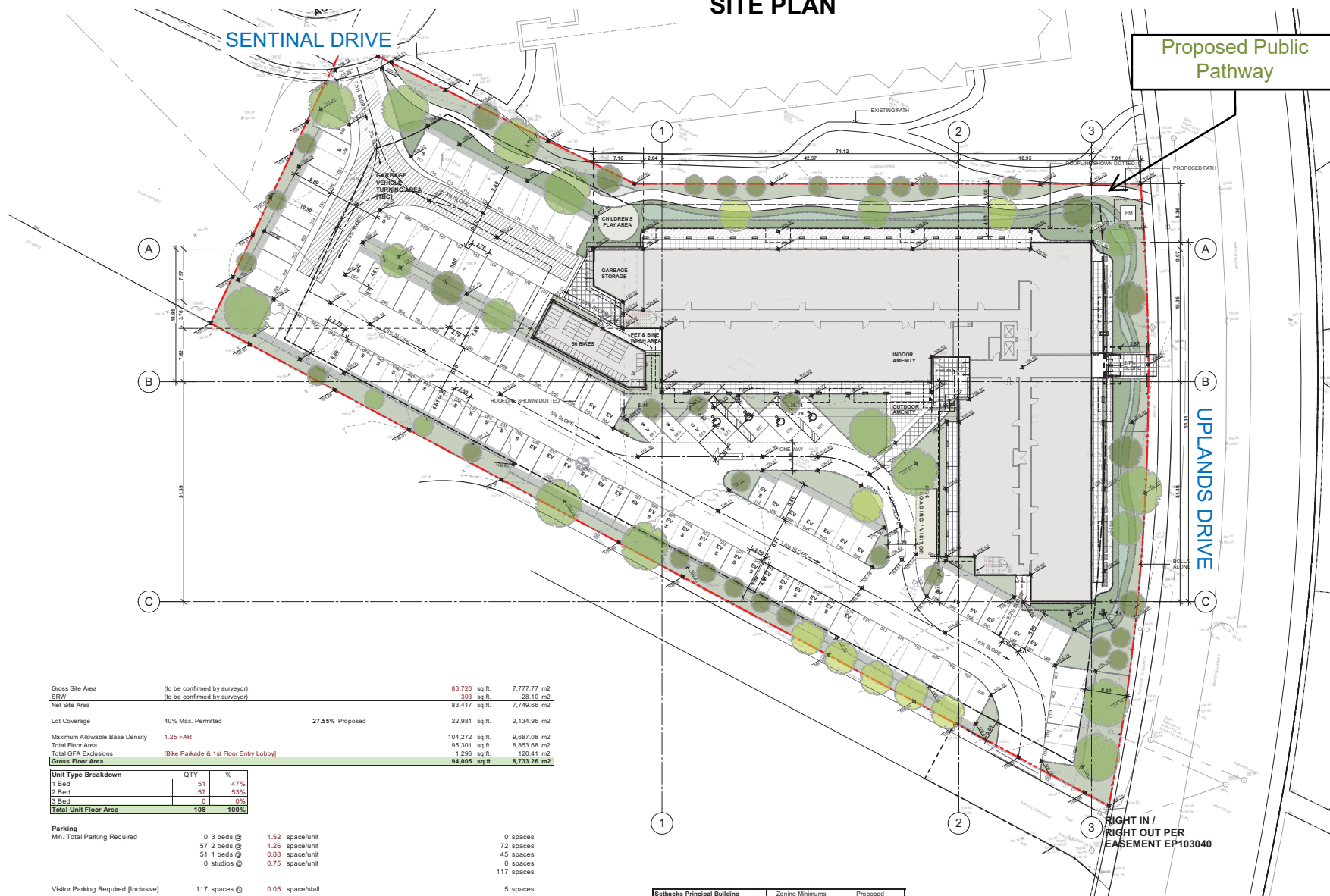


# ATTACHMENT C SITE PLAN



Gross Site Area	(to be confirmed by surveyor)	83,720 sq. ft.	7,777.77 m <sup>2</sup>
SRW	(to be confirmed by surveyor)	303 sq. ft.	28.10 m <sup>2</sup>
Net Site Area		83,417 sq. ft.	7,749.66 m <sup>2</sup>
Lot Coverage	40% Max. Permitted 27.55% Proposed	22,981 sq. ft.	2,134.96 m <sup>2</sup>
Maximum Allowable Base Density	1.25 FAR	104,272 sq. ft.	9,687.08 m <sup>2</sup>
Total Floor Area		95,301 sq. ft.	8,853.68 m <sup>2</sup>
Total GFA Exclusions	(Bike Parkade & 1st Floor Entry Lobby)	1,296 sq. ft.	120.41 m <sup>2</sup>
Gross Floor Area		94,005 sq. ft.	8,733.26 m <sup>2</sup>

Unit Type Breakdown	QTY	%
1 Bed	51	47%
2 Bed	57	53%
3 Bed	0	0%
<b>Total Unit Floor Area</b>	<b>108</b>	<b>100%</b>

Parking	0 3 beds @ 1.52 space/unit	0 spaces
Min. Total Parking Required	57 2 beds @ 1.26 space/unit	72 spaces
	51 1 beds @ 0.88 space/unit	45 spaces
	0 studios @ 0.75 space/unit	0 spaces
		117 spaces

Visitor Parking Required [Inclusive]	117 spaces @ 0.05 space/stall	5 spaces
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<b>Total Parking Required</b>	<b>108 units @ 1.08 space/unit</b>	<b>117 spaces</b>
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Accessible Parking Required	2 spaces for 21-100 required parking spaces	2.0 spaces
	2 spaces for 100 required parking spaces or part thereof	2.0 spaces

<b>Total Accessible Parking Required</b>	<b>108 units @ 0.04 space/unit</b>	<b>4 spaces</b>
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Resident Parking Provided	108 units @ 1.04 space/unit	112 spaces
Visitor Parking Provided	108 units @ 0.05 space/unit	5 spaces
<b>Total Parking Provided</b>	<b>108 units @ 1.08 space/unit</b>	<b>117 spaces</b>

Max. Small Cars	40% of required spaces	47 spaces
Provided Small Cars	23% of provided spaces	27 spaces

Setbacks Principal Building	Zoning Minimums	Proposed
	(ft)	(m)
Front Setback	19.7	6.00
Rear Setback	34.4	10.50
Interior Sideyard Setback North	9.8	3.00
Interior Sideyard Setback South	9.8	3.00
Max. Height	45.9	14.00
Perimeter Wall Height	N/A	N/A

Setbacks Accessory Building	Zoning Minimums	Proposed
	(ft)	(m)
Separation from principal building	3.9	1.20
Rear Setback	9.8	3.00
Max. Height	14.8	4.50

NOTES:  
1. REFER LANDSCAPE DOCUMENTATION BY LADR LANDSCAPE ARCHITECTS  
2. REFER CIVIL ENGINEERING DOCUMENTATION BY APLIN MARTIN

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6117 UPLANDS DRIVE  
NANAIMO, BC

**SITE PLAN**  
19482  
1:250  
2020-03-03  
Issue 6 - DP  
**A-1.000**