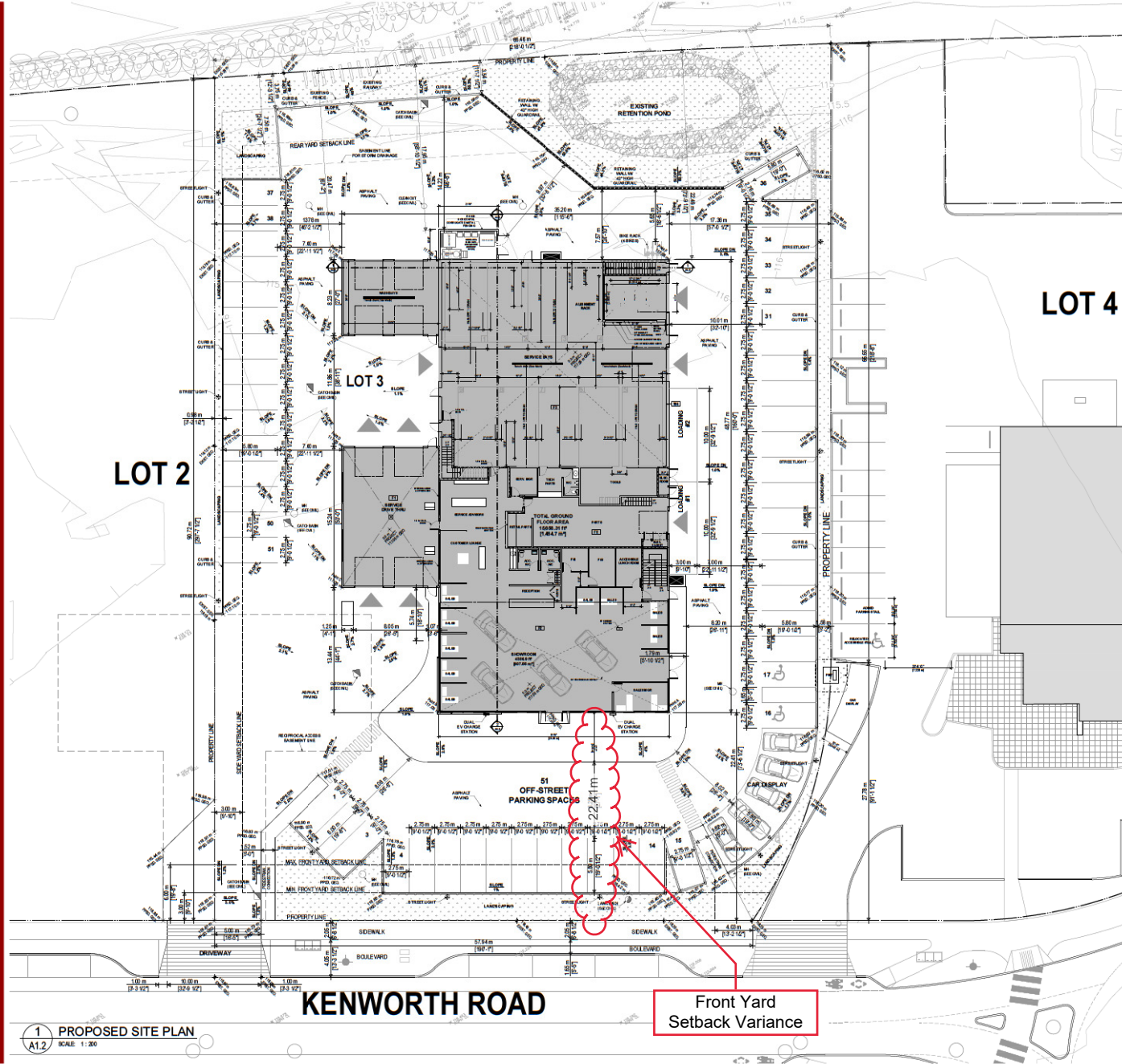


ATTACHMENT D SITE PLAN



PROJECT INFORMATION

LEGAL ADDRESS:
 LOT A (D03932421), SECTION 5,
 WELLINGTON DISTRICT, PLAN 14534,
 EXCEPT PART IN PLAN 43195, V1P97019 & V1P82719
 LOT 1, SECTION 20, RANGES 6&7,
 MOUNTAIN DISTRICT, PLAN EPP67724
 LOT 4, SECTION 20, RANGES 6&7,
 MOUNTAIN DISTRICT, PLAN EPP67724

CIVIC ADDRESS: 2560 BOWEN ROAD (PARENT PARCEL)
 NANAIMO, B.C.

