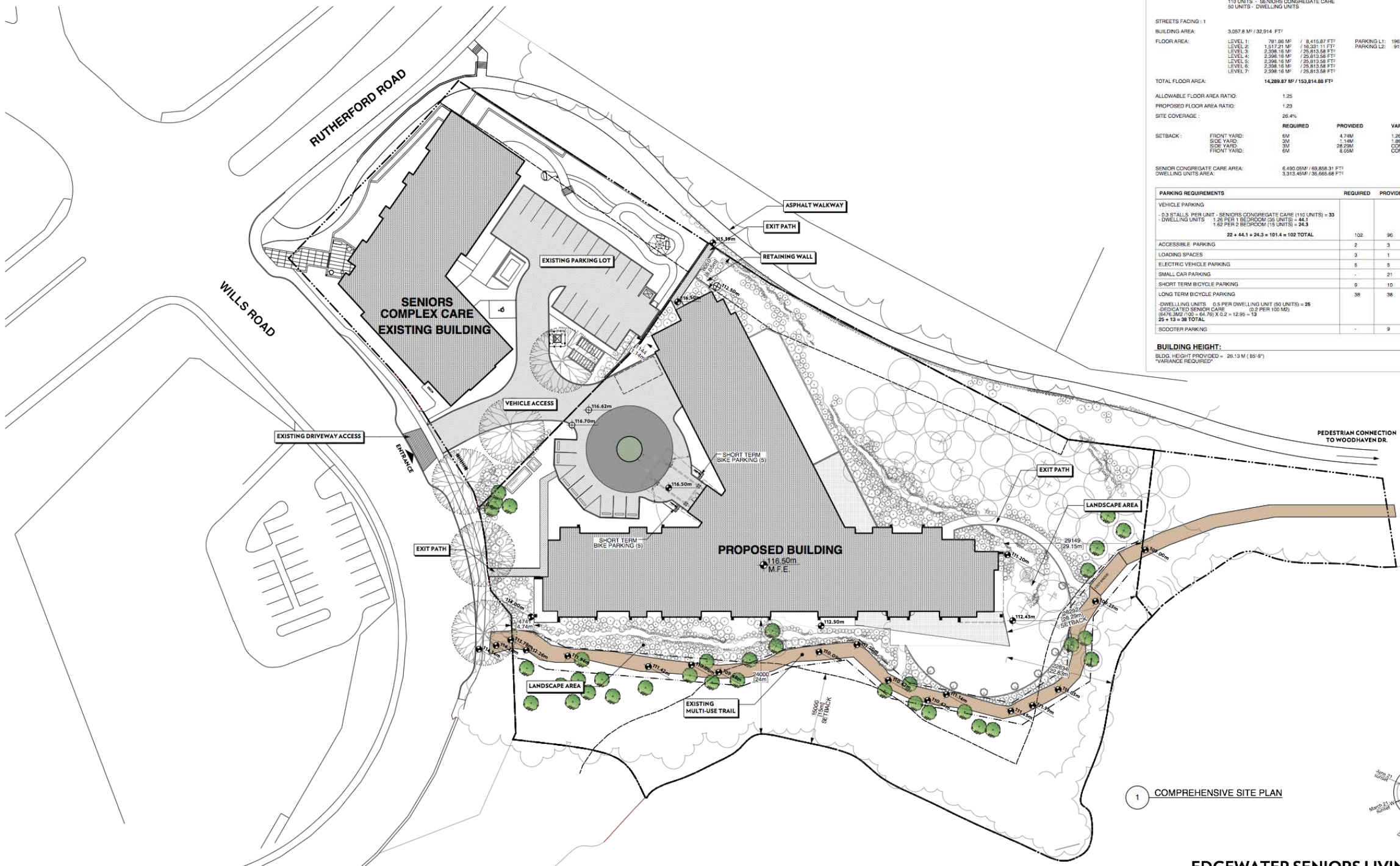
Edgewater Seniors Living Nanaimo, BC



Edgewater Seniors Living - Site Context

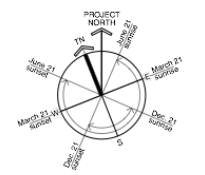


Edgewater Seniors Living - Site Plan



PROJECT DATA					
LEGAL:	LOT 2 DISTRICT LOT 17 AND SECTION 8 WELLINGTON DISTRICT PLAN EPP46424				
CIVIC ADDRESS:	4979 WILLS ROAD, NANAIMO BC				
BUILDING DESIGN:					
ZONING:	R8 - MEDIUM DENSITY RESIDENTIAL				
TOTAL SITE AREA:	11,580 M ² / 124,655 SQ. FT.				
AVERAGE GRADE:	113.25M				
NO. OF UNITS:	110 UNITS				
NO. OF DWELLING UNITS:	50 UNITS				
TOTAL:	160 UNITS				
NO. OF STOREYS:	7 STOREYS				
USES:	1 MAIN FLOOR AMENITIES, PARKING AND ADMINISTRATION 1 PARKING AND AMENITIES 110 UNITS - SENIORS CONGREGATE CARE 50 UNITS - DWELLING UNITS				
STREETS FACING: 1					
BUILDING AREA:	3,057.8 M ² / 32,914 FT ²				
FLOOR AREA:	LEVEL 1: 791.88 M ² / 8,415.87 FT ² LEVEL 2: 1,517.21 M ² / 16,331.11 FT ² LEVEL 3: 2,396.16 M ² / 25,813.58 FT ² LEVEL 4: 2,396.16 M ² / 25,813.58 FT ² LEVEL 5: 2,396.16 M ² / 25,813.58 FT ² LEVEL 6: 2,396.16 M ² / 25,813.58 FT ² LEVEL 7: 2,396.16 M ² / 25,813.58 FT ²			PARKING L1: 1963 M ² (80 STALLS) PARKING L2: 915 M ² (28 STALLS)	
