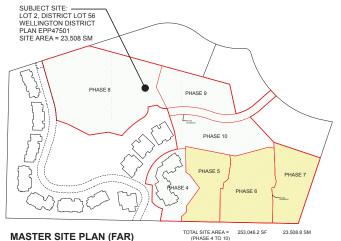
ATTACHMENT C MASTER SITE PLAN

BUILDING HEIGHTS			
BLOCK#1			
AVERAGE FINIHSED GRADE			
(133.147+133.147+136.494+136.494)/4 =	442.32 FT	134.82 M	
PROPOSED BUILDING HEIGHT ELEVATION =	474.38 FT	144.59 M	
PROPOSED BUILDING HEIGHT =	32.05 FT	9.77 M	
BLOCK#2			
AVERAGE FINIHSED GRADE			
(130.254+131.300+134.000+133.401)/4 =	433.86 FT	132.24 M	
PROPOSED BUILDING HEIGHT ELEVATION =	461.58 FT	140.69 M	
PROPOSED BUILDING HEIGHT =	27.72 FT	8.45 M	
BLOCK#3			
AVERAGE FINIHSED GRADE			
(135.636+136.652+139.999+138.983)/4 =	457.28 FT	139.38 M	
PROPOSED BUILDING HEIGHT ELEVATION =	485.86 FT	148.09 M	
PROPOSED BUILDING HEIGHT =	28.58 FT	8.71 M	
BLOCK #4			
AVERAGE FINIHSED GRADE			
(132.300+133.769+137.500+136.347)/4 =	442.85 FT	134.98 M	
PROPOSED BUILDING HEIGHT ELEVATION = PROPOSED BUILDING HEIGHT =	471.26 FT 28.41 FT	143.64 M 8.66 M	
PROPOSED BUILDING HEIGHT =	28.41 F I	8.00 M	
BLOCK #5			
AVERAGE FINIHSED GRADE			
(137.26+138.074+141.421+140.609)/4 =	458.76 FT	139.83 M	
PROPOSED BUILDING HEIGHT ELEVATION =	490.55 FT	149.52 M	
PROPOSED BUILDING HEIGHT =	31.79 FT	9.69 M	
BLOCK #6			
AVERAGE FINIHSED GRADE			
(133.850+134.600+138.760+137.846)/4 =	447.05 FT	136.26 M	
PROPOSED BUILDING HEIGHT ELEVATION =	475.16 FT	144.83 M	
PROPOSED BUILDING HEIGHT =	28.12 FT	8.57 M	
BLOCK #7			
AVERAGE FINIHSED GRADE			
(138.633+139.649+142.996+141.777)/4 =	461.81 FT	140.76 M	
PROPOSED BUILDING HEIGHT ELEVATION =	495.70 FT	151.09 M	
PROPOSED BUILDING HEIGHT =	33.89 FT	10.33 M	
PROPOSED VARIANCES TO THE MAXIMUM ALLOW. OF 9.0M ARE AS FOLLOWS:	ABLE BUILDING	3 HEIGHT	
BLOCK 1 - PROPOSED HEIGHT = 8,77M, PROPOS BLOCK 2 - PROPOSED HEIGHT = 8,45M, PROPOS BLOCK 3 - PROPOSED HEIGHT = 8,65M, PROPOS BLOCK 4 - PROPOSED HEIGHT = 8,66M, PROPOS BLOCK 5 - PROPOSED HEIGHT = 8,66M, PROPOS BLOCK 5 - PROPOSED HEIGHT = 8,75M, PROPOS BLOCK 7 - PROPOSED HEIGHT = 10,33M, PROPOS BLOCK 7 - PROPOSED HEIGHT = 10,33M, PROPOS	ED HEIGHT VA ED HEIGHT VA ED HEIGHT VA ED HEIGHT VA ED HEIGHT VA	RIANCE = NOI RIANCE = NOI RIANCE = NOI RIANCE = 0.69 RIANCE = NOI	NE NE NE NE

SITE AREA: (PHASE 5 + 6 + 7 ONLY)		86,855.4 SF	8,069.13 SM
LOT COVERAGE:			
MAX ALLOWABLE	40.0%	34,742.2 SF	3,227.65 SM
PROPOSED COVERAGE			
BLOCK #1		3,397.5 SF	315.64 SM
BLOCK #2		4,810.9 SF	446.95 SM
BLOCK #3		2,565.7 SF	238.36 SM
BLOCK #4		4,810.9 SF	446.95 SM
BLOCK #5		2,565.7 SF	238.36 SM
BLOCK #6		4,810.9 SF	446.95 SM
BLOCK #7		3,397.5 SF	315.64 SM
TOTAL PROPOSED LOT COVERAGE	30.3%	26,359.1 SF	1,000.95 SM



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MASTER SITE PLAN (FAR)	TOTAL SITE AREA = (PHASE 4 TO 10)	253,046.2 SF	23,508.8 SM
(N.T.S. FOR REFERENCE ONLY)	MAXIMUM ALLOWABLE FAR @ 0.45 =	113,870.8 SF	10,578.9 SM
	PROPOSED FLOOR AREA (PHASE 5) =	13,235.6 SF	1,229.6 SM
	PROPOSED FLOOR AREA (PHASE 6) =	16,464.7 SF	1.529.6 SM
	PROPOSED FLOOR AREA (PHASE 7) =	13.170.7 SF	1,223.6 SM
TOTAL PRO	POSED FLOOR AREA (PHASE 5, 6, & 7) =	42,871.0 SF	3,982.8 SM
FLOOR AREA	AALREADY USED IN PHASE 4 (DP1116) =	11,751.3 SF	1,091.7 SM
EXISTING AND PROPOSED TO	OTAL FLOOR AREA (PHASE 4, 5, 6, & 7) =	54,622.3 SF	5,074.6 SM
	PROPOSED FAR = (LESS THAN MAX. 0.45 ALLOWED)	0.22	
REMAINING FLO	OOR AREA FOR PHASE 5, 6, 7, 8, 9 & 10 = (FAR @ 0.45)	59,248.5 SF	5,504.4 SM



KEY SITE PLAN (N.T.S. FOR REFERENCE ONLY) SUBJECT SITE (PHASES 5 & 6 & 7) AREA = 7,954.9SM (85,629SF)

19/11/01	DESIGN DEVELOPMENT
20/05/10	DEVT PERMIT COORDINATION
20/12/05	ISSUED FOR DP: PRE-APPLICATION
21/04/12	ISSUED FOR DEVT PERMIT APPLICATION
21/08/27	REVD PER DAP COMMENTS
22/10/25	REVD PER FORM E & COMP. LETTER 21/12/01
22/11/06	MINOR REVISIONS / CLARIFICATIONS
23/02/24	ADD SIDEWALK, REVISE BLDG LOCATIONS
23/05/12	REVISED AND REISSUED FOR DEVT. PERMIT

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26 UNIT TOWNHOUSE DEVELOPMENT 3401 BARRINGTON ROAD NANAIMO, BC

DEVELOPMENT PERMIT #DP001235

KEY SITE PLAN AREA SUMMARY

DP1235 2023-MAY-17 BUILDING HEIGHT SUMMARY

RECEIVED

N.T.S. A100 23/05/12

