

ATTACHMENT B

NANAIMO MULTIFAMILY CONCEPTUAL MASSING





REVISED JAN 4, 2024







SITE CONTEXT & AMENITY MAPPING









ZONING

-  DOWNTOWN CORE
-  CITY HALL PRECINCT AREA
-  OLD CITY QUARTER
-  COMMUNITY SERVICE

-  PORT THEATRE
-  REGIONAL LIBRARY
-  MILITARY MUSEUM
-  CASINO NANAIMO
-  SHOPPING CENTRE

LEGEND

-  PRIMARY RETAIL / SERVICE AREAS
-  TRANSIT
-  WATER TRANSIT
-  BUS STOP
-  BUS ROUTE
-  PEDESTRIAN ROUTE

SITE CONTEXT & PHOTOS



SITE WITH VIEW LOCATIONS



VIEW A



VIEW B



VIEW C



VIEW D

ZONING BYLAW SUMMARY

DT2 - FITZWILLIAM

PERMITTED USE: DAYCARE, ELECTRIC VEHICLE CHARGING, LIVEWORK, MICRO BREWERY, MULTIPLE FAMILY DWELLING, PERMITTED AS ACCESSORY USE: SHORT TERM RENTAL

	BASE	TIER 1	TIER 2
MAX. F.A.R.	2.3FAR	+0.2	+0.25(N/A)

GROSS FLOOR AREA, ALL OTHER USES - MEANS THE TOTAL OF ALL FLOORS, MEASURED TO THE INTERIOR OF THE EXTERIOR WALLS OF THE BUILDING. THE DEFINITION INCLUDES ACCESSORY BUILDINGS BUT EXCLUDES THE FOLLOWING:

1. ANY PORTION OR STRUCTURE USED FOR MOTOR VEHICLE PARKING OR BICYCLE
2. OPEN DECKS, PATIO AREAS, OR COVERED DECKS THAT SHARE NO MORE THAN TWO SIDES WITH THE EXTERIOR FACE OF THE BUILDING
3. ONE ENTRANCE LOBBY USED AS THE MAIN ENTRANCE TO A BUILDING OR STRUCTURE.
4. ALL FLOOR SPACE HAVING A MAXIMUM CEILING HEIGHT LESS THAN OR EQUAL TO 1.5M
5. ONE DEDICATED COMMUNAL STORAGE AREA FOR RESIDENTIAL USES, WITH A TOTAL MAXIMUM AREA OF UP TO 9.29M² PER DWELLING UNIT ON THE LOT.
6. DEDICATED SPACE FOR GREEN BUILDING SYSTEMS, TO A MAXIMUM OF 9.29M²
7. DEDICATED SPACE FOR SERVICE ROOMS, TO A MAXIMUM OF 9.29M²
8. STAIRCASES AND ELEVATOR SHAFTS ABOVE THEIR UPPERMOST FLOOR.

SIZE OF BUILDINGS

LOT COVERAGE	MAX HEIGHT	MIN HEIGHT
100%	12M	N/A

HEIGHT EXEMPTIONS: WIND TURBINES, COOLING TOWERS, SUSTAINABLE BUILDING TECHNOLOGIES, ELEVATOR AND VENTILATING MACHINERY, OR ENCLOSURES FOR SUCH STRUCTURES OR STRUCTURAL PARTS, PROVIDED THAT NO SUCH STRUCTURE SHALL COVER MORE THAN 20% OF THE LOT OR, IF LOCATED ON A BUILDING, NOT MORE THAN 10% OF THE ROOF AREA.