TOTAL FLOOR AREA:	14,289.87 M ² / 153,814.88 FT ²				
ALLOWABLE FLOOR AREA RATIO:	1.25				
PROPOSED FLOOR AREA RATIO:	1.23				
SITE COVERAGE:	28.4%				
SETBACK:	FRONT YARD: SIDE YARD: REAR YARD: FRONT YARD:	6M 3M 3M 6M	4.74M 1.14M 28.50M 8.05M	1.26M 1.86M COMPLIES COMPLIES	
SENIOR CONGREGATE CARE AREA: DWELLING UNITS AREA:	6,490.05M ² / 69,858.31 FT ² 3,313.45M ² / 35,665.68 FT ²				
PARKING REQUIREMENTS		REQUIRED	PROVIDED	VARIANCE	
VEHICLE PARKING					
0.3 STALLS PER UNIT - SENIORS CONGREGATE CARE (110 UNITS) = 33					
- DWELLING UNITS 1.25 PER 1 BEDROOM (35 UNITS) = 44.1					
1.50 PER 2 BEDROOM (15 UNITS) = 24.3					
22 + 44.1 + 24.3 = 101.4 = 102 TOTAL		102	96	6	
ACCESSIBLE PARKING		2	3		
LOADING SPACES		2	1	2	
ELECTRIC VEHICLE PARKING		5	5		
SMALL CAR PARKING		-	21		
SHORT TERM BICYCLE PARKING		9	10		
LONG TERM BICYCLE PARKING		38	38		
- DWELLING UNITS 0.5 PER DWELLING UNIT (50 UNITS) = 25					
- DEDICATED SENIOR CARE (0.2 PER 100 M ²)					
(6476.382 / 100) = 64.76 X 0.2 = 12.95 = 13					
25 + 13 = 38 TOTAL					
SCOOTER PARKING		-	9		
BUILDING HEIGHT:					
BLDG. HEIGHT PROVIDED = 28.13 M (93'-9")					
VARIANCE REQUIRED					

