

ATTACHMENT C DEVELOPMENT DETAILS



PROJECT STATISTICS FOR OCP AMENDMENT						
SEA VIEW APARTMENTS						
Project No.: 17109						
REVISION NO.12					DATE:	02-Jul-19
LOT 1						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING			REQUIRED	PROPOSED	
	CS1				N/A	
SITE AREA (m²)	2,886	(0.287 hectare)				
FAR					0.74	
UPH					52UPH	
SITE COVERAGE					38%	
BUILDING A HEIGHT					31'-2" (9.50m)	
BUILDING B HEIGHT					31'-0 3/4" (9.47m)	
BUILDING C HEIGHT					32'-3 3/4" (9.85m)	
SETBACKS	MACHLEARY ST (FRONT)				15.00' (4.57m)	
	FRANKLYN ST (SIDE)				20.00' (6.10m)	
	REAR				20.00' (6.10m)	
	SIDE				6.00' (1.83m)	
BUILDING DATA						
BUILDING A						
UNITS	DESCRIPTION	NET AREA (ft²)	NET AREA (m²)	# OF UNITS	TOTAL (ft²)	TOTAL (m²)
TH	3BED	1528	142	4	6,112	568
		TOTAL		4	6,112	568
BUILDING B						
UNITS	DESCRIPTION	NET AREA (ft²)		# OF UNITS	TOTAL (ft²)	TOTAL (m²)
TH	3BED	1528	142	6	9,168	852
		TOTAL		6	9,168	852
BUILDING C						
UNITS	DESCRIPTION	NET AREA (ft²)		# OF UNITS	TOTAL (ft²)	TOTAL (m²)
TH	3BED	1528	142	5	7,640	710
		TOTAL		5	7,640	710
		TOTAL		15	22,920	2129
SITE DATA					(ft²)	(m²)
GROSS FLOOR AREA					22,920	2,129
HORIZONTAL PROJECTION (BC BUILDING CODE)					10,746	998
LOT COVERAGE					11,756	1,092
PARKING DATA						
PROPOSED PARKING						
Surface Parking					n/a	
Townhomes Parking (2 per unit)					30	
TOTAL PROPOSED PARKING					30	
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)					# OF PARKING	
1.20 stalls per 3 Bedroom					18	
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking					TBD	
Long Term Bicycle Parking					TBD	
TOTAL PROPOSED BICYCLE PARKING					TBD	
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling					2	
Long Term Bicycle Parking - 0.5 per dwelling					8	
TOTAL REQUIRED BICYCLE PARKING					10	

PROJECT STATISTICS FOR OCP AMENDMENT						
SEA VIEW APARTMENTS						
Project No.: 17109						
REVISION NO.12					DATE:	02-Jul-19
LOT 2						
LEGAL DESCRIPTION		LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876				
CIVIC ADDRESS		388 MACHLEARY STREET, NANAIMO, BC				
ZONING		EXISTING		REQUIRED		PROPOSED
		CS1				N/A
SITE AREA (m²)		5,218 (0.523 hectare)				
FAR						1.43
UPH						216 UPH
SITE COVERAGE						42%
BUILDING D HEIGHT						52'-7 1/4" (16.03m)
BUILDING E HIEGHT						49'-8 1/2" (15.15m)
BUILDING SETBACKS		KENNEDY ST (FRONT)				20.00' (6.1m)
		SIDE (SOUTH)				16.42' (5.00m)
		SIDE (NORTH)				6.00' (1.83m)
		REAR				19.79' (6.03m)
PARKADE SETBACKS		KENNEDY ST (FRONT)				13.46' (4.10m)
		SIDE (SOUTH)				0.00' (0.00m)
		SIDE (NORTH)				10.00' (3.00m)
		REAR				0.00' (0.00m)
BUILDING DATA						
BUILDING D						
UNITS	DESCRIPTION	NET AREA (ft²)	NET AREA (m²)	# OF UNITS	TOTAL (ft²)	TOTAL (m²)
Unit A	Micro	321	29.8	12	3,852	358
Unit A2	Micro	407	37.8	1	407	38
Unit C	Studio	454	42.2	6	2,724	253
Unit D	Junior 1Bed	509	47.3	6	3,054	284
Unit E	1Bed	600	55.7	8	4,800	446
Unit F	1Bed	523	48.5	3	1,569	146
Unit G	2Bed	800	74.3	15	12,000	1,115
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH5	1Bed	603	56.02	2	1,206	112
PH7	2Bed	823	76.5	3	2,469	230
PH8	2Bed	891	82.8	3	2,673	248
PH10	1Bed	564	52.4	1	564	52
				62	36,184	3,361
BUILDING E						
UNITS	DESCRIPTION	NET AREA (ft²)	NET AREA (m²)	# OF UNITS	TOTAL (ft²)	TOTAL (m²)
Unit A	Micro	321	29.8	3	963	89
Unit A1	Micro	381	35.8	1	381	36
Unit B	Micro	375	34.8	1	375	35
Unit C	Studio	454	42.2	9	4,086	380
Unit D	Junior 1Bed	509	47.3	8	4,072	378
Unit E	1Bed	600	55.7	3	1,800	167
Unit E1	1Bed	535	54.1	2	1,070	108
Unit F	1Bed	523	48.5	2	1,046	97
Unit G	2Bed	800	74.3	12	9,600	892
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH3	1Bed	558	51.8	2	1,116	104
PH4	1Bed	597	55.5	1	597	56
PH6	2Bed	753	69.9	1	753	70
PH7	2Bed	823	76.5	4	3,292	306
		TOTAL		51	30,017	2,798
				113	66,201	6,159
UNIT TYPE PERCENTAGE (of project total)						
	UNIT TYPE	PERCENTAGE				
	Micro	15.9%				
	Studio	15.0%				
	Junior 1Bed	14.2%				
	1Bed	21.2%				
	2Bed	33.6%				
SITE DATA					(ft²)	(m²)
GROSS FLOOR AREA					80,325	7,462
HORIZONTAL PROJECTION (BC BUILDING CODE)					21,595	2,006
LOT COVERAGE					23,481	2,181
PARKING DATA						
PROPOSED PARKING						
Surface Parking					10	
Underground Parking					72	
visitors' parking stalls (included)					10	
accessible parking stalls (included)					3	
TOTAL PROPOSED PARKING					82	
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)					# OF PARKING	
0.45 stalls per studio/micro unit					16	
0.50 stalls per 1 bedroom					20	
0.90 stalls per 2 bedroom					34	
40% max small car parking (included)					28	
accessible - 101-1000 - 2 per 100 required spaces or part thereof (included)					3	
visitor - 1 space per 22 required spaces (included)					3	
TOTAL REQUIRED PARKING					70	
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking					TBD	
Long Term Bicycle Parking					71	
TOTAL PROPOSED BICYCLE PARKING					TBD	
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling					11	
Long Term Bicycle Parking - 0.5 per dwelling					57	
TOTAL REQUIRED BICYCLE PARKING					68	