SETBACK AREAS

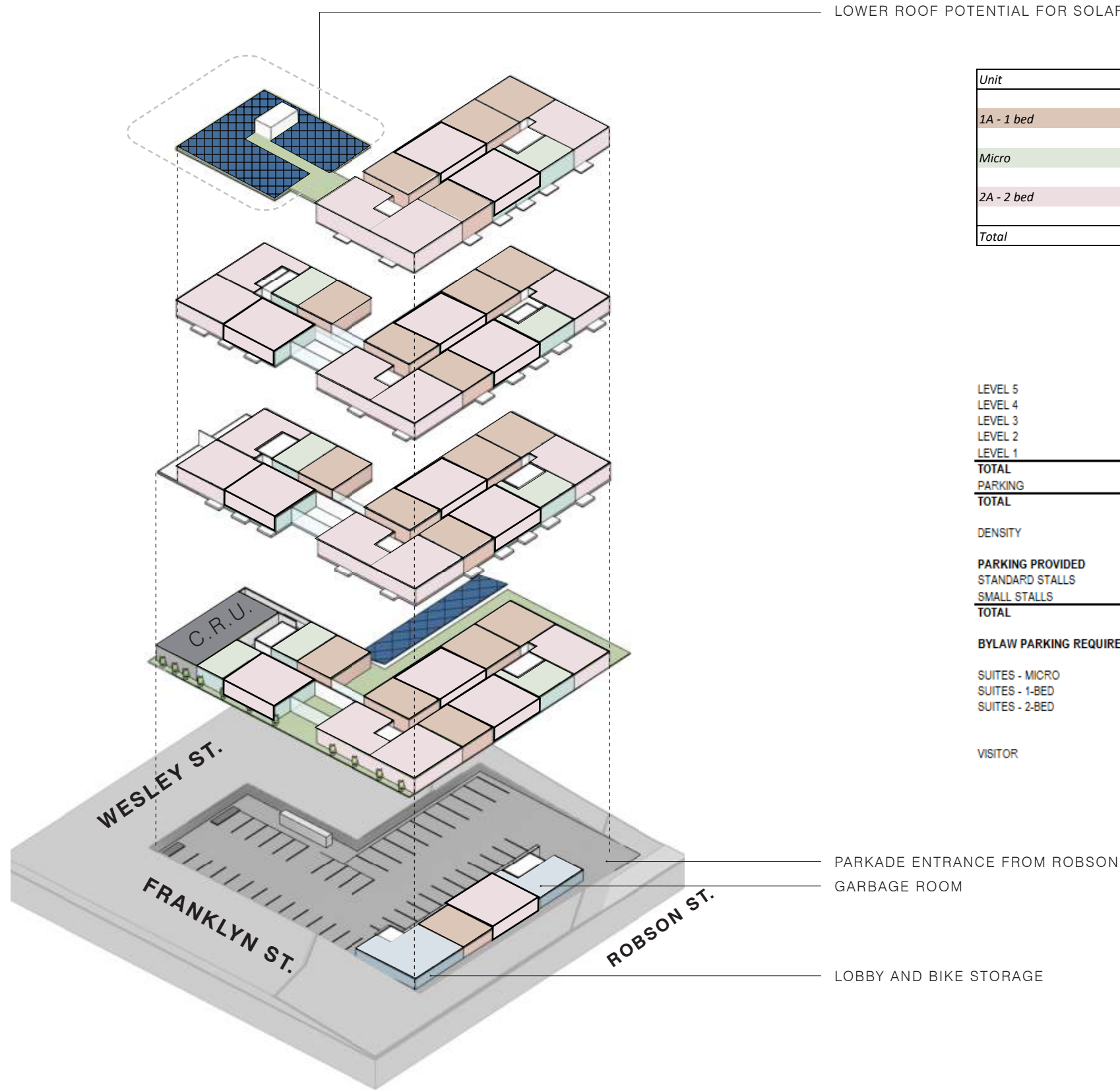
FRONT SETBACK:	MIN 0M - MAX 4M
SIDE YARD SETBACK:	0M
FLANKING SIDE YARD:	0M
REAR YARD SETBACK:	0M

PARKING - MULTI-FAMILY DWELLING (AREA 5)

# OF BEDROOMS	AREA 5
3+	1.20
2	0.90
1	0.50
STUDIO/MICRO	0.45

VISITOR PARKING: 1 SPACE FOR EVERY 22 REQ.

