

ATTACHMENT C SITE PLAN & PARKING PLAN

PROJECT INFORMATION

LEGAL ADDRESS: LOT A, SECTION 3, WELLINGTON DISTRICT, PLAN EPP86499 (REFERENCE: CITY OF NANAIMO)

CIVIC ADDRESS: 3612 & 3690 ISLAND HIGHWAY N NANAIMO, B.C. PID 031-684-131

ZONING DATA

ZONING: COR2, MIXED USE CORRIDOR

SITE AREA: 8,190.35 m² (88,160.19 sq.ft.)

UNDERGROUND FLOOR AREA: 1,604.01 m² (17,265.5 sq.ft.)

GROUND FLOOR AREA: 1,534.09 m² (16,512.82 sq.ft.)

2nd FLOOR AREA: 427.93 m² (4,606.21 sq.ft.)

GROSS FLOOR AREA (EXCLUDING UNDERGROUND FLOOR): 1,962.02 m² (21,119.03 sq.ft.)

	ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	1.25 FAR	0.239 FAR
BUILDING HEIGHT:	14 m (max.)	7.72 m
STOREYS:	2 min.	2
SITE COVERAGE (%):	60%	18.73 %
SETBACKS:		
FRONT	6 m (max.)	16.43 m (VARIANCE REQUIRED)
FLANKING SIDE 1 (ALONG 107TH STREET)	3 m	58.22 m
FLANKING SIDE 2 (ALONG 106TH STREET)	3 m	21.92 m
REAR	7.5 m	10.12 m
OFF-STREET PARKING:		
1 STALL/10 m ² (Sales, Showroom)	39.9	50
CALCULATION:		
399 m ² / 10 m ² = 39.9		
1 STALL PER SERVICE BAY	10	
TOTAL PARKING:	49.9	50
ACCESSIBLE PARKING:	2	2
LOADING SPACES:	2	2

SHORT-TERM BICYCLE PARKING: 4 / 4

0.2SPACE/100m² (Car Dealership GFA)

CALCULATION:
1962.02 m² X 0.2 / 100 m² = 3.92

MINIMUM OF 6 SPACES REQUIRED

LONG-TERM BICYCLE PARKING: 2 / 2

0.1SPACE/100m² (Car Dealership GFA)

