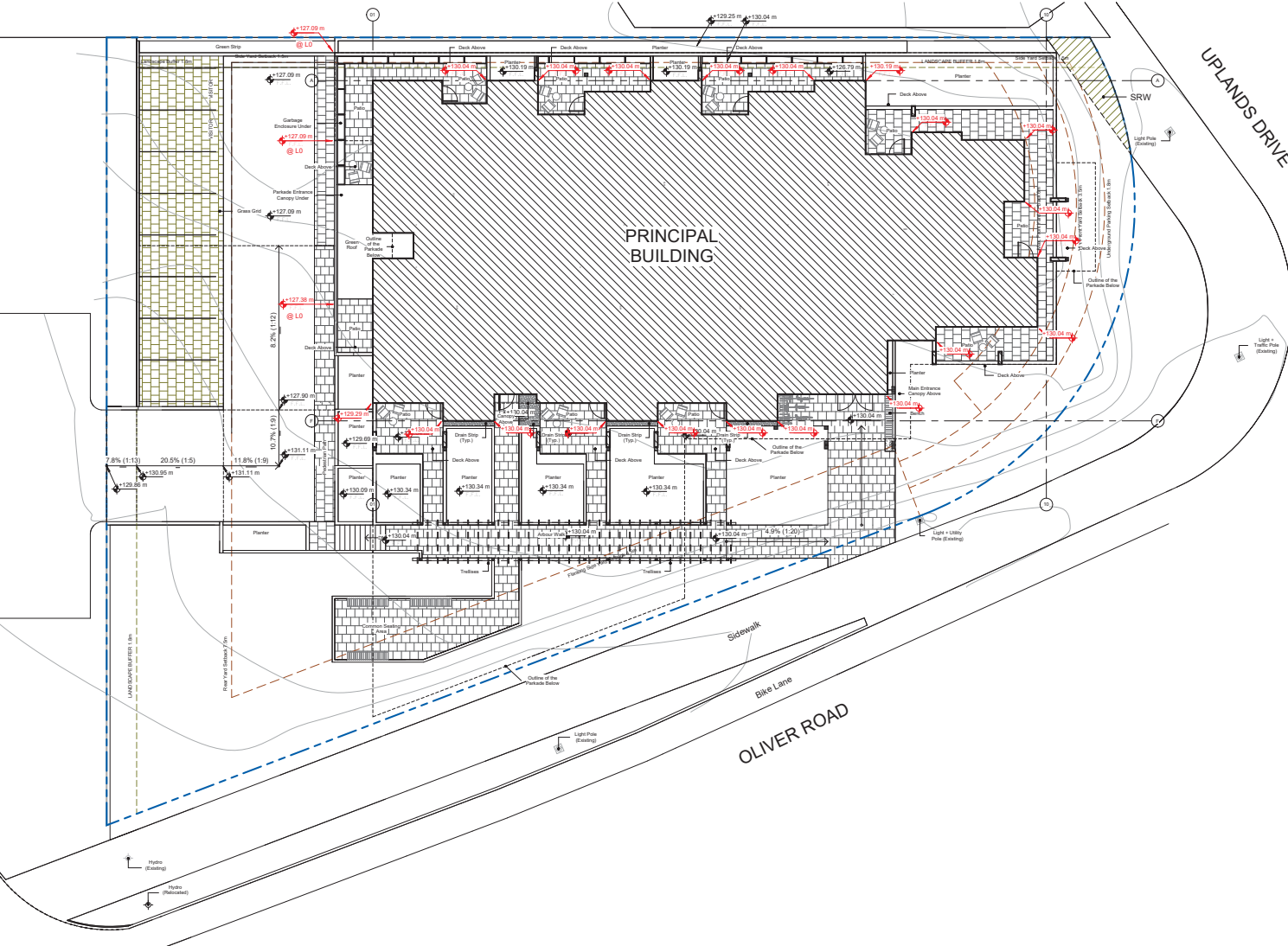


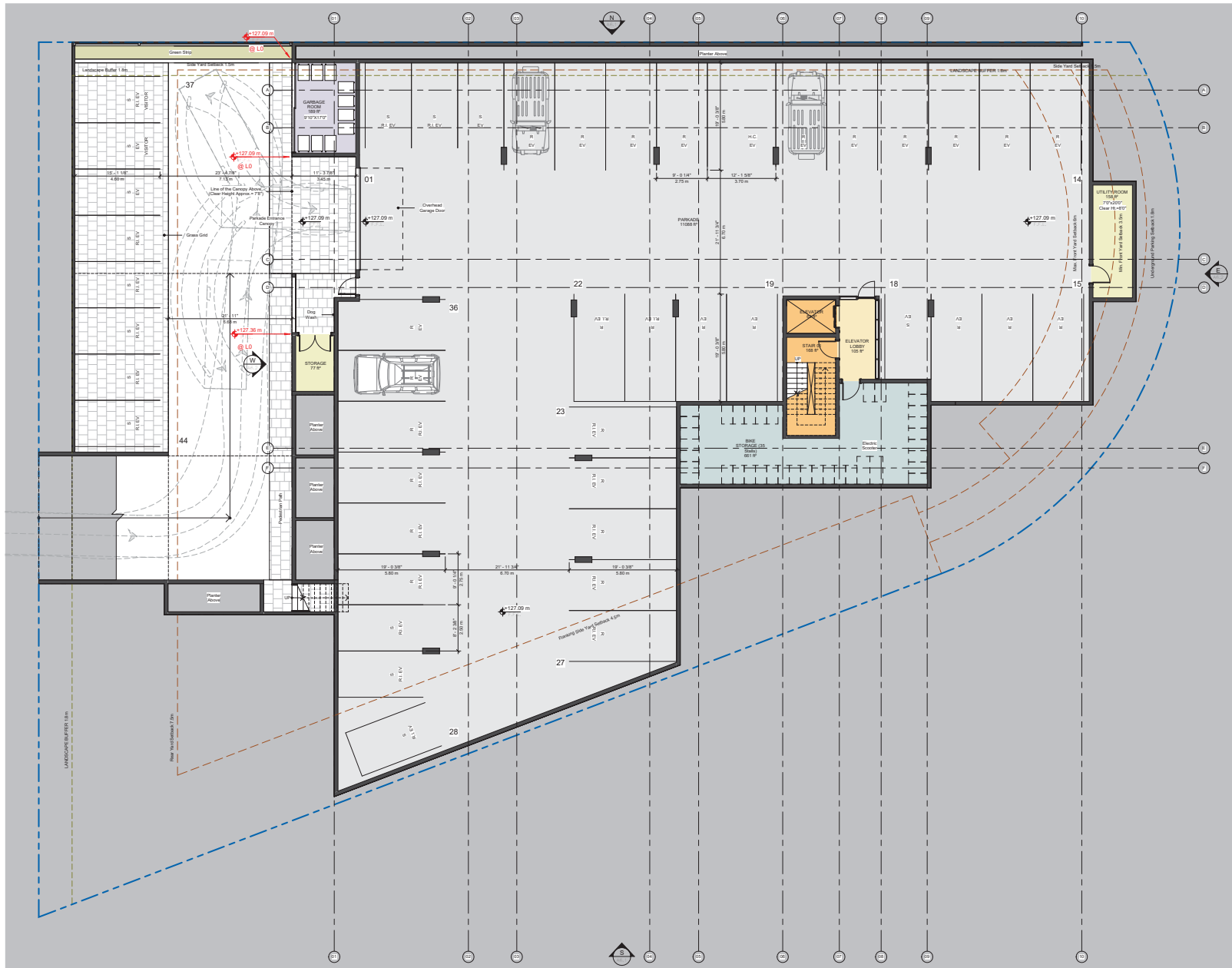
ATTACHMENT C SITE AND PARKING PLAN

PROJECT DATA
1/8" = 1'-0"