36/14/50% MIX STUDY: EXPLODED AXO AND STATS



LOWER ROOF POTENTIAL FOR SOLAR, AMENITY & MECHANICAL

± TARGET AREAS

Unit	Count	GFA (m ²)	GFA (ft ²)	% Mix
1A - 1 bed	20	±54	±550	36%
Micro	8	±41	±410	14%
2A - 2 bed	28	±72 to 82	±775 to 882	50%
Total	56			100%

	RENTABLE AREA	COMMON / SERVICE AREA	GROSS FLOOR AREA(SF)	EFFICIENCY	MICRO	1 BDRM	2 BDRM
LEVEL 5	6,725	860	7,585	89%	1	4	5
LEVEL 4	9,870	1,405	11,275	88%	2	5	8
LEVEL 3	9,870	1,405	11,275	88%	2	5	8
LEVEL 2	10,165	2,160	12,325	82%	3	5	6
LEVEL 1	1,370	2,230	3,600	38%	0	1	1
TOTAL	38,000	8,060	46,060	83%	8	20	28
PARKING			13,450				
TOTAL			59,510				

DENSITY 2.47x FAR

PARKING PROVIDED

STANDARD STALLS	25	58%
SMALL STALLS	18	42%
TOTAL	43 STALLS	

BYLAW PARKING REQUIREMENT

	REQ. STALL/UNIT	UNITS	STALLS REQ
SUITES - MICRO	0.45	8	3.6
SUITES - 1-BED	0.5	20	10
SUITES - 2-BED	0.9	28	25.2

		56	38.8
VISITOR	1 FOR EVERY 22 REQ		1.76
TOTAL STALLS REQUIRED			41

PARKADE ENTRANCE FROM ROBSON

GARBAGE ROOM

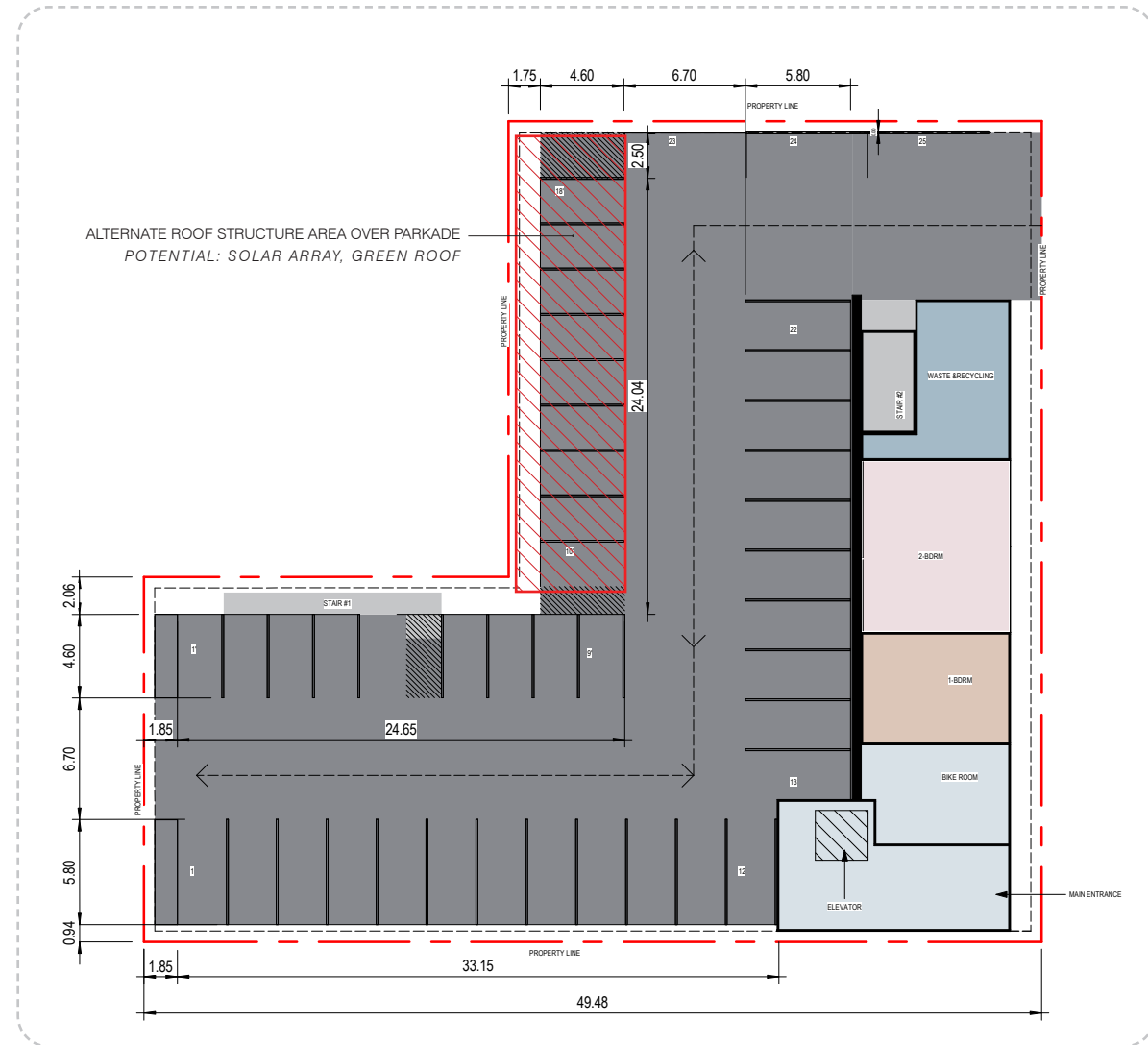
LOBBY AND BIKE STORAGE

BREEZEWAY STUDY: PARKING STUDIES



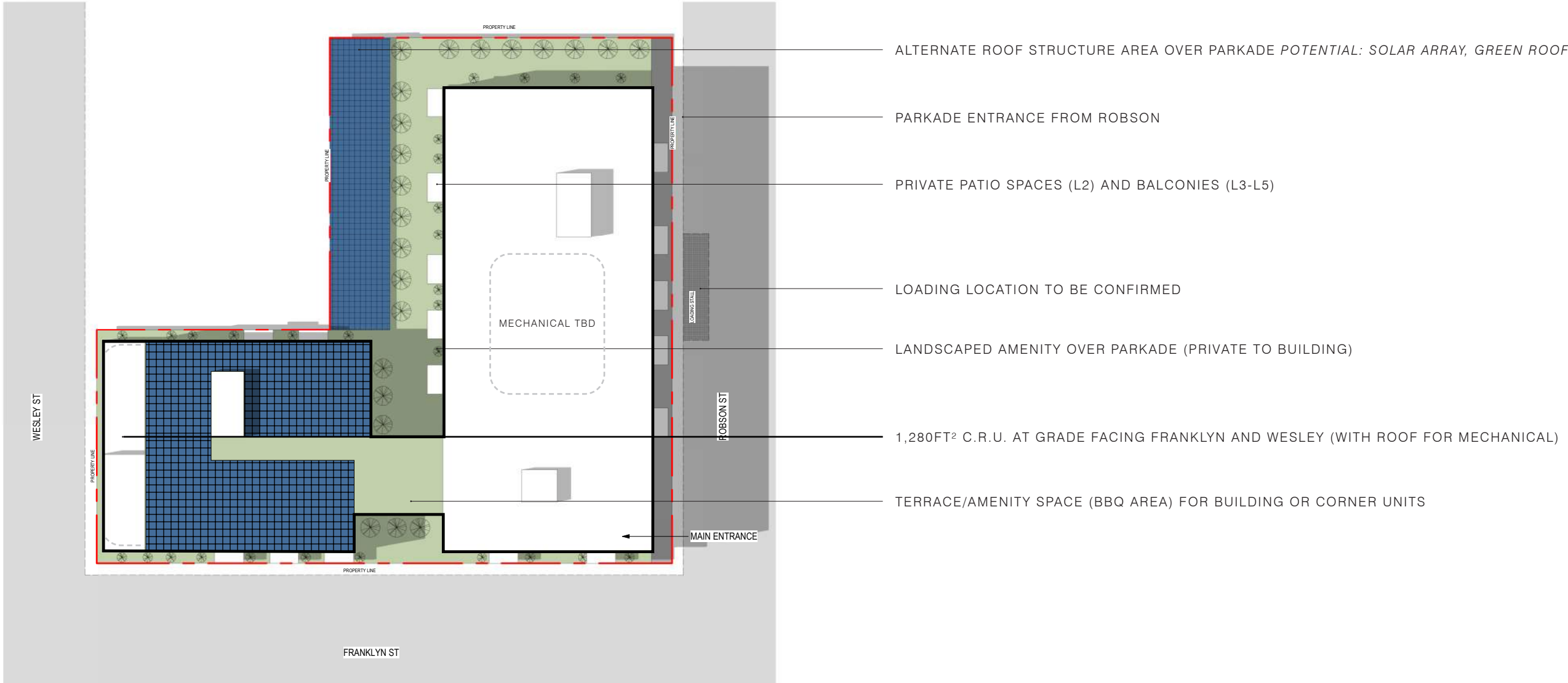
PARKADE STUDY 1
GARBAGE AND LOADING ONSITE