ZONING DATA
ZONING: COR3, COMMUNITY CORRIDOR
SITE AREA: 6,082.22 m² (65,466.52 sq.ft.)

GROUND FLOOR AREA: 1454.7 m² (15,656.31 sq.ft.)
2ND FLOOR AREA: 411.81 m² (4,432.76 sq.ft.)
GROSS FLOOR AREA: 1,866.51 m² (20,091.07 sq.ft.)

BUILDING AREA: 1454.7 m² (15,656.31 sq.ft.)
PROPOSED FLOOR AREA RATIO (FAR): 0.30 : 1 0.75 : 1

SETBACKS:

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.0 m (min.)		22.41 m
MAX. FRONT YARD SETBACK - 6.0 m (max.)		22.41 m **
SIDE YARD 1 - 0.0 m		17.98 m
SIDE YARD 2 - 3.0 m (min.)		13.78 m
REAR YARD - 7.5 m (min.)		20.47 m

** VARIANCE REQUIRED FOR MAX. FRONT YARD SETBACK

REQUIRED:

LOT COVERAGE - 60% (max.)	23.91%
NUMBER OF STOREYS - 2 (min.)	2
BUILDING HEIGHT - 14 m (max.)	7.96 m

AVERAGE FINISHED GRADE CALCULATION (Points A to F):
 ((117.05+117.05+117.05+117.05+117.05+117.05) / 6) = 117.05
AVERAGE FINISHED GRADE = 117.05

OFF-STREET PARKING:

- REQUIRED:
 - 1 SPACE PER 10m² OF SALES FLOOR AREA
 - 1 SPACE PER SERVICE BAY

CALCULATION:

- 407.55m² (SALES / SHOWROOM AREA) / 10m² = 40.75
- 10 (SERVICE BAYS) x 1 SPACE = 10

REQUIRED PARKING: 50.75

PROPOSED:

- 51 SPACES (INCLUDING 2 ACCESSIBLE PARKING SPACES EXCLUDING CAR DISPLAY SPACES & UNDERGROUND CAR STORAGE)

LOADING SPACES:

- REQUIRED: 2
- PROPOSED: 2

BICYCLE PARKING:

- REQUIRED: 1 SPACES PER 100m² OF GROSS FLOOR AREA
- 407.55 m² (SALES / SHOWROOM AREA) / 100m² = 4.075 x 1 = 4.075
- PROPOSED: 4

EXISTING ELEVATION [Symbol]
PROPOSED EI [Symbol]

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project no.:

Issue / Revision:

13	AMENDMENT TO DP	02 SEP '20
12	BUILDING PERMIT	07 AUG '20
11	BE CO-ORD. #9	04 AUG '20
10	BE CO-ORD. #8	29 JUL '20
9	BE CO-ORD. #7	22 JUL '20
8	BE CO-ORD. #6	17 JUL '20
7	BE CO-ORD. #5	16 JUN '20
6	AMENDMENTS TO DP	16 JUN '20
5	BP CO-ORD. #4	03 JUN '20
4	BP CO-ORD. #3	22 MAY '20
3	BP CO-ORD. #2	20 MAY '20
2	BP CO-ORD. #1	13 MAY '20
1	DEVELOPMENT PERMIT	26 NOV '19

No. Issued / Revisions Date

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 #118 - 21 Erie St. 1 250.360.2888
 Victoria, British Columbia
 east



project title:
PROPOSED MITSUBISHI DEALERSHIP
 2348 KENWORTH ROAD
 NANAIMO, BC
 Drawing No.:

PROPOSED SITE PLAN ZONING DATA

project no.: 19-622
 date: 02 SEP 2020 scale: AS NOTED
 checked by: LOWE drawn by: DM, RT
 sheet no.:

RECEIVED
DP1172
 2020-SEP-02
 CURRENT PLANNING

A1.2

1 PROPOSED SITE PLAN
 A1.2 SCALE: 1:200

Front Yard
 Setback Variance

KENWORTH ROAD