# 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, NAI		PLAN VIP53876						
CIVIC ADDRESS		388 MACHLEARY STREET, NANAIMO, BC							
ZONING	EXISTI			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 S	T (FRONT)				15.00' (4.57m)			
	FRANKLYN S	ST (SIDE)				20.00' (6.10m)			
	REAF	२				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			
	TOTA	L		15	22,920	2129			
SITE DATA					(ft²)	(m²)			
GROSS FLOOR AREA					22,920	2,129			
HORIZONTAL PROJECTION	ON (BC BUILDING CODE)				10,746	998			
LOT COVERAGE					11,756	1,092			
PARKING DATA									
PROPOSED PARKING									
			Surface Par			n/a			
Townhomes Parking (2 per unit)									
TOTAL PROPOSED PARKING									
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)									
		1.20 stalls per 3	Bedroom			18			
PROPOSED BICYCLE PA	RKING								
	Sh	ort Term Bicycle Pa	rking			TBD			
	Lo	ng Term Bicycle Pai	rking			TBD			
TOTAL PROPOSED BICY	CLE PARKING					TBD			
REQUIRED BICYCLE PAR	RKING (New City of Nanaimo bio	cycle parking require	ments- council has ye	t to approve)					
			arking - 0.1 space per			2			
Long Term Bicycle Parking - 0.5 per dwelling									



#### PROJECT STATISTICS FOR OCP AMENDMENT SEA VIEW APARTMENTS roject No.: 17109 REVISION NO.12 LOT 2 LEGAL DESCRIPTION CIVIC ADDRESS 388 MACHLEARY STREET, NANAIMO, BC REQUIRED PROPOSED ZONING EXISTING N/A SITE AREA (m²) 42% 52'-7 1/4" (16.03m) 49'-8 1/2" (15.15m) SITE COVERAGE KENNEDY ST (FRONT) SIDE (SOUTH) 20.00' (6.1m) 16.42' (5.00m) 6.00' (1.83m) BUILDING SETBACKS SIDE (NORTH) REAR KENNEDY ST (FRONT) 19.79' (6.03m) 13.46' (4.10m) PARKADE SETBACKS SIDE (SOUTH) BUILDING DATA DESCRIPTION | NET AREA (ft²) | NET AREA (m²) TOTAL (m²) Unit A Micro Micro 454 509 600 Jnit C Studio 42.2 2,724 Junior 1Bed Jnit D 3,054 4,800 Jnit E 55.7 523 800 358 146 Unit F 1,115 2Red 74.3 33.3 PH2 Junior 1Bed 508 47.3 508 47 56.02 76.5 603 1,206 2,469 112 230 823 PH8 PH10 2Bed 248 1Bed 36,184 3,361 BUILDING E UNITS AREA ( DESCRIPTION Unit A Micro 321 29.8 963 89 Micro 35.8 34.8 Jnit B Studio Junior 1Bed 454 509 47.3 380 Jnit C 4,086 4,072 1,800 378 167 55.7 Unit E 1Bed 600 Unit E1 Unit F 108 97 1,070 Jnit G 2Bed 800 358 508 74.3 9,600 892 33.3 47.3 Studio Junior 1Bed 1Bed 1.116 104 597 753 PH4 1Bed 55.5 69.9 PH7 2Bed 76.5 306 **2,798** 823 TOTAL 3,292 **30,017** 51 66,201 UNIT TYPE PERCENTAGE (of Micro 15.9% 18 units Studio Junior 1Bed 15.0% 14.2% 17 units 16 units 24 units GROSS FLOOR AREA HORIZONTAL PROJECTI OT COVERAGE 80,325 7,462 2,006 2,181 BUILDING CODE) PARKING DATA Surface Parking Underground Parking visitors' parking stalls (included) ccessible parking stalls (included) **72** 10 TOTAL PROPOSED PARKING 82 REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve) 0.45 stalls per studio/micro unit 0.50 stalls per 1 bedroom 0.90 stalls per 2 bedroom # OF PARKING 16 20 34 40% max small car parking (included) accessible - 101-1000 - 2 per 100 required spaces or part thereof (included) 28 visitor - 1 space per 22 required spaces (included) TOTAL REQUIRED PARKING 70 PROPOSED BICYCLE PARKING Short Term Bicycle Parking Long Term Bicycle Parking 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 Long Term Bicycle Parking - 0.5 per dwelling 11 57 TOTAL REQUIRED BICYCLE PARKING 68



## PROJECT STATISTICS FOR OCP AMENDMENT SEA VIEW APARTMENTS Project No.: 17109

REVISION NO.12					DATE:	02-Jul-19					
OT 0											
LOT 3	LOT A, SECTION 1, NAN	AIMO DISTRICT DI	ANI \/IDE2076								
LEGAL DESCRIPTION CIVIC ADDRESS			LAN VIPOSO76								
	388 MACHLEARY STREE EXISTIN			DECLUBED		DDODOCED					
ZONING	CS1	16		REQUIRED		PROPOSED					
CITE ADEA (m2)	3,378	(0.338 hectare)				N/A					
SITE AREA (m²) FAR	3,370 (0.330 Nectare)					1.03					
UPH	+					139 UPH					
LOT COVERAGE						29%					
BUILDING F HEIGHT						56'-2 1/2" (17.13m)					
BUILDING SETBACKS	FRANKLYN S	T (SIDE)				20.0' (6.1m)					
BOILDING GETBACKS	KENNEDY ST (FRONT)					20.0' (6.1m)					
	SIDE (NORTH)					72.83' (22.2m)					