PREFERRED

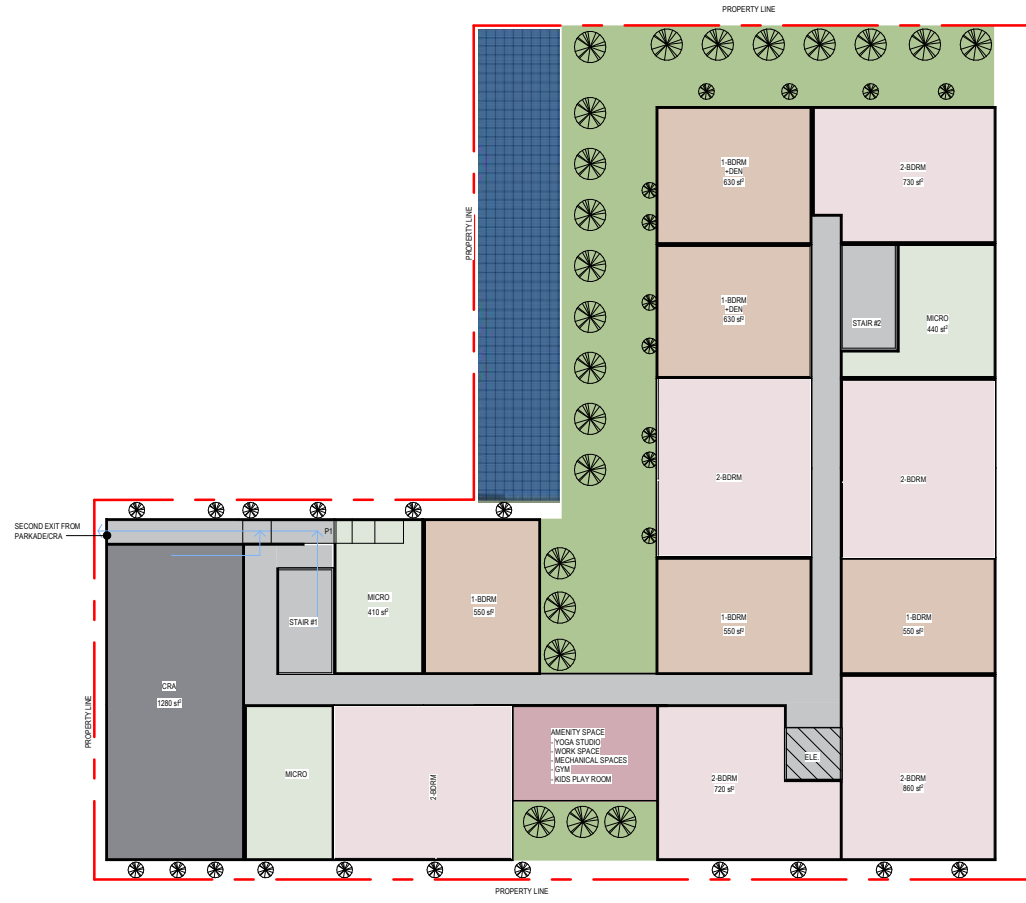


PARKADE STUDY 2 (CARRIED IN STATS)
GARBAGE COLLECTED IN STREET / LOADING STALL ON ROBSON ST.

BREEZEWAY STUDY: SITE PLAN



