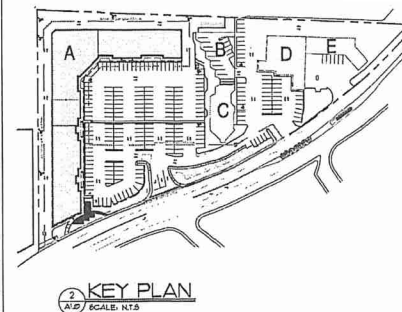
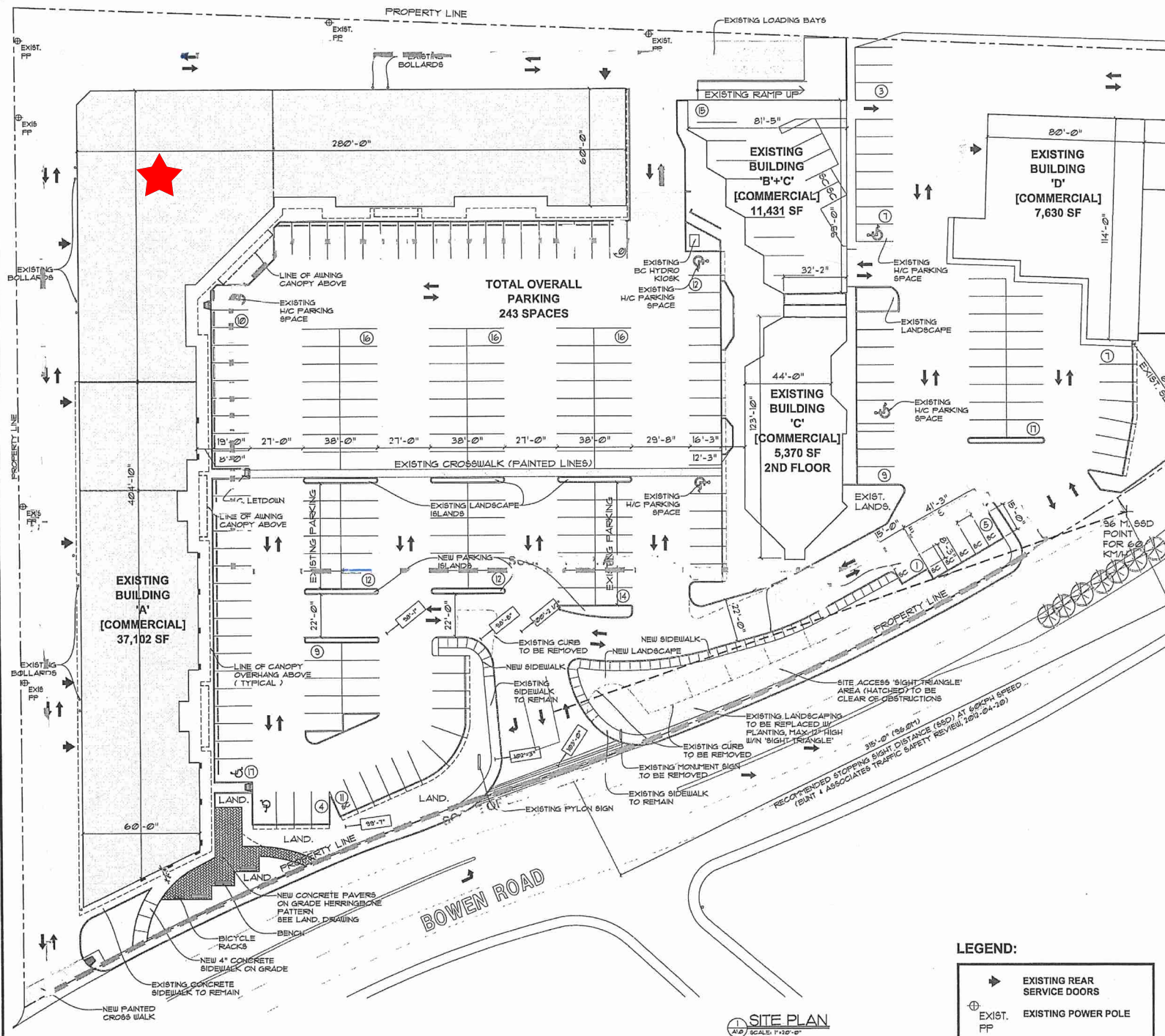


ATTACHMENT D

SITE and FLOOR PLANS



SITE INFORMATION

LEGAL DESCRIPTION :	PID 002 - 834 - 350 LOT 1, PLAN 7045, SECTION 16, RANGE 8, MOUNTAIN LAND DISTRICT
CIVIC ADDRESS :	1925 BOWEN ROAD NANAIMO BC.
EXISTING ZONING :	COR 3 (COMMUNITY CORRIDOR)

SITE STATISTICS

TOTAL SITE AREA : 243,933 SF (5.6 ACRES)