	REAR					29.0' (8.84m)					
PARKADE SETBACKS	FRANKLYN S					20.0' (6.1m)					
17440 BE GETBAGAG	KENNEDY ST (FRONT)					13.46' (4.10m)					
	SIDE (NORTH)					0.00' (0.00m)					
	SIDE (NORTH)  REAR					29.0' (8.84m)					
ACCESSORY BLDG. SETBACK	KENNEDY ST					65.92' (20.09m)					
, 1332300111 BEDG. OLTDACK	SIDE (NORTH)		<del>                                     </del>		+	30.31' (9.24m)					
	REAR					119.85' (36.53m)					
BUILDING DATA	ILAN				ı	(00.00111)					
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					
1113-0	ZDCu	TOTAL	70.5	47	26,621	2,473					
UNIT TYPE PERCENTAGE (of pr	oiect total)		Į.	•••		-,					
( p	UNIT TYPE	PERCENTAGE									
	Micro	27.7%			13	units					
	Studio	8.5%				units					
	Junior 1Bed	8.5%				units					
	1Bed	23.4%			11	units					
	2Bed	31.9%				units					
SITE DATA					(ft²)	(m²)					
GROSS FLOOR AREA					37,341	3,469.09					
HORIZONTAL PROJECTION	(BC BUILDING CODE)				8,477	787.54					
LOT COVERAGE											
PARKING DATA					10,431	974.65					
					10,491						
PROPOSED PARKING					10,491						
PROPOSED PARKING			Surface Park	king	10,431	5					
PROPOSED PARKING			Surface Park Underground P		10,491						
PROPOSED PARKING				arking	10,491	5					
PROPOSED PARKING			Underground P	arking (included)	10,491	5 48					
PROPOSED PARKING			Underground Pasmall parking stalls	arking (included) s (included)	10,431	5 48 0					
PROPOSED PARKING  TOTAL PROPOSED PARKING		·	Underground Posmall parking stalls visitors' parking stalls	arking (included) s (included)	10,431	5 48 0 5					
TOTAL PROPOSED PARKING	w City of Nanaimo parking rat		Underground P small parking stalls visitors' parking stalls accessible parking stal	arking (included) s (included) lls (included)	10,431	<b>5 48</b> 0 5 2					
	w City of Nanaimo parking ral	ios. High designation	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro-	arking (included) s (included) lls (included)	10,401	5 48 0 5 2					
TOTAL PROPOSED PARKING	w City of Nanaimo parking ral	ios. High designation 0.45 stalls per stu	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro udio/micro unit	arking (included) s (included) lls (included)	10,401	5 48 0 5 2 53 # OF PARKING					
TOTAL PROPOSED PARKING	w City of Nanaimo parking ral	ios. High designation	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro udio/micro unit pedroom	arking (included) s (included) lls (included)	10,491	5 48 0 5 2 53 # OF PARKING 8					
TOTAL PROPOSED PARKING	w City of Nanaimo parking rat	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 I 0.90 stalls per 2 I	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro udio/micro unit pedroom	arking (included) s (included) lls (included)	10,491	5 48 0 5 2 53 # OF PARKING 8					
TOTAL PROPOSED PARKING	w City of Nanaimo parking ral	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma	Underground P small parking stalls visitors' parking stalls accessible parking stalls council has yet to approudio/micro unit pedroom pedroom	arking (included) s (included) lls (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne	w City of Nanaimo parking ral	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access	Underground P small parking stalls visitors' parking stalls accessible parking stal - council has yet to appre udio/micro unit oedroom pedroom ill car parking (included)	arking (included) (included) Ils (included)	10,401	5 48 0 5 2 53 # OF PARKING 8 8 14					