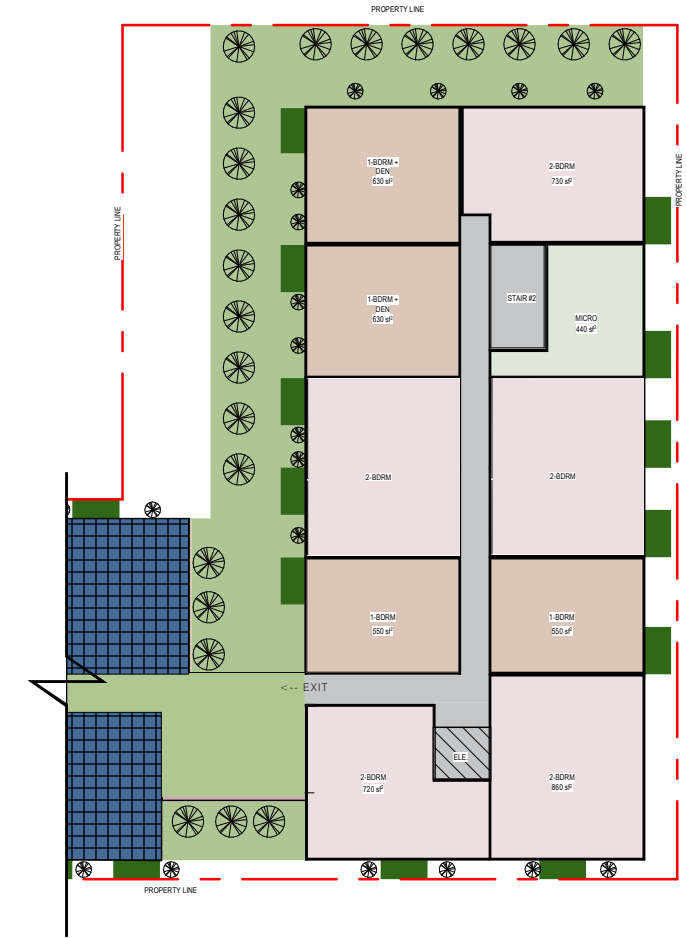
BREEZEWAY STUDY: FLOOR PLANS



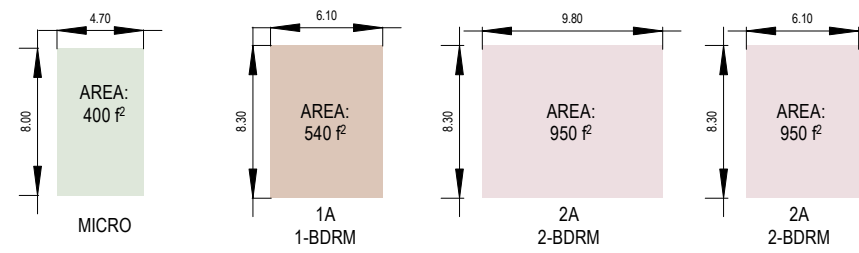
SECOND FLOOR PLAN (W/ ROOFTOP AMENITY)