PROJECT STATISTICS FOR OCP AMENDMENT

SEA VIEW APARTMENTS

Project No.: 17109

REVISION NO.12		DATE:		02-Jul-19		
LOT 3						
LEGAL DESCRIPTION		LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876				
CIVIC ADDRESS		388 MACHLEARY STREET, NANAIMO, BC				
ZONING		EXISTING		REQUIRED		
		CS1		PROPOSED		
				N/A		
SITE AREA (m²)		3,378 (0.338 hectare)				
FAR				1.03		
UPH				139 UPH		
LOT COVERAGE				29%		
BUILDING F HEIGHT				56'-2 1/2" (17.13m)		
BUILDING SETBACKS		FRANKLYN ST (SIDE)		20.0' (6.1m)		
		KENNEDY ST (FRONT)		20.0' (6.1m)		
		SIDE (NORTH)		72.83' (22.2m)		
		REAR		29.0' (8.84m)		
PARKADE SETBACKS		FRANKLYN ST (SIDE)		20.0' (6.1m)		
		KENNEDY ST (FRONT)		13.46' (4.10m)		
		SIDE (NORTH)		0.00' (0.00m)		
		REAR		29.0' (8.84m)		
ACCESSORY BLDG. SETBACK		KENNEDY ST		65.92' (20.09m)		
		SIDE (NORTH)		30.31' (9.24m)		
		REAR		119.85' (36.53m)		
BUILDING DATA						
BUILDING F						
UNITS	DESCRIPTION	NET AREA (ft²)	NET AREA (m²)	# OF UNITS	TOTAL (ft²)	TOTAL (m²)
Unit A	Micro	321	29.8	11	3,531	328
Unit B	Micro	375	34.8	2	750	70
Unit C	Studio	454	42.2	4	1,816	169
Unit D	Junior 1Bed	509	47.3	4	2,036	189
Unit E	1Bed	600	55.7	6	3,600	334
Unit E1	1Bed	535	49.7	3	1,605	149
Unit F	1Bed	523	48.6	2	1,046	97
Unit G	2Bed	800	74.3	11	8,800	818
PH7	2Bed	823	76.5	2	1,646	153
PH9	2Bed	968	89.9	1	968	90
PH9-B	2Bed	823	76.5	1	823	76
		TOTAL		47	26,621	2,473
UNIT TYPE PERCENTAGE (of project total)						
	UNIT TYPE	PERCENTAGE				
	Micro	27.7%				
	Studio	8.5%				
	Junior 1Bed	8.5%				
	1Bed	23.4%				
	2Bed	31.9%				
SITE DATA					(ft²)	(m²)
GROSS FLOOR AREA					37,341	3,469.09
HORIZONTAL PROJECTION (BC BUILDING CODE)					8,477	787.54
LOT COVERAGE					10,491	974.65
PARKING DATA						
PROPOSED PARKING						
Surface Parking					5	
Underground Parking					48	
small parking stalls (included)					0	
visitors' parking stalls (included)					5	
accessible parking stalls (included)					2	
TOTAL PROPOSED PARKING					53	
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)					# OF PARKING	
0.45 stalls per studio/micro unit					8	
0.50 stalls per 1 bedroom					8	
0.90 stalls per 2 bedroom					14	
40% max small car parking (included)					12	
accessible - 21-100 - 2					2	
visitor - 1 space per 22 required spaces (included)					1	
TOTAL REQUIRED PARKING					30	
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking					TBD	
Long Term Bicycle Parking					25	
TOTAL PROPOSED BICYCLE PARKING					TBD	
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling					5	
Long Term Bicycle Parking - 0.5 per dwelling					24	
TOTAL REQUIRED BICYCLE PARKING					28	