Project Description:	**Cedar Ridge Placed Mixed Use**							
Civic Address:	4851 Cedar Ridge Place, Nanaimo, B.C.							
Legal Address:	Lot 2, District Lot 17, Wellington District, Plan VIP54055.							
Zoning:	COR 2 – Mixed Use Corridor							
Development Permit Area:	DPA9, DPA5 Steep Slope (Property >0.5 ha, more than 50% of the property is sloped 20% or greater)							
	ft2	**m2**	**ha**		**Comments**			
Property Area:	80,188	7,449.65	0.745		Based on Surveyors Topographic Site Plan			
Building Areas (GFA):						**ft2**	**m2**	
CRU								
L2						1,975	183.53	
L1						1,975	183.53	
Total (GFA)						**3,951**	367.06	
Residential	**Res.**	**Units**	**Circulation**	**Parking**	**Common**	**Total**	**Total**	**Common includes:**
Floor	**ft2**	**#**	**ft2**	**ft2**	**ft2**	**ft2**	**m2**	
L4	17,569	24	2,763	0	829	21,161	1,967	Amenity Room, Service rooms
L3	19,528	25	2,827	0	275	22,630	2,103	Service rooms
L2	18,921	24	2,827	0	882	22,630	2,103	Fitness Room, Service rooms
L1	18,922	24	2,815	0	718	22,455	2,087	Mail/ Seating Area, Office, WC
LB1 – Parking	0	0	1,058	22,586	4,060	27,704	2,575	Storage Lockers
LB2 – Parking	0	0	1,058	22,388	4,257	27,704	2,575	Storage, Bikes and Watercraft
Total (GFA)	**74,940**	**97**	**13,348**	**44,975**	**11,021**	**144,254**	**13,409**	
Total (GFA) (excl parking)						**99,309**	**9,229**	
% Circulation L1 to L4 Residential			12.3%					
Foot Print (excluding Front Porch)						27,704	2,575	
Total All Bldgs (GFA) (excl parking)						**103,260**	9,597	
Residential Units	**Unit Area**	**Units**	**Total Area**					
	ft2	**#**	**ft2**	**m2**				
1 Bedroom	630	43	27,090	2,516.72				
1 Bedroom Corner 1	592	2	1,184	110.00				
1 Bedroom Corner 2	554	1	554	51.47				
1 Bedroom Middle	612	2	1,224	113.71				
1 Bedroom HC	633	1	633	58.81				
2 Bedroom + Den	920	35	32,200	2,991.45				
2 Bedroom + Den Corner 1	944	6	5,664	526.20				
2 Bedroom + Den Corner 2	905	6	5,430	504.46				
2 Bedroom HC	920	1	920	85.47				
Total		**97**	**82,885**	**5,942.16**				
Management office	210	1	210	19.51				
Zoning Requirements	**Required**	**Proposed**						
Lot Coverage:	60%	35%						
Floor Area Ratio: no Tiers & no u.g. parking	1.25	1.12	Lobby (998 sqft) excluded from FAR Tier 1 1.50 | Tier 2 1.75 | + 0.25 * % of u.g. parking spaces if u.g. parking ≤ 0.8m above finish grade					
Residential								
Bldg Front setback (North West) Max 6m	3.0m	6.67m						
Bldg Flanking Side setback (North East)	3.0m	20.42m						
Bldg Side 1 setback (South West)	0.0m	7.5m						
Bldg Side 2 setback (North East)	3.0m	32.88m						
Bldg Rear setback (South East)	7.5m	5.66m						
Building Height (Flat & Pitched)	18.0m	20.50m	18m if 75% of req. parking under bldg (142 / 157 = 90%)					
Number of Storeys	Min. 2	2+4						
CRU								
Bldg Front setback (North West) Max 6m	3.0m	1.5m						
Bldg Flanking Side setback (North East)	3.0m	3.0m						
Bldg Side 1 setback (South West)	0.0m	37.84m						
Bldg Side 2 setback (North East)	3.0m	N/A						
Bldg Rear setback (South East)	7.5m	104.93						
Building Height (Flat & Pitched)	18.0m	8.38m						
Number of Storeys	Min. 2	2						
Parking – Vehicle (Area 2 -Sched. A Bylaw 7266)	**Per Unit**	**# of Units**	**Required**	**Proposed**				
2 Bedroom	1.62	48	77.8					
1 Bedroom	1.26	49	61.7					
Management office (1/22m2)			1					
Total:			**140.4**	**142**				
CRU Building: offices (1/22m2)			**16.7**	**24**				
Parking – Vehicle Types:	**Required / Permitted**	**Proposed**						
Standard car	135							
Small car (8' x15'). 33% max.	54.8	26						
Accessible (12'2"X190"): 21-100 = 2	5	5						
Total		**166**						
EV Parking Level 2 Charging (10% of req. parking)	15.7	16						
EV Parking Level 2 Rough-in (+20% of req. parking)	31.4	32						
Designated Visitor (1/ 22 stalls)	6.4	7						
Parking – Bike/ Scooter Types	**Required**	**Proposed**						
Bike – Long Term Spaces (0.5 per dwelling unit)	48.5	**50**						
Bike – Short Term Spaces (0.1 per dwelling unit)	9.7	**10**						
Bike – Long Term Spaces (0.2 per 100m2 retail)	1							
Bike – Short Term Spaces (0.6 per 100m2 retail)	2	**8**						
Scooter – Secure Spaces	N/A	6						
Notes								
1) Variances in RED								