TOTAL PROPOSED PARKING	w City of Nanaimo parking rai	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro udio/micro unit pedroom bedroom uil car parking (included) sible - 21-100 - 2	arking (included) (included) Ils (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne		ios. High designation 0.45 stalls per stu 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access	Underground P small parking stalls visitors' parking stalls accessible parking stall - council has yet to appro udio/micro unit pedroom bedroom uil car parking (included) sible - 21-100 - 2	arking (included) (included) Ils (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne	ì	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access	Underground P small parking stalls visitors' parking stalls accessible parking stall council has yet to appro udio/micro unit pedroom pedroom ull car parking (included) sible - 21-100 - 2 22 required spaces (included)	arking (included) (included) Ils (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne	i Shr	ios. High designation 0.45 stalls per st 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access visitor - 1 space per	Underground P small parking stalls visitors' parking stalls accessible parking stalls accessible parking stal accessible parki	arking (included) (included) Ils (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne	i Sho Lor	ios. High designation 0.45 stalls per st 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sma access visitor - 1 space per	Underground P small parking stalls visitors' parking stalls accessible parking stalls accessible parking stal accessible parki	arking (included) (included) Ils (included)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1 30					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne  TOTAL REQUIRED PARKING PROPOSED BICYCLE PARKING  TOTAL PROPOSED BICYCLE P.	Sho Lor <b>ARKING</b>	ios. High designation 0.45 stalls per st 0.50 stalls per 1 l 0.90 stalls per 2 l 40% max sme access visitor - 1 space per	Underground P small parking stalls visitors' parking stalls accessible parking stall council has yet to appro udio/micro unit pedroom all car parking (included) sible - 21-100 - 2 22 required spaces (included) king king	arking (included) is (included) is (included) is (included) veve)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1 30					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne TOTAL REQUIRED PARKING PROPOSED BICYCLE PARKING	Sho Sho Lor <b>ARKING</b> (New City of Nanaimo bicy	ios. High designation 0.45 stalls per st 0.50 stalls per 1 I 0.90 stalls per 2 I 40% max sma access visitor - 1 space per ort Term Bicycle Par ng Term Bicycle Par rotel parking requirer	Underground P small parking stalls visitors' parking stalls accessible parking stall council has yet to appro udio/micro unit pedroom all car parking (included) sible - 21-100 - 2 22 required spaces (included) king king	arking (included) is (included) is (included) is (included) we)  we)  uded)	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1 1 30					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne  TOTAL REQUIRED PARKING PROPOSED BICYCLE PARKING TOTAL PROPOSED BICYCLE P.	Sho Sho Lor <b>ARKING</b> (New City of Nanaimo bicy	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 I 0.90 stalls per 2 I 40% max sme access visitor - 1 space per ort Term Bicycle Par g Term Bicycle Par ccle parking requirer nort Term Bicycle P.	Underground P small parking stalls visitors' parking stalls accessible parking stalls accessible parking stal accessible parking (included) stal accessible parking stall accessible par	arking (Included) (Included) (Is (Included) (Is (Included) (Includ	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1 30					
TOTAL PROPOSED PARKING REQUIRED PARKING (Area 5: Ne  TOTAL REQUIRED PARKING PROPOSED BICYCLE PARKING	Sho Lor <b>ARKING</b> (New City of Nanaimo bicy S	ios. High designation 0.45 stalls per stu 0.50 stalls per 1 I 0.90 stalls per 2 I 40% max sme access visitor - 1 space per ort Term Bicycle Par g Term Bicycle Par ccle parking requirer nort Term Bicycle P.	Underground P small parking stalls visitors' parking stalls accessible parking stall council has yet to appro udio/micro unit pedroom pedroom all car parking (included) sible - 21-100 - 2 22 required spaces (included) king king ments- council has yet	arking (Included) (Included) (Is (Included) (Is (Included) (Includ	10,491	5 48 0 5 2 53 # OF PARKING 8 8 14 12 2 1 30					