1 COMPREHENSIVE SITE PLAN



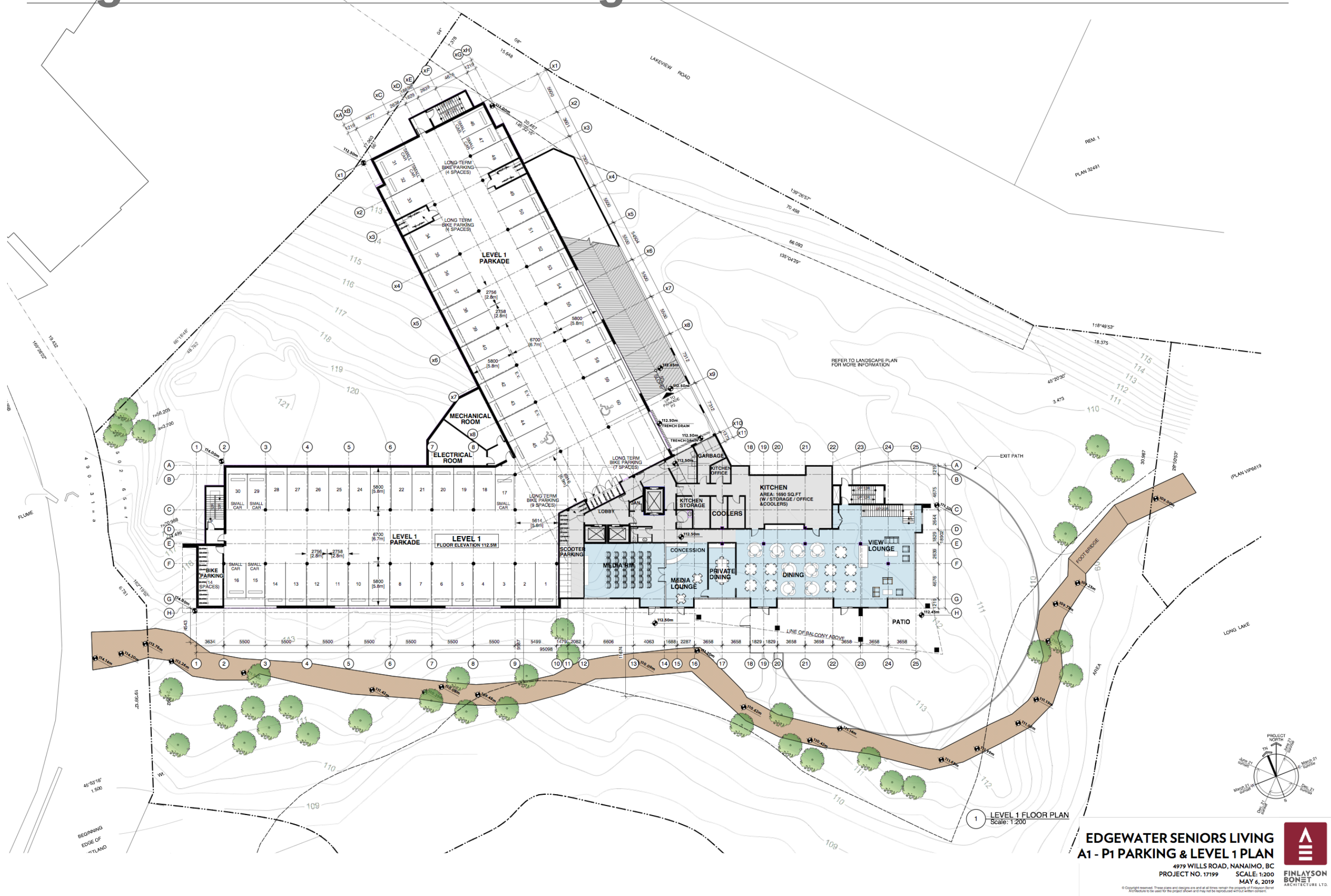
EDGEWATER SENIORS LIVING
A0 - COMPREHENSIVE SITE PLAN

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: N.T.S.
MAY 9, 2019



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Edgewater Seniors Living - Level 1