1 Project Data
26 June 2020

4851 Cedar Ridge Place - Mixed Use			
Article	**Code Requirements**	**BCBC 2018**	**Comments**
Building Size & Construction Relative to Occupancy			
3.2.1.2	Basement Storage Garage as separate building	Exterior wall of the basement is a Fire Separation constructed of masonry or concrete having FRR ≥ 2hr;Exterior walls of any storeys located above the storage garage are recessed 1m if non combustible construction or 2m if combustible construction	Combustible Construction and sprinklered ; 2 Hr F.S
	Sprinklered	Yes	
	Fire Walls	No	
	No. of Storeys	4+2	storage garage as separate building & basement
3.1.2.1.	Major Occupancies	C (Residential) and F3 (Storage Garage)	
3.2.2.50	Building Classification – Residential	C; up to 6 storeys; 2,250 m2 max. @ 4 storeys; sprinklered; combustible; 1 Hr floors & mezz	Bldg Area = 2,100m2 excluding balcony & garage
3.2.2.86	Building Classification – Storage Garage	F3: up to 2 storeys; 2400m2; sprinklered; combustible	Parking garage as a separate building; noncombustible, 2 Hr FRR walls and roof (See 3.2.1.2)
3.2.2.63	Building Classification – Offices	D: up to 2 storeys; sprinklered; non-combustible	separate office building on site
3.2.2.50.(2)	Combustible or non combustible construction	Combustible	
3.2.2.50.(2)(a)	Floor Assemblies	Fire Separation, and not less than 1 hour FRR	
3.2.2.50.(2)(b)	Roof Assembly FRR	FRR not less than 1 hour	Parking garage 2 Hr FRR; Fire separation (see 3.2.1.2)
3.2.2.50.(2)(d)	Mezzanines	FRR not less than 1 hour	N/A
3.2.2.50.(2)(e)	Load bearing elements	FRR not less than required for the supporting assembly	
Fire Separations			
3.1.3.1	Major Occupancies	C:F3=1 Hr	Parking garage 2 Hr FRR; see 3.2.1.2
3.3.1.1	Suites	1Hr FRR	
3.3.4.2 (1)	Suites Residential	1Hr FRR	
3.4.4.1	Exits	To match floor FRR (Min. 3/4 Hr FRR)	LB1-LB2=2Hr; L1-L4=1 Hr
3.6.2.1.(1)	Service Room (fuel fired)	1Hr separated from the remainder of the building	Mech/ Elect Room
3.3.5.6	Storage Garage	1.5 Hr FRR from other occupancies	2 Hr Provided (See 3.2.1.2)
3.3.5.7(3) & (4)	Vestibules	In a building more than 3 storeys building height and Group C, vestibule shall not be less than 1.8m long, be ventilated and have self closing doors with no hold open devices	
3.3.4.3(2)	Storage Rooms (not within suites) for the use of residential tenants	Sprinklered, Separated from remainder of building; not less than 1 Hr FRR Fire Separation.	Bike Storage, Kayak Storage, and Storage Lockers.
3.6.3.1 (1)(a)	Vertical Service Spaces excluding the elevators	Vertical space that doesn't extend through the roof shall be enclosed at the top having similar FRR as walls	2 Hr FRR for 2 Hr Floors; ¾ Hr FRR for 1 Hr Floor
3.6.2.5	Combust. Refuge Storage Room	Separated from remainder of building by 1 Hr FRR & be sprinklered.	N/A, separate structure
3.3.1.21.(3)	Janitorial supply storage (sprinklered)	0 Hr Fire Separation	
3.5.3.1	Elevator Shaft	1 Hr FRR for 1 Hr Fire Separation; 2 Hr FRR for 2 Hr Fire Separation	LB1-LB2=2Hr; L1-L4=1 Hr
3.5.3.3 (2)	Machine Room	Need not be separated from the elevator hoistway if the room and hoistway are separated from the rest of the building	LB1-LB2=2Hr; L1-L4=1 Hr
3.1.8.12.	20 min closures allowed	Between public corridor and suite where Fire Separation is ≤ 1 Hr FRR	OK
Occupant Load			
3.1.17.1.(1)(b)	Occupant Load	2 persons per sleeping room	145 sleeping rooms * 2 persons = 290 (Average 72.5 per floor) 48 two bedroom units 47 one bedroom units 2 studios
Exits/ Egress			
