

ATTACHMENT B CONCEPTUAL SITE PLAN

PROJECT DATA

CIVIC ADDRESS:
6074 METRAL DRIVE, NANAIMO

LEGAL DESCRIPTION:
-LOT 8, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 15012

-PID: 004-169-064

ZONING: Proposed COR 1 (Existing R1)

USE: RESIDENTIAL CORRIDOR

SITE AREA: - 6511.92m² (existing)
Road deduction - 899m²
Total Site Area - 5612.92m²

GROSS FLOOR AREA:

TH TYPE 1 - 1550.2sqf (14 Units - 21 702.8 sqf)
TH TYPE 2 - 1489.5sqf (8 Units - 11 916 sqf)
TH TYPE 3 - 1220.6sqf (8 Units - 9 764.8 sqf)
TOTAL (30 units): 43 383.6sqf (4030.5m²)

PROPOSED SITE COVERAGE: 22094.45sqf (2052.64m²)

PROPOSED: 36.6% [2052.64m²]
ALLOWABLE: 60% [3367.8 m²]

FLOOR AREA RATIO:

PROPOSED: 0.72 [4030.5m²]
ALLOWABLE: 1 [5612.92m²]

BUILDING HEIGHT:

PROPOSED:
ALLOWABLE: 14m

SETBACKS:

PROPOSED: ALLOWABLE:
FRONT: 0.6 m MAX 6 m / MIN 3.5m
REAR: 7.5 m 7.5 m
SIDE YARD1: 3.0 m 3.0 m
SIDE YARD2: 1.5 m 1.5 m

RESIDENTIAL DENSITY

PROPOSED: Recommended ~100 units per hectare
30 56

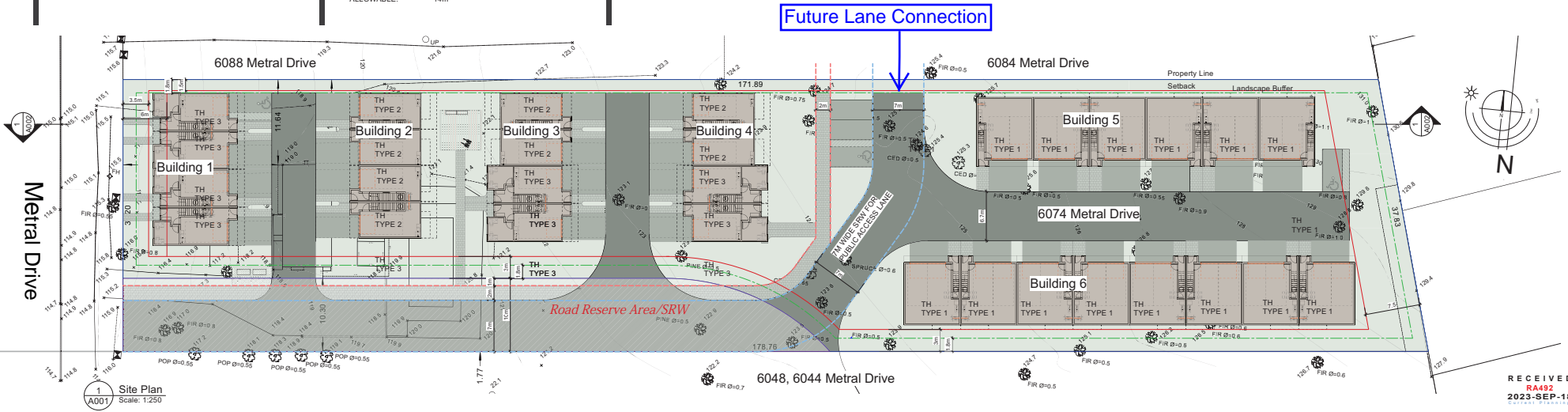
RESIDENTIAL PARKING (Area 1): 57 stalls (required); 60 stalls (proposed)

2BDM 16x1.80 = 28.8

3BDM 14x2.00 = 28

Accessible - 2

Visitor - 3



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