EDGEWATER SENIORS LIVING
A1 - P1 PARKING & LEVEL 1 PLAN

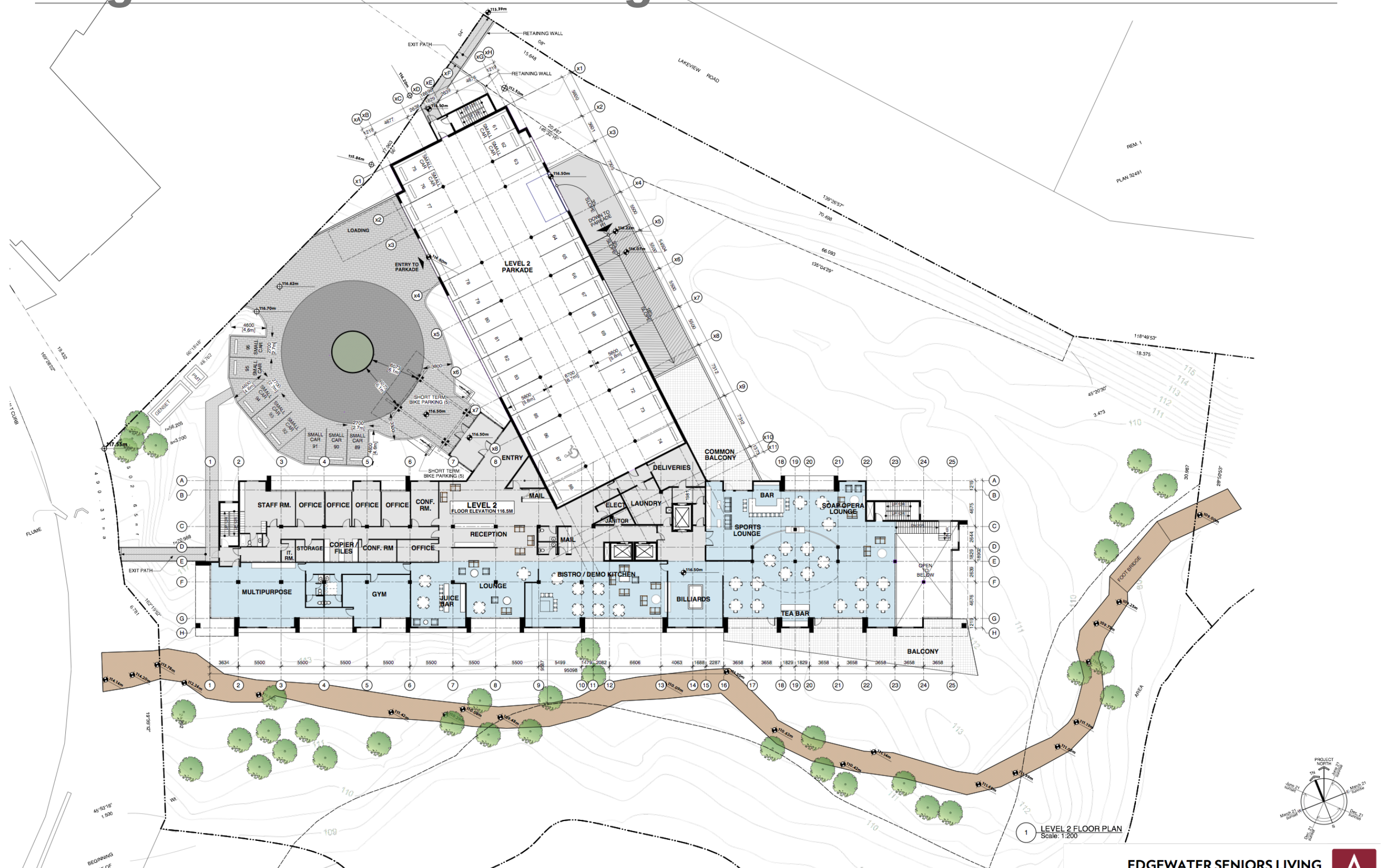
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199

SCALE: 1:200
MAY 6, 2019



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Edgewater Seniors Living - Level 2