3.3.1.5(1)	Single Egress Door (sprinklered; no F1)	Occupancy ≤60; max. travel distance 25m, Max. floor area by occupancy C:150m²	OK
3.3.1.5(2)	Distance between egress doors	Min 1/3 diagonal	
3.3.1.3(3)	Means of Egress	At least 2 means of egress shall be provided from every roof, podium, terrace, platform or contained open space and shall conform to 3.3.1.5 (1)	2 provided from exterior common deck
3.4.2.1.	Min. number of exits	2	≥2 provided
3.4.2.3.	Distance between Exits (sprinklered)	Min ⅓ max. Diagonal; but not ≥9m if public corridor; not <9m for other floor areas.	
3.4.2.4.; 3.4.2.5.	Travel distance (where more than 1 exit required)	sprinklered 45m; no F1	
3.4.3.2.	Exit Width	Doorways/ corridors/ passageways = 6.1 mm/person Stairs = 8 mm/person Minimum Passageway/ exit corridor: 1100 mm Minimum Ramps: 1100 mm Minimum Stair: 1100mm Minimum Doorways: 800 mm	
3.2.3.13	Protection of Exit Facilities	If the plane of an exterior wall of exit forms an angle <135°, then openings in the exterior wall of the building shall be protected with either wired glass or glass blocks where the opening is within 3m horizontally and >10m below or <2m above an exterior wall	N/A
3.3.1.9.	Corridor	Min width 1100mm, dead end corridor max 6m length	
3.4.4.3	Exterior passageways exceptions	Provided that <50% of the exterior side is open to outdoors and an exit stair is provided at each end of the passageway, exit need not be fire separated	N/A
3.4.3.4.	Stair Headroom Clearance (exits)	Min 2050 mm (6'-9") height	
3.3.1.8	Access to Exit Headroom Clearance	Min 2050 mm (6'-9") height	
3.3.5.4 (5)	Storage Garage Headroom Clearance	Min 2000 mm (6'-6 3/4") height	
3.4.6.5.	Handrails both sides	>1100mm to 2200mm; intermediate handrails where >2200mm with max 1650mm between handrails.	
3.4.6.19	Floor numbering	Stair side of wall, latch side.	
3.4.6.16 (2)(a)	Release hardware	Exit doors for Assembly >100 persons	No
3.4.6.16 (2)(b)	Release hardware	Stair shaft @ exit level where >100 persons	Yes
Safety Requirements Within Floor Areas			
3.1.4.2.	Foam plastic protection from adjacent spaces (combustible construction; other than attic/ roof space/ wall assembly)	Interior finishes to 9.29.4 to 9.29.9, sheet metal, or thermal barrier to 3.1.5.12.(2)	
3.1.11.1	Fire blocks within concealed spaces	Interconnection between vertical & horizontal, inter. Wall, ceiling & crawl spaces from ext. Walls/ attic/ roof space.	
3.1.11.2	Fire Blocks within Concealed Spaces	Every floor level; every FRR ceiling. Exceptions: if wall filled with insulation; void non combustible; air space <25mm; or flame spread <25 & fire blocked max 10m.	
3.1.13.2	Flame spread rating; Table 3.1.13.2.	Exits/ Exits thru Lobbies ≤ 25 Covered Vehicle Passageways ≤ 25 Vertical Service Spaces ≤ 25	
3.1.13.6	Flame Spread Rating; Corridors	≤ 75 Or Corridor Wall ≤ 150; Corridor Ceiling ≤ 25	
3.2.5.8	Standpipe	Where > 3 storeys; >14m ceiling from grade; or table floor areas where <14m and sprinklered.	Provided due to height
3.3.4.8	Protection of Openable windows	limiters or guard required where the sill height is <1070mmor ground or Finished Floor on the outside of the window is less than 1800mm	Provided
3.1.8.16	Wired Glass and glass block	An opening in a Fire Separation having FRR ≤ 1Hr is permitted to be protected with wired glass or glass block, except as permitted by 3.1.8.18	
3.2.1.2(2)(a)	Basement garage openings in Fire Separations	Exempt from protection if the storage garage is sprinklered	Storage garage is sprinklered