TOTAL BUILDING AREA : 63,380 SF

LOT COVERAGE : EXISTING = $[61,010 / 243,933] \times 100$
= 25.0%
PERMITTED = 50%

BUILDING AREAS

EXISTING BUILDING 'A' [COMMERCIAL]:	37,102 SF
EXISTING BUILDING 'B' + 'C' [COMMERCIAL]:	11,431 SF
EXISTING BUILDING 'C' 2ND FLOOR [COMMERCIAL]:	5,370 SF
EXISTING BUILDING 'D' [COMMERCIAL]:	7,630 SF
EXISTING BUILDING 'DI' [CAR WASH / GAS BAR]:	4,847 SF

TOTAL FLOOR AREA:	66,380 SF.
TOTAL NET FLOOR AREA:	66,380 SF x 90% = 59,742 SF

PARKING

REQUIRED PARKING

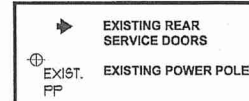
SHOPPING CENTRE
4.3 SPACES PER 1076 SF OF NET FLOOR AREA = 239 SPACES

TOTAL PARKING PROVIDED	=	243 SPACES
TOTAL REGULAR CAR PARKING	=	235 SPACES
TOTAL SMALL CAR PARKING	=	7 SPACES
(MAX. ALLOWABLE 33% = 84)		

PARKING RATIO

$$243 \text{ SPACES} / 66,380 \text{ SF} \times 1,000 = 3.66 \text{ SPACES} / 1,000 \text{ SF}$$

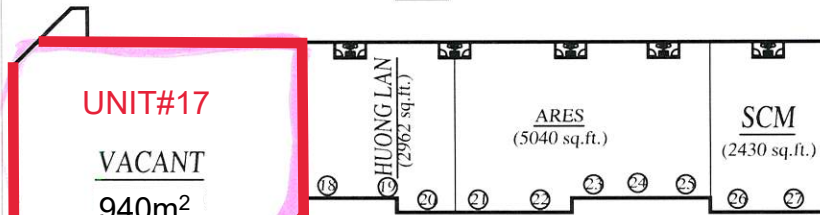
LEGEND:



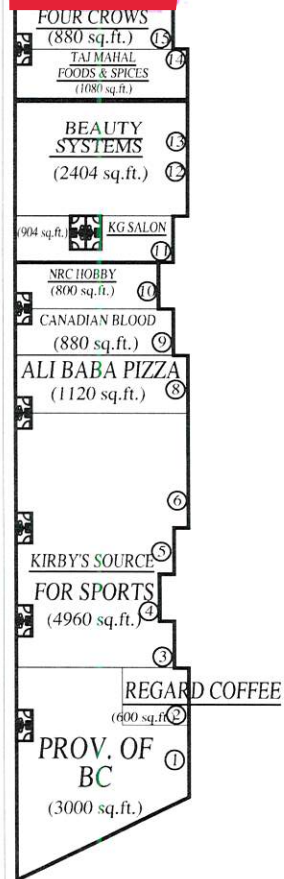
GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM
EXISTING RECORDS AND MUST BE CONFIRMED BY
SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS
OR AREAS FOR DEVELOPMENT PURPOSES.

PH 1

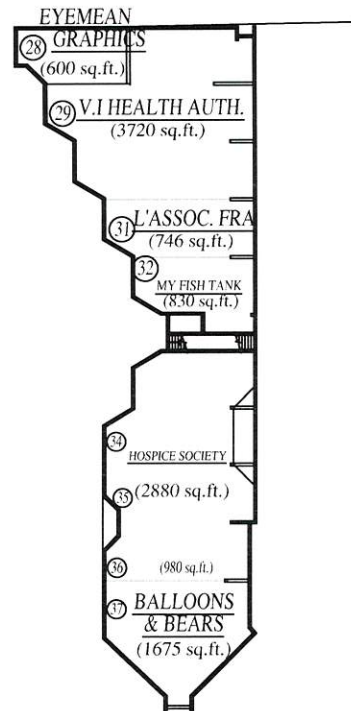
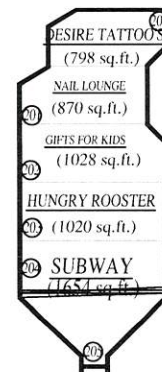


WEST BLOCK "B"

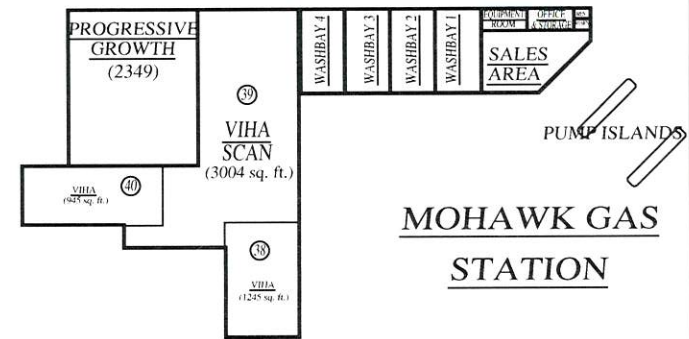


SOUTH BLOCK "A"

PH 2

MAIN FLOOR
PLANUPPER FLOOR
PLAN

PH 3



NORTH BLOCK

MOHAWK GAS
STATION**BOWEN CENTER**

NANAIMO, B.C.

P/N 5999
5-NOV-20

RECEIVED FILE:BOWEN
DVP417
2021-MAR-17
Current Planning