Edgewater Seniors Living - Aerial



Edgewater Seniors Living - Wills Road View



Edgewater Seniors Living - Rutherford & Wills View



Edgewater Seniors Living - Island Hwy View



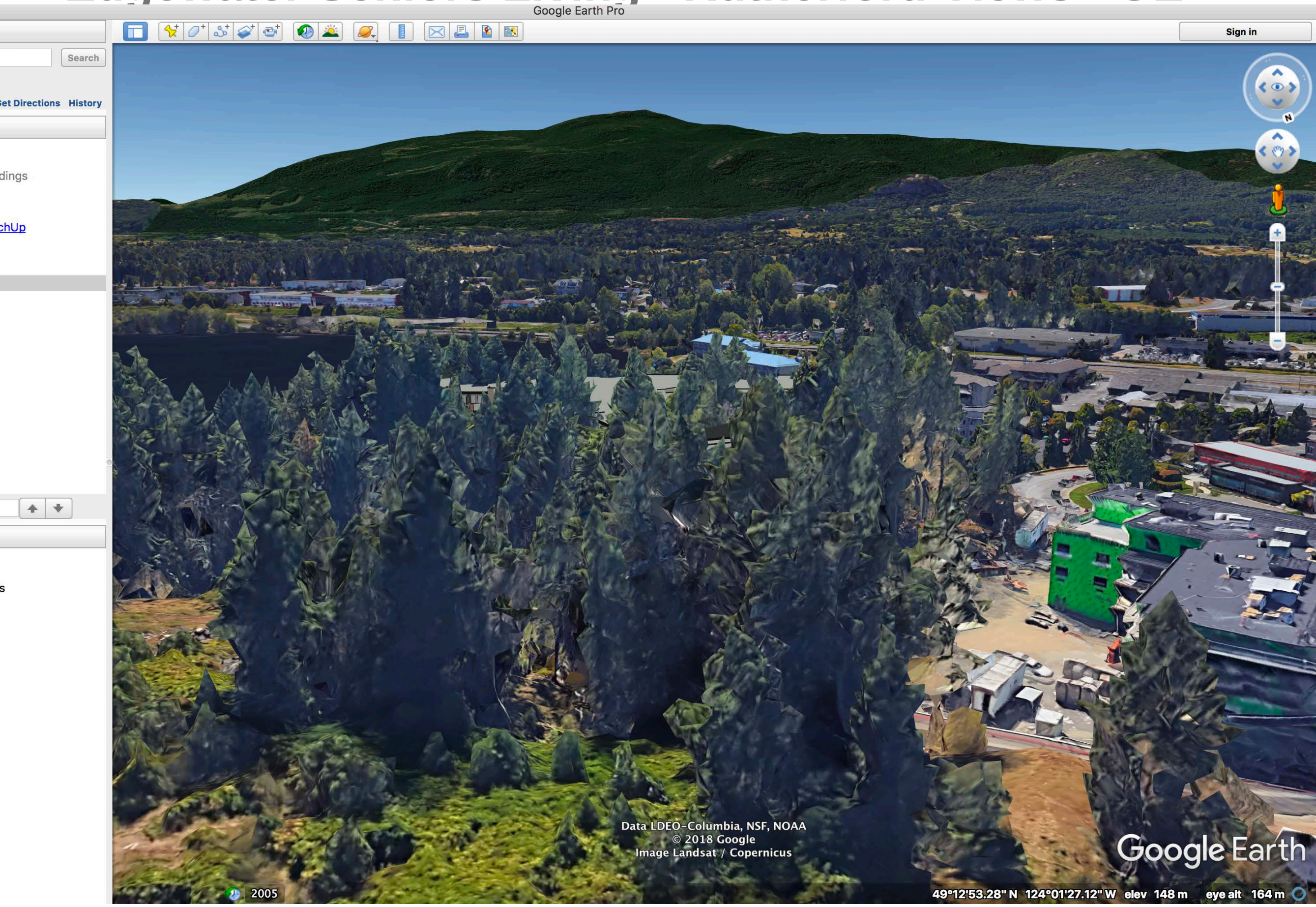
Edgewater Seniors Living - Island Hwy View



