

1 Site Context Plan
DPI:100 SCALE:1:400
A0.03

TRUE NORTH
PROJECT NORTH

Site Info

ADDRESS:
666 FITZWILLIAM ST. NANAIMO, BC V9R 3B5

BY-LAW ZONING:
DOWNTOWN FITZWILLIAM DT2

SETBACK
MAX FRONT YARD SETBACK: 4m

STORAGE / LANDFILL / REFUSE RECEPTACLES:
REQUIRED: 2
PROPOSED: 2

DOWN UNITS:
REQUIRED: 7

Site Area

EXISTING SITE AREA: 2,558,230 m²
0.625 ac
0.253 ha

PROPOSED SITE AREA: 2,934,963 m²
0.725 ac
0.293 ha

SITE COVERAGE: 1,062.1 m²
MAX FAR: 2.3
PROPOSED FAR: 2,109.2 / 2,934.963 m² = 0.72

Floor Area

FLOOR AREA SUMMARY**

	m ²	ft ²
MAIN	970.9	10,451
SECOND	512.9	5,536
THIRD	371.9	4,000
TOTAL	1,855.7	19,987

**as defined by the BC Building Code

GROSS FLOOR AREAS

	m ²	ft ²
MAIN	1,062.1	11,432
SECOND	604.1	6,562
THIRD	443.9	4,768
TOTAL	2,109.2	22,762

Building Height

BUILDING HEIGHT (BASED ON AVERAGE, NATURAL OR FINISHED GRADE)

AVERAGE GRADE: 44.175
(44.25 + 44.25 + 44.35 + 43.85 = 176.74)

MAXIMUM PERMITTED: 12 m

PROPOSED BUILDING HEIGHT: 15 m

Parking Analysis

PARKING ANALYSIS PER ZONING BY-LAW:

OFFICE: 1,022m² FIRST 1000m² + 25m² REMAINDER

WAREHOUSE: STORAGE: 1,000m²

REQUIRED PARKING STALLS

1059.5 m² OFFICE AREA = 48 STALLS
(1000/22=45.45 + 59.5/25 = 2.38)

891.1 m² WAREHOUSE AREA = 4 STALLS

REQUIRED PARKING STALLS: 52 (MINIMUM)

PARKING STALLS PROVIDED: 14 ON SITE

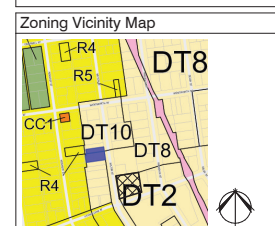
ADDITIONAL:
18 TOTAL

BICYCLE PARKING:

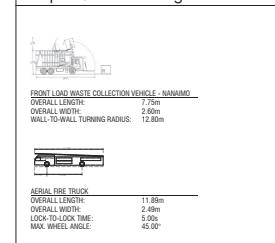
OFFICE:
SHORT TERM SPACES: 0.1/100m² GROSS FLOOR AREA
LONG TERM SPACES: 0.35/100m² GROSS FLOOR AREA

WAREHOUSE:
SHORT TERM: 0.1 (2109.2/100) = 3
LONG TERM: 0.35 (2109.2/100) = 8
TOTAL REQUIRED: 11

PROVIDED:
LONG TERM: 7
SHORT TERM: 4
TOTAL PROVIDED: 11



Swept Path Vehicle Legend



RECEIVED
DPI:156
2019-AUG-16
CITY OF NANAIMO

2nd Floor, 1000 - 1000 Street West
Nanaimo, BC V9R 3B5
T: 250.754.7100
www.s2planning.com

SITE CONTEXT PLAN & DEVELOPMENT DATA

Nanaimo Fire Station #1 Replacement

666 FITZWILLIAM STREET, NANAIMO, BRITISH COLUMBIA

City of Nanaimo

218190

NOT FOR CONSTRUCTION

This drawing supersedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and details, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior cladding, face of concrete block, face of steel for metal partitions, and centerline of standing walls, unless noted otherwise on the drawing.

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REVISION	DATE
1 DEVELOPMENT PERMIT	15.08.2019

SCALE: As indicated

DATE: 8/15/2019 9:17:27 AM

DRAWN BY: G.I.O. M.A. MPT

CHECKED BY: G.I.O.

DRAWING NO. **DP1.00**