

# ATTACHMENT C SITE AND PARKING PLAN

SUBJECT  
SITE



AERIAL

Proposed reduced  
front yard setback

LANDSCAPE SHOWN IS  
REPRESENTATIONAL ONLY  
SEE DRAWINGS BY OTHERS

HATCHED AREA DENOTES  
LOCATIONS OF PROPOSED  
VARIANCE

EXIST. FENCE @  
PROPERTY LINE

LINE OF EXISTING BUILDING  
TO BE REMOVED

ENCLOSED GARB. ROOM

BENCH & LIGHTING BOLLARD

LINE OF REQUIRED  
SETBACKS

COVERED SHORT TERM  
BIKE RACK

APPROX. LOCATION OF  
ADJ. BUILDING

1.0M LANDSCAPE BUFFER

2M CONC. SIDEWALK -  
SEE CIVIL

2.0M FLEX SPACE

STREET TREES - SEE LANDSCAPE

CL. ROAD



## SITE PLAN

SCALE: 1:200 METRIC

HATCHED AREA  
DENOTES AREA OF PROPOSED  
VARIANCE

SEE LANDSCAPE PLAN FOR BENCH, LIGHTING BOLLARDS,  
BIKE RACK AND FENCE DETAILS

Proposed increased  
front yard setback

Proposed reduced  
drive aisle width

PROJECT DATA				
CIVIC:	921 TERMINAL AVENUE NORTH	PARKING: (AREA 2) 5 - 1 BEDROOM UNITS @ 1.26 / UNIT	REQ'D	PROV.
LEGAL:	AMENDED LOT 11 (DD 48875-W), BLOCK 28, DISTRICT LOT 96-G, SECTION 1, NANAIMO DISTRICT, PLAN 2039, EXCEPT PART IN PLAN EPP68506		6.3	6
LOT SIZE:	+/- 6,021 SQ.FT. / 559.3 SQ.M.	PARKING TYPES:	STANDARD CAR	3
ZONING:	COR 2 - MIXED USE CORRIDOR		SMALL CAR (MAX 40%)	3 (50%)
DP AREA:	DPA7 NORTH TERMINAL AVENUE	BICYCLE:	REQ'D SHORT TERM	0.1 / UNIT
OCF FUTURE	URBAN CORRIDOR		REQ'D LONG TERM	0.5 / UNIT
LAND USE:		E.V. PARKING:	I 25% OF ALL REQ'D OFF-STREET PKG.: (LEVEL 2 EVOR)	REQ'D
NO. UNITS:	5		II ALL REMAINING REQ'D OFF-STREET PKG SPACES IN COMMON PKG. AREA: (LEVEL 2 EVOR - ROUGH INS ONLY)	PROV.
LOT COVERAGE:	+/- 29% (MAX. 60%)			1
FAR (MAX. 1.25):	+/- 0.76 (BASED ON FOOTPRINTS)			2.5
HEIGHT (MAX. 14M):	+/- 34'-0" / 10.4M			5
BUILDING AREAS: (FOOTPRINT)				1.5
MAIN LEVEL -	1,712 SQ.FT. / 159 SQ.M.			2 (STALLS 3 & 4)
2ND LEVEL -	1,632 SQ.FT. / 152 SQ.M.			
3RD LEVEL -	1,182 SQ.FT. / 110 SQ.M.			
TOTAL:	+/- 4,526 SQ.FT. / 421 SQ.M.			
BUILDING AREAS: (GFA - AS DEFINED BY C.O.N. BYLAW NO. 4500 PART 5)				
MAIN LEVEL -	1,445 SQ.FT. / 134.25 SQ.M. (EXCL. MAIN LOBBY, SERV&GARB (TO MAX 9.29 SQ.M.), BIKE STOR.)			
2ND LEVEL -	1,515 SQ.FT. / 141 SQ.M. (EXCL. STAIRWELLS)			
3RD LEVEL -	1,065 SQ.FT. / 99 SQ.M. (EXCL. STAIRWELLS)			
TOTAL:	+/- 4,025 SQ.FT. / 374.25 SQ.M.			
UNIT AREAS:				
UNIT 1 -	470 SQ.FT.	UNIT 4 - MAIN LEVEL	17 SQ.FT.	
UNIT 2 -	486 SQ.FT.	2ND LEVEL	520 SQ.FT.	
		3RD LEVEL	331 SQ.FT.	
UNIT 3 - MAIN LEVEL	53 SQ.FT.	UNIT 5 - MAIN LEVEL	32 SQ.FT.	
2ND LEVEL	500 SQ.FT.	2ND LEVEL	515 SQ.FT.	
3RD LEVEL	315 SQ.FT.	3RD LEVEL	325 SQ.FT.	

\* BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS.  
\* UNIT AREAS ARE TO INSIDE FACE OF EXTERIOR WALLS AND TO CL OF PARTY WALLS



2023-03-08

PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT  
921 TERMINAL AVENUE NORTH  
NANAIMO B.C.

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PROJECT #:	2013-1564	ISSUED:	07 MAY 2020	ISSUED:	07 NOV. 2022
		18 DEC. 2020	REVISED:	11 JAN. 2023	
		29 MAR. 2021	CONSULTANTS:	26 JAN. 2023	
		09 APR. 2021	DP RESUBMISSION:	24 FEB. 2023	
		26 AUG. 2021			
		07 JUNE 2021			
		24 SEPT. 2021			
		17 DEC. 2021			
		28 APR. 2022			

RECEIVED  
DP1262  
2023-MAR-09  
Current Planning

PR1