Edgewater Seniors Living - Rutherford Views



Edgewater Seniors Living - Rutherford Views - GE



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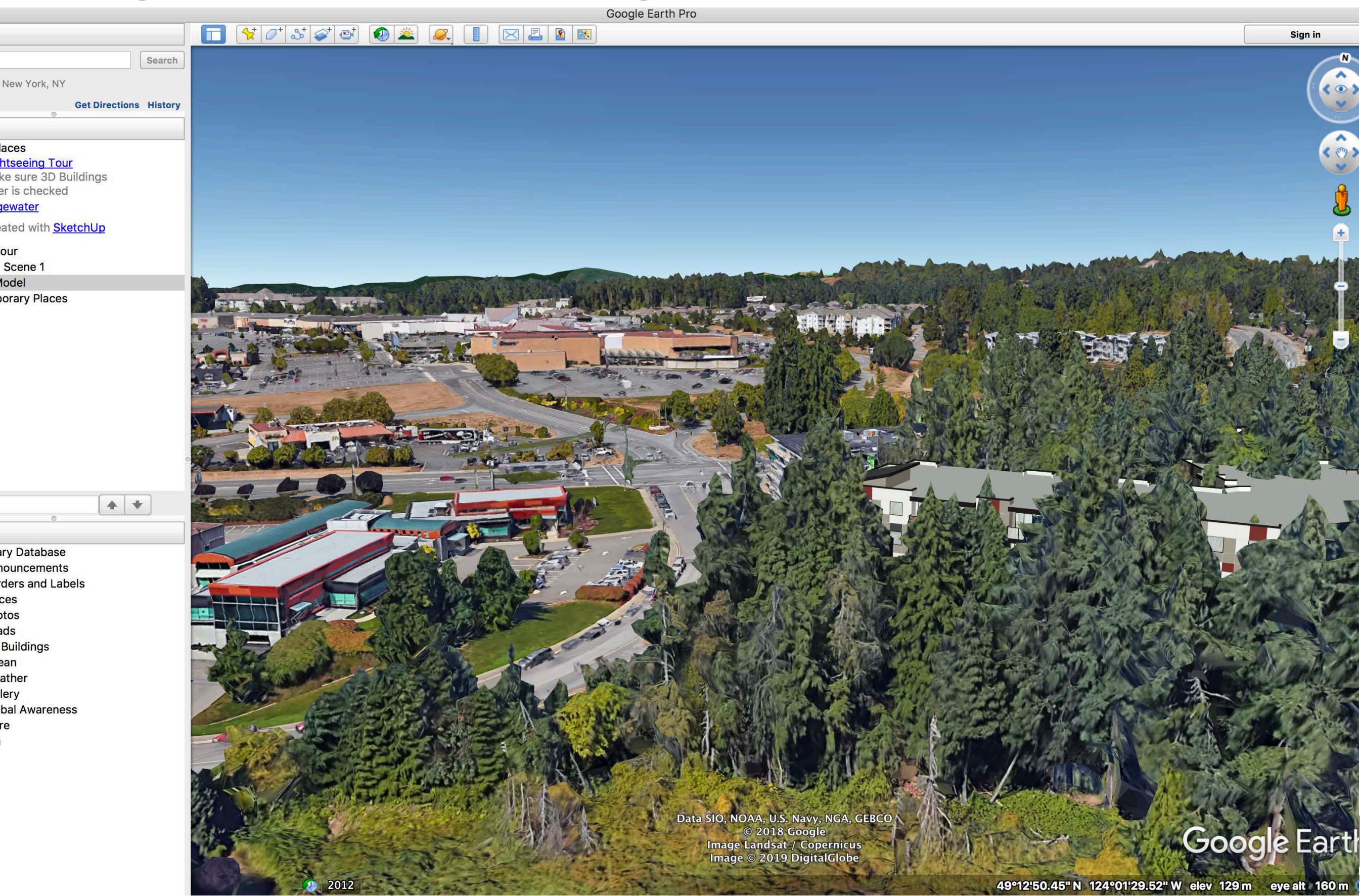
Data LDEO-Columbia, NSF, NOAA
© 2018 Google
Image Landsat / Copernicus