CALCULATION:
1962.02 m² X 0.1 / 100 m² = 1.96

AVERAGE FINISHED GRADE: 116.55 m

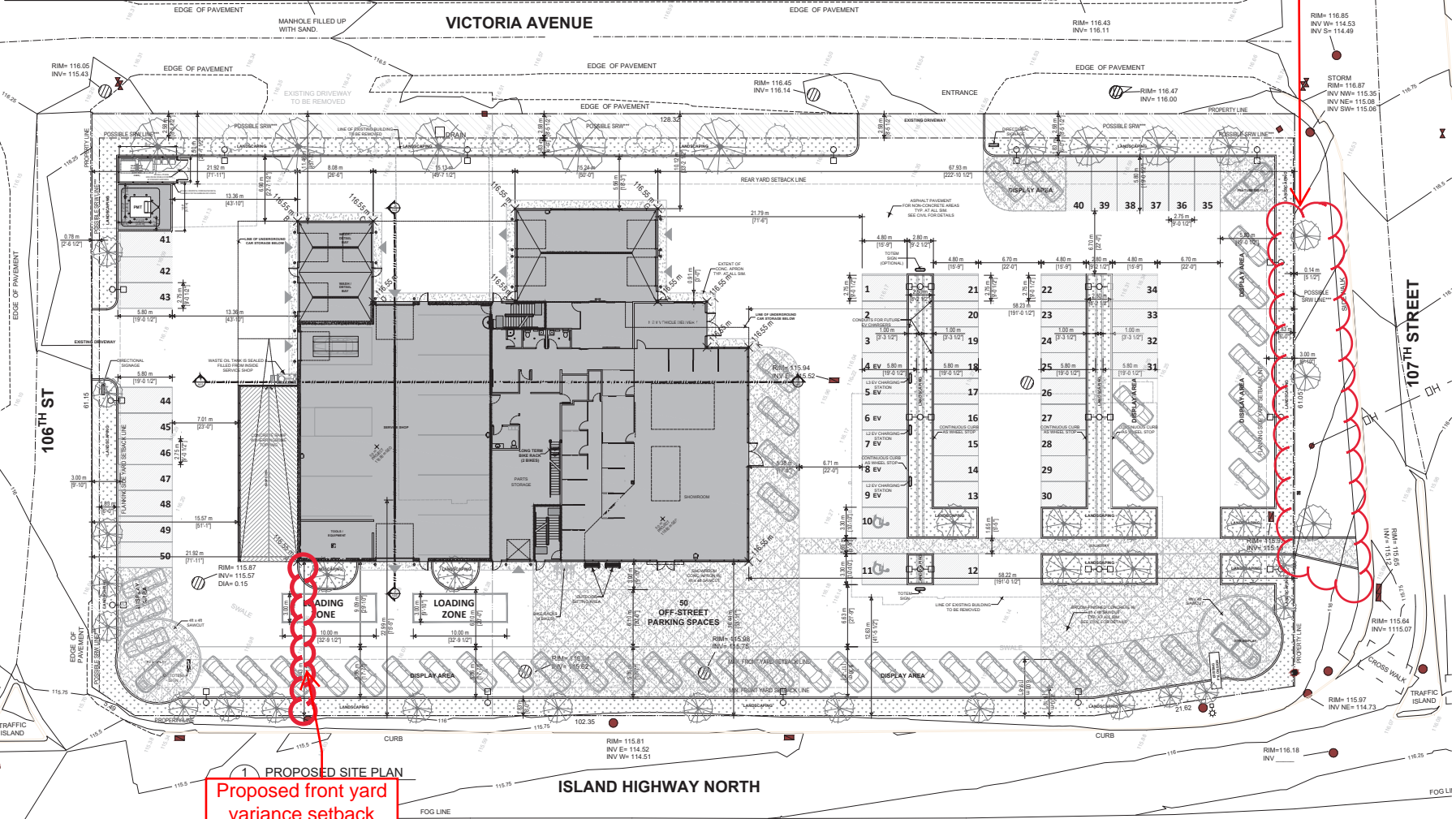
(116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55) / 12

PARKING LEGEND

- CUSTOMER PARKING
- STREET LIGHT FOR SITE LIGHTING

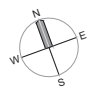
*** POSSIBLE SRW TO BE CONFIRMED THROUGH DETAILED DESIGN REVIEW AT THE SP STAGE AND DESIGN STAGE ACCEPTANCE (DSA)

Future improvements within City street be reviewed at the detailed design stage



1 PROPOSED SITE PLAN
Proposed front yard variance setback

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Issue / Revision:

No.	Issue / Revisions	Date
13		
12		
11		
10	REVISIONS TO DP	20 OCT 23
9	REVISIONS TO DP	15 SEP 23
8	REVISIONS TO DP	20 APR 23
7	DEVELOPMENT PERMIT	23 FEB 23
6	REVIEW	01 FEB 23
5	REVIEW	24 JAN 23
4	REVIEW	04 NOV 22
3	REVISIONS TO BUILDING	11 JUN 22
2	REVISIONS TO DP DRAFT	10 MAY 22
1	REVIEW	02 JAN 20

alan lowe architect inc.
#118 - 21 Erie St. 1 250.360.2888
Victoria, British Columbia
seal:



PROPOSED NISSAN DEALERSHIP

3612 & 3690 ISLAND HIGHWAY N NANAIMO, BC

SITE PLAN AND PROJECT DATA

project no.: 19-635

date: 20 OCT 2023 **scale:** AS NOTED

checked by: LOWE **drawn by:** DM

sheet no.:

A1.2

RECEIVED
DP1300
2023-OCT-24
Current Planning



consultants:

project no.:



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Victoria, British Columbia

seal:



project title:
**PROPOSED
NISSAN DEALERSHIP**

3512 & 3590 ISLAND HIGHWAY N
VANCOUVER, BC

drawing title:
**UNDERGROUND
FLOOR PLAN**

project no.: 19-635

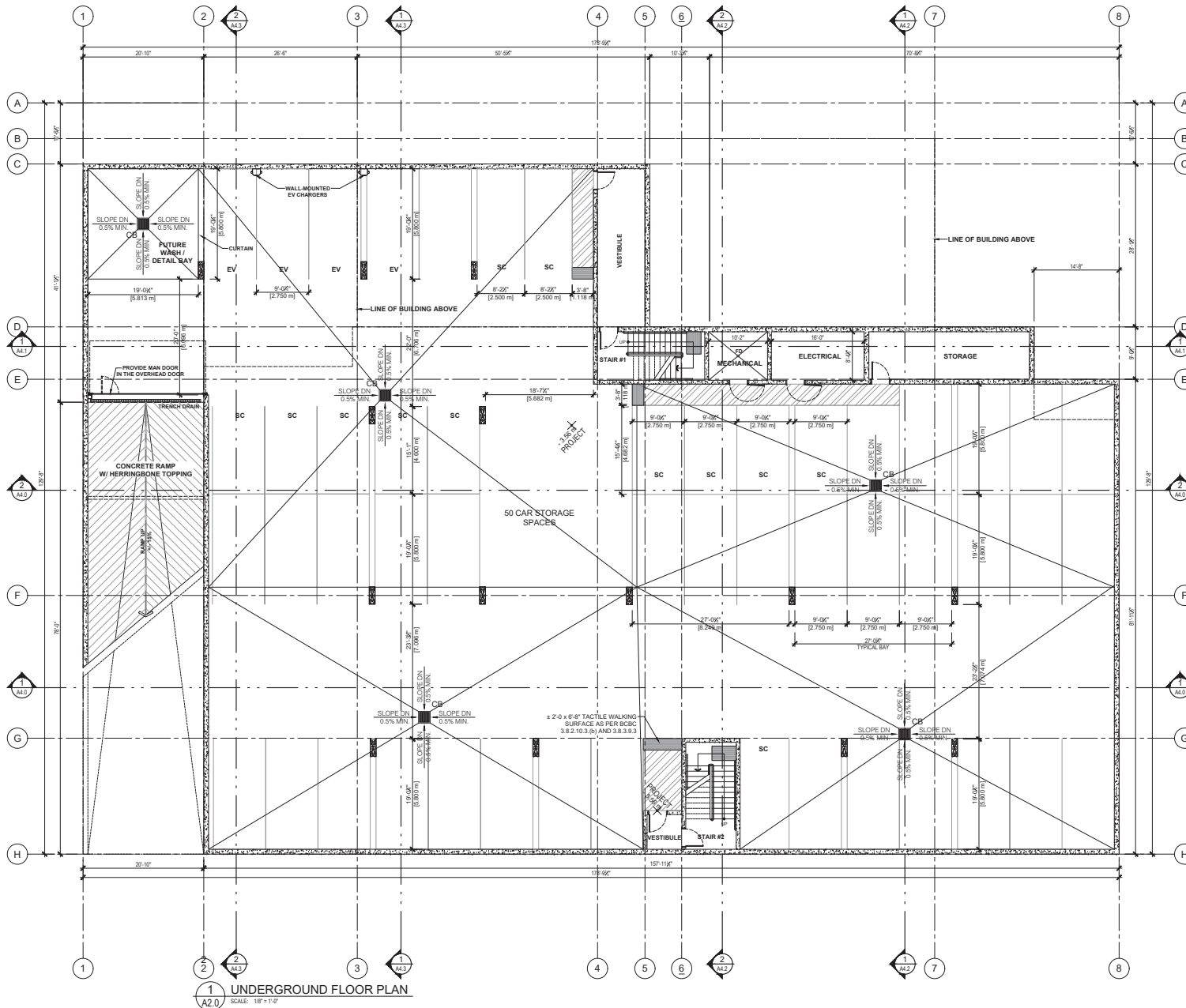
date: 20 OCT 2023 scale: AS NOTED

checked by: LOWE drawn by: DM

sheet no.:

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1 UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"