2 Code Summary
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Health Requirements			
3.8.2.3.(2)	Universal toilet room (HC)	N/A	see A3.8.2.1.1)(b)
Requirements for Persons with Disabilities			
3.8.2.1.(1) 3.8.2.2.	Accessibility	Dwelling Units	Access from street to main entrance
3.8.2.3	Parking	Bylaw No. 7266 Section 7.5, Table 6: 1 – 10 spaces	No HC parking required
3.8.3.2.	Width of path, ground and floor surfaces	1500mm	Lobby/Corridor
3.8.2.5	Path of travel to Parking Areas	N/A	
3.7.2.10. & 3.8.3.	Accessible washrooms	N/A	office washroom and accessible units
3.8.2.10	Signs and Indicators	N/A	
3.8.2.2(6)	Entrances – Intercom	Max 1375mm User Functions	Main Entry
3.8.5.3	Access to Elevator	Yes	
3.8.2.7	Power Door Operator		Provided
3.8.2.10.3)(a) 3.8.3.9.3)	Tactile Warning Strips	Provide at landings at the top of flights of stairs and at intermediate landings intercepted by other paths of travel.	Provided
Lighting/ Emergency Power/ Fire Alarms			
3.2.7.3	Emergency Lighting	Exits, public corridors, corridors used by the public, principal access routes.	

Spatial Separation (BCBC 2018 Table 3.2.3.1.D) L1-L4 Floors; see also spatial sketches.

Orientation	**Wall Area (m2)**	**Limiting Distance (m) & L/H Ratio**	**Allowable Openings**	**Actual Openings(m2)**	**Type of Const. (3.2.3.7) & FRR**	**Cladding**
North East (minus Unit 101)	1,366	35.15; N/A	100%	31%	Comb; ½ Hr FRR	Comb.
North East Unit 101	34	4.5; N/A	85%	30%	Comb; ½ Hr FRR	Comb.
South East	251	7.93 to P.L; N/A.	81%	21%	Comb; ½ Hr FRR	Comb.
South West	1,444	35.35 to P.L.; N/A	100%	33%	Comb; ½ Hr FRR	Comb.
North West	251	26.1; N/A	100%	20%	Comb; ½ Hr FRR	Comb.

Spatial Separation (BCBC 2018 Table 3.2.3.1.D) LB1 & LB2 Parkade; see also spatial sketches.

Orientation	**Wall Area (m2)**	**Limiting Distance & L/H Ratio**	**Allowable Openings**	**Actual Openings(m2)**	**Type of Const. (3.2.3.7) & FRR**	**Cladding**
North East (minus Unit 101)	343	35.15; N/A	100%	3%	Comb; ½ Hr FRR	Comb.
North East under Unit 101	343	4.5; N/A	35%	0%	Comb; ½ Hr FRR	Comb.
South East	87	7.93 to P.L; N/A.	100%	3%	Comb; ½ Hr FRR	Comb.
South West	363	35.35 to P.L.; N/A	100%	33%	Comb; ½ Hr FRR	Comb.
North West	87	26.1; N/A	100%	14%	Comb; ½ Hr FRR	Comb.

3 Code Summary (continued)
16 June 2020

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