May 10, 2023		Oliver Road Apartments									
Project Description:		6201 Oliver Road, Nanaimo, B.C.									
Civic Address:		Lot 2, District Lot 14, Wellington District, Plan V181912									
Legal Address:		CCR1 - Residential Corridor									
Zoning:											
Property Area:	8'	23,142	2,150								
Building Area:											
Floor Level	Total Area (sq')	Total Area (sqm)	GFA* (sq')								
L0 (Parkade)	12,510	1,162	602								
L1	6,872	638	6,374								
L2	6,703	623	6,319								
L3	6,703	623	6,319								
L4	6,703	623	6,319								
L5	6,703	623	6,319								
Roof (Roof Deck + Amenity Room)	930	86	699								
Total Residential	47,124	4,378	32,951								
Residential Units											
Unit	Type	Number of Units/Area									
		L1	L2	L3	L4	L5	Totals	Unit Area (sq')	Totals	Units Count	%
2 Bedroom + Den	A	2	2	2	2	2	10	847	8,470		
	B	1	1	1	1	1	5	884	4,420		
	C	1	1	1	1	1	5	1,045	5,225	20	57%
2 Bedroom	A	2	2	2	2	2	10	0	0		
1 Bedroom + Den	B	1	1	1	1	1	5	676	3,380	15	43%
1 Bedroom	A						0	0	0		
Totals		7	7	7	7	7	35	Total	28,355	35	100%
Zoning Requirements		Residential		Required / Allowed		Proposed					
Max. Lot Coverage (%)				60.0%		31%					
Max. Lot Coverage (sq')				13,965		7,164					
Max. Lot Coverage (sqm)				1,290		670					
Max. FAR (1" = 0.25 UG Parkade + 0.25 Tier 1)				1.45		1.42					
Building Setbacks & Height Requirements		Residential		Required / Allowed		Proposed					
Min. Front Yard Setback				3m		>3m					
Max. Front Yard Setback				6m		<6m					
Back Side 1 Setback				1.5m		1.5m					
Back Side 2 Setback				4.5m		14.5m					
Back Side Setback (South East)				7.5m		17.5m					
Underground Parking Front Setback				1.8m		>1.8m					
Max. Building Height				14m (19m, if 75% UG parking)		(+1.53 m) 19.53 m					
Number of Storeys				N/A		6 + 1 UG Parkade					
Car Parking Bylaw Requirements		Residential		Bylaws Parking Requirements		Parking					
Unit Type		Zone		No. of Units		Ratio					
1 Bedroom				15		1.07					
2 Bedroom				20		1.44					
Total Parking Required				35		45					
Parking Provided											
Parking Types		Dimensions (m)		Ratio Used		Parking Required					
Regular Car Required (min.) Total Required		2.75 5.60		100%		45					
Small Car Allowed (max.)		2.50 4.60		40% 1 Max		18					
Accessible Parking Required (33-100) 1 per 33		3.70 5.60		33		1					
Visitors Parking		-		1 per		22					
25% EV Parking Required (Standard/Small)		-		50%		23					
50% EV Parking Required for Tier 1		-		50%		22					
75% R/L EV Parking Required (Standard/Small)		-		50%		22					
50% EV Parking Required for Tier 1 Provided		-		50%		22					
Loading Space		N/A		0		0					
Totals (Not including Loading Spaces)						45					
Underground Parking (Additional FAR Bonus)						44					
Total Parking Required/Provided		44		Underground Surface		35 82% Bonus FAR for UG Parking 9.28					
Bicycle Parking Requirements & Provided		Bicycle Requirements		Required Parking		Parking Provided					
Parking Types		Ratio		Required Parking		Parking Provided					
(Short Term) - Horizontal Parking		0.10		4		4					
(Long Term) - Vertical Parking		0.50		18		18					
Motorized or Electric Scooter or Motorcycle Space (Tier 1 Requirement)											
Total Space Required (15per dwelling)		15		2		2					
Permeable Area & Green Roof (Tier 1 Requirement)		Bicycle Requirements		Area Required (sq')		Green Roof Area Provided (sq')					
Item		Ratio		Area Required (sq')		Green Roof Area Provided (sq')					
Permeable Area		50%		11,571		12,327					
Green Roof		30%		Roof Area = 12,922		3,877					
Notes		1. Variance in RED				3,883					



01 SITE PLAN & BUILDING HEIGHT CALCULATION
1" = 10'-0"



ROOM LEGEND

- PARKADE
- BIKE STORAGE (35 Stalls)
- GARBAGE ROOM
- STORAGE
- UTILITY ROOM
- ELEVATOR LOBBY
- ELEVATOR
- STAIR 01

Parking Schedule	
Parking Type	Parking Count

L0 LEVEL	
Parking Stall: Small Parking (R.I. EV)	11
Parking Stall: Small Parking (EV)	4
Parking Stall: Regular Parking (R.I. EV)	11
Parking Stall: Regular Parking (EV)	17
Parking Stall: Accessible Parking (EV)	1
Grand total: 44	

EV Parking Schedule	
Parking Type	Parking Count

Parking Stall: Small Parking (EV)	4
Parking Stall: Regular Parking (EV)	17
Parking Stall: Accessible Parking (EV)	1
EV: 22	
Parking Stall: Small Parking (R.I. EV)	11
Parking Stall: Regular Parking (R.I. EV)	11
R.I. EV: 22	