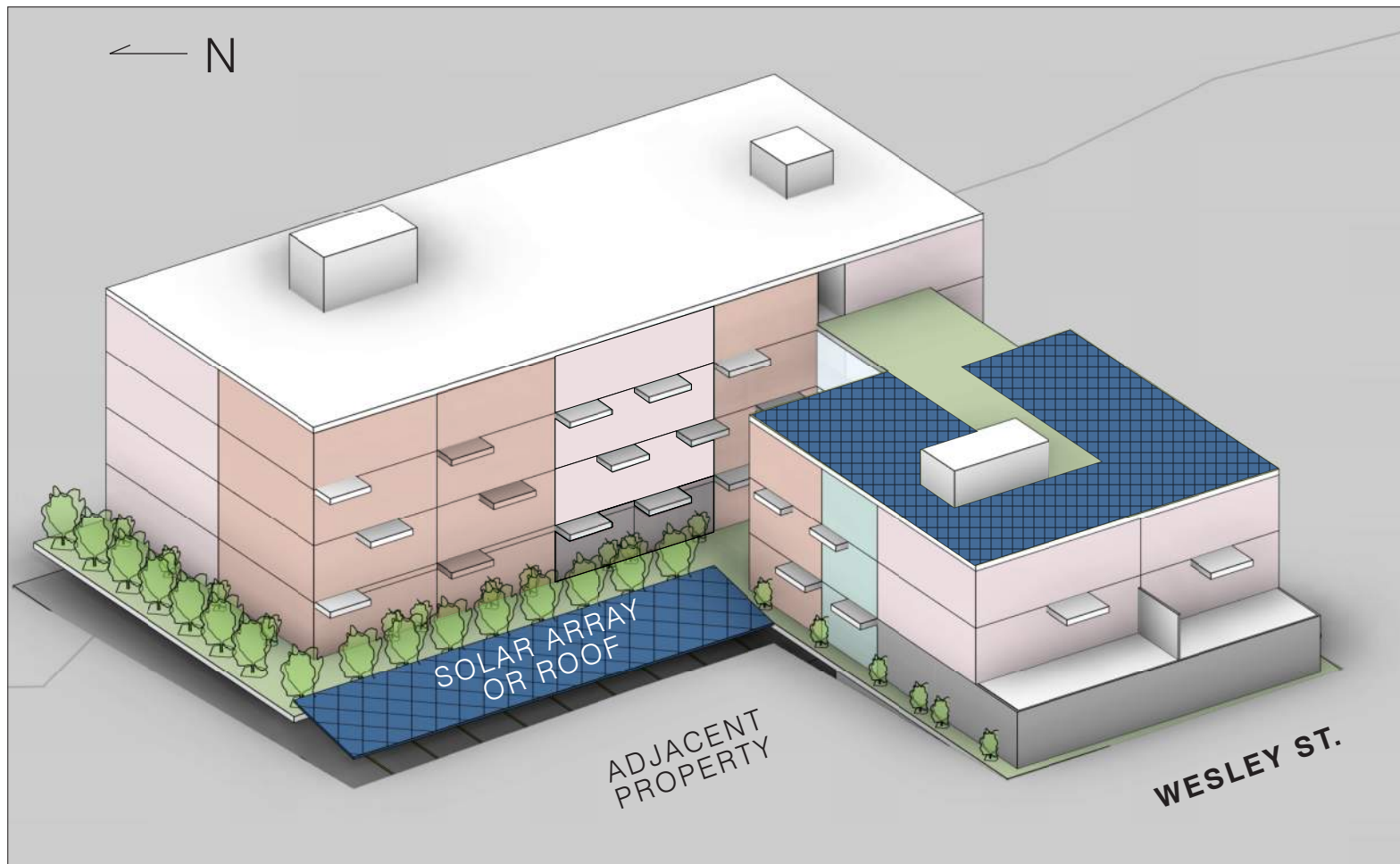
3RD - 4TH FLOOR PLANS (TYPICAL)