Google Earth

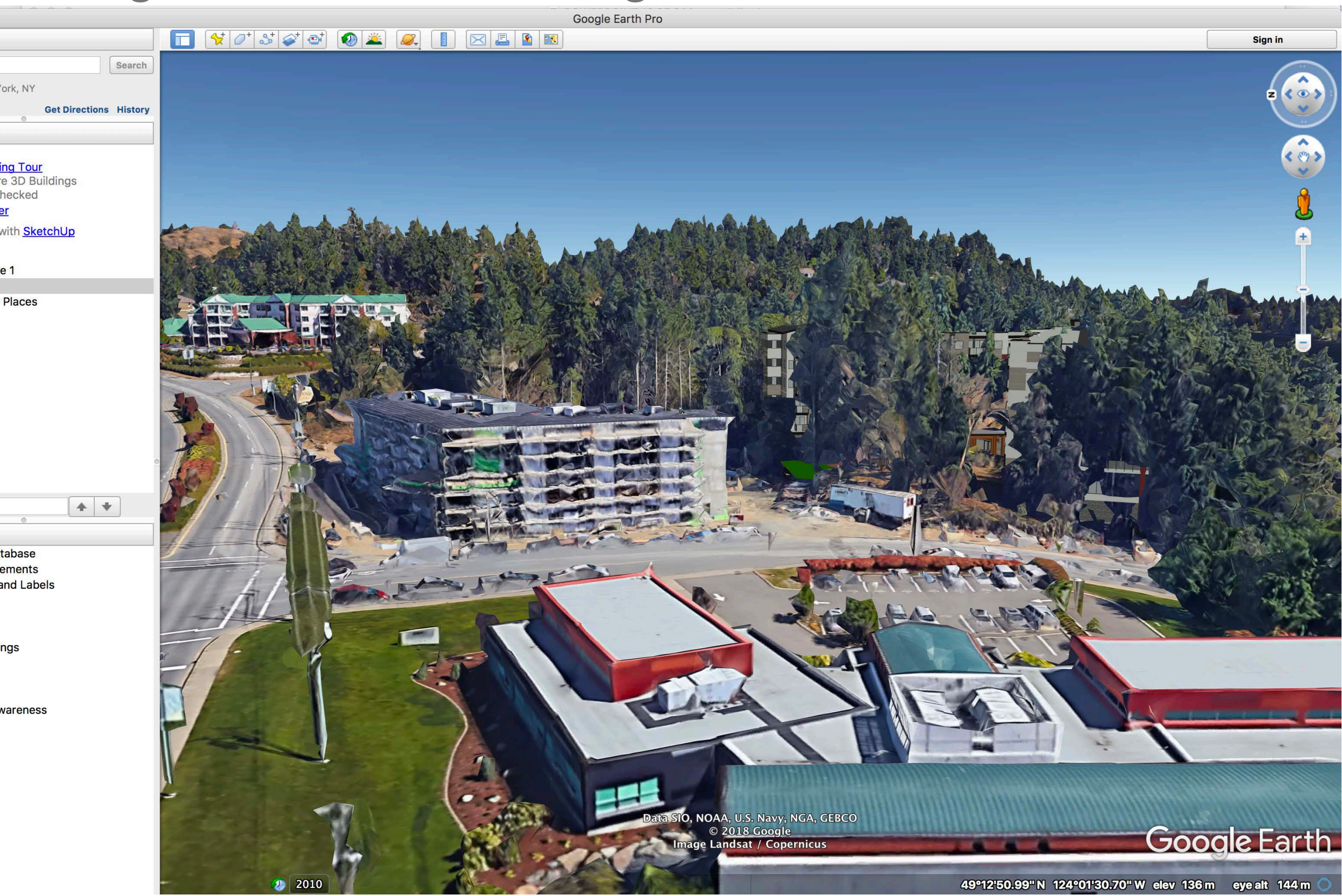
2005

49°12'53.28" N 124°01'27.12" W elev 148 m eye alt 164 m

Edgewater Seniors Living - Nanaimo North - GE



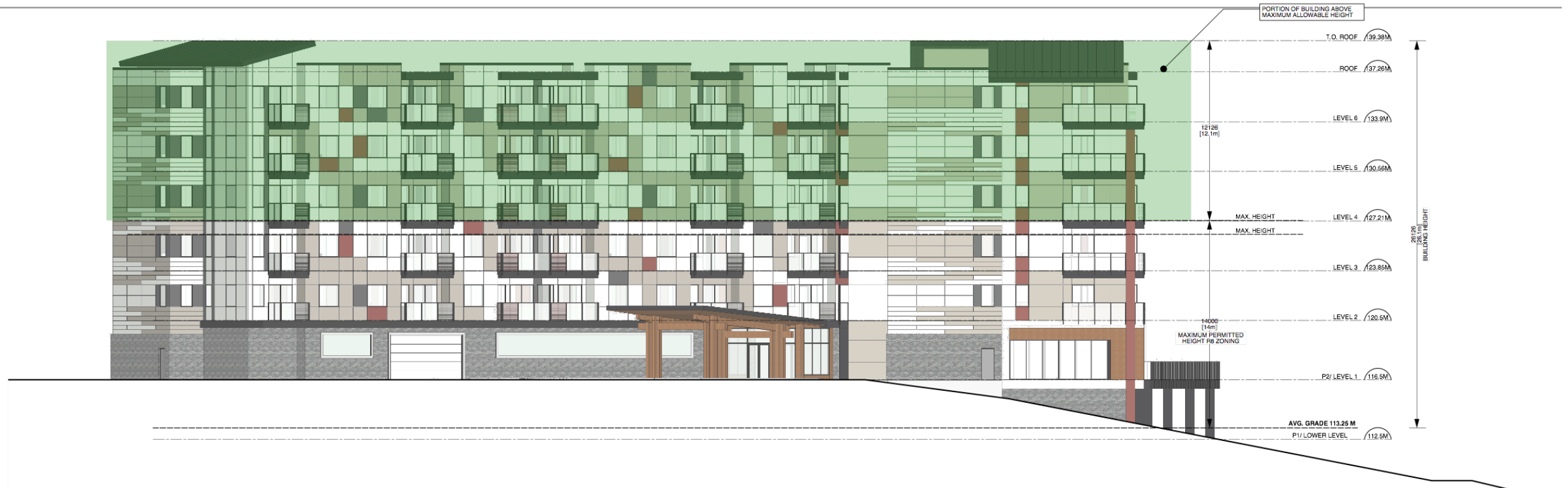
Edgewater Seniors Living - Nanaimo North - GE



Edgewater Seniors Living - Nanaimo North - GE



Edgewater Seniors Living - Elevations w/ Variance Illustrated



WEST ELEVATION



SOUTH ELEVATION

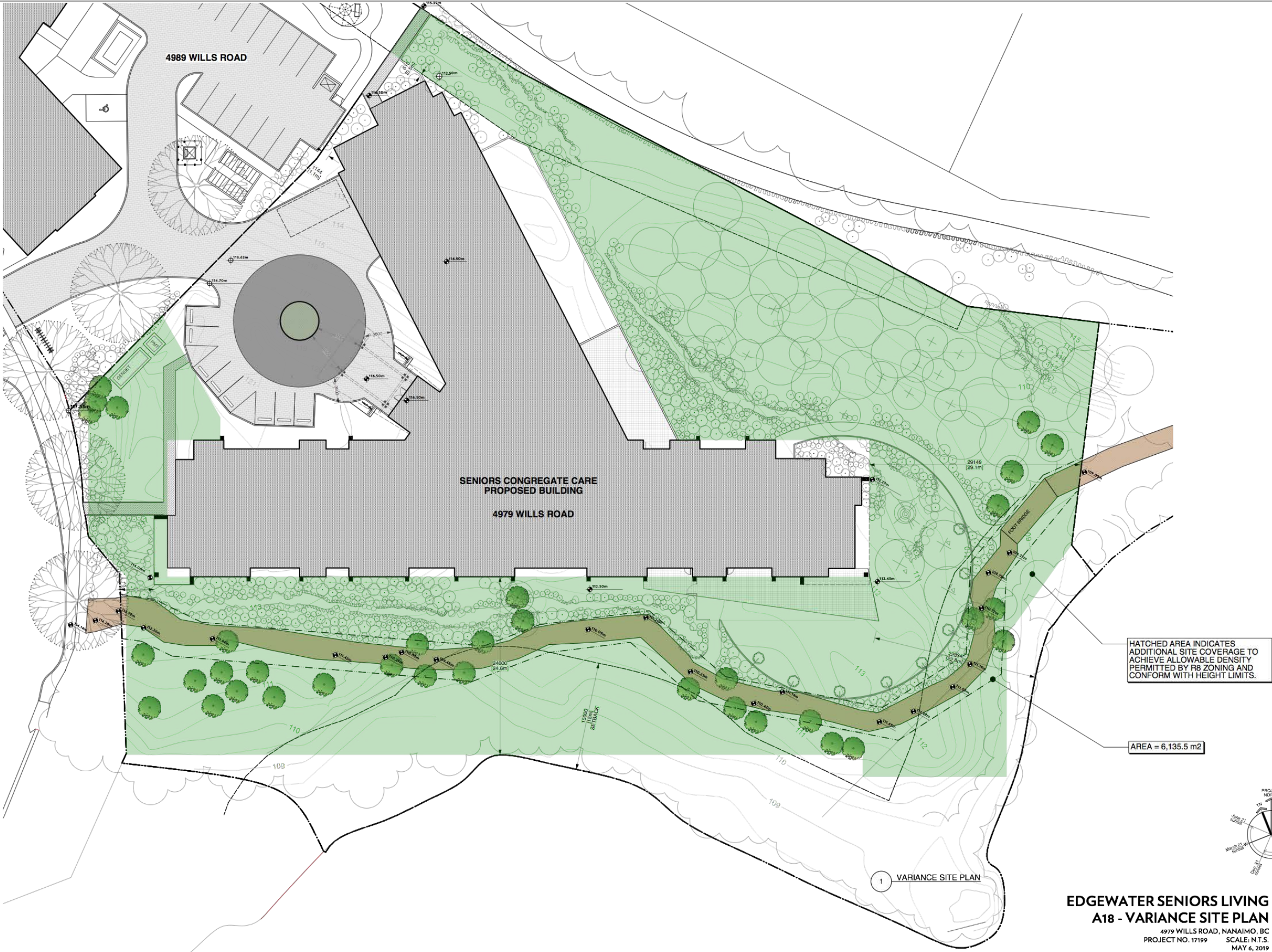
**EDGEWATER SENIORS LIVING
A19 - VARIANCE ELEVATIONS**

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: N.T.S.
APR 26, 2019

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Edgewater Seniors Living - Site Plan w/ Variance Illustrated



EDGEWATER SENIORS LIVING
A18 - VARIANCE SITE PLAN

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PROJECT NO. 17199 SCALE: N.T.S.
MAY 6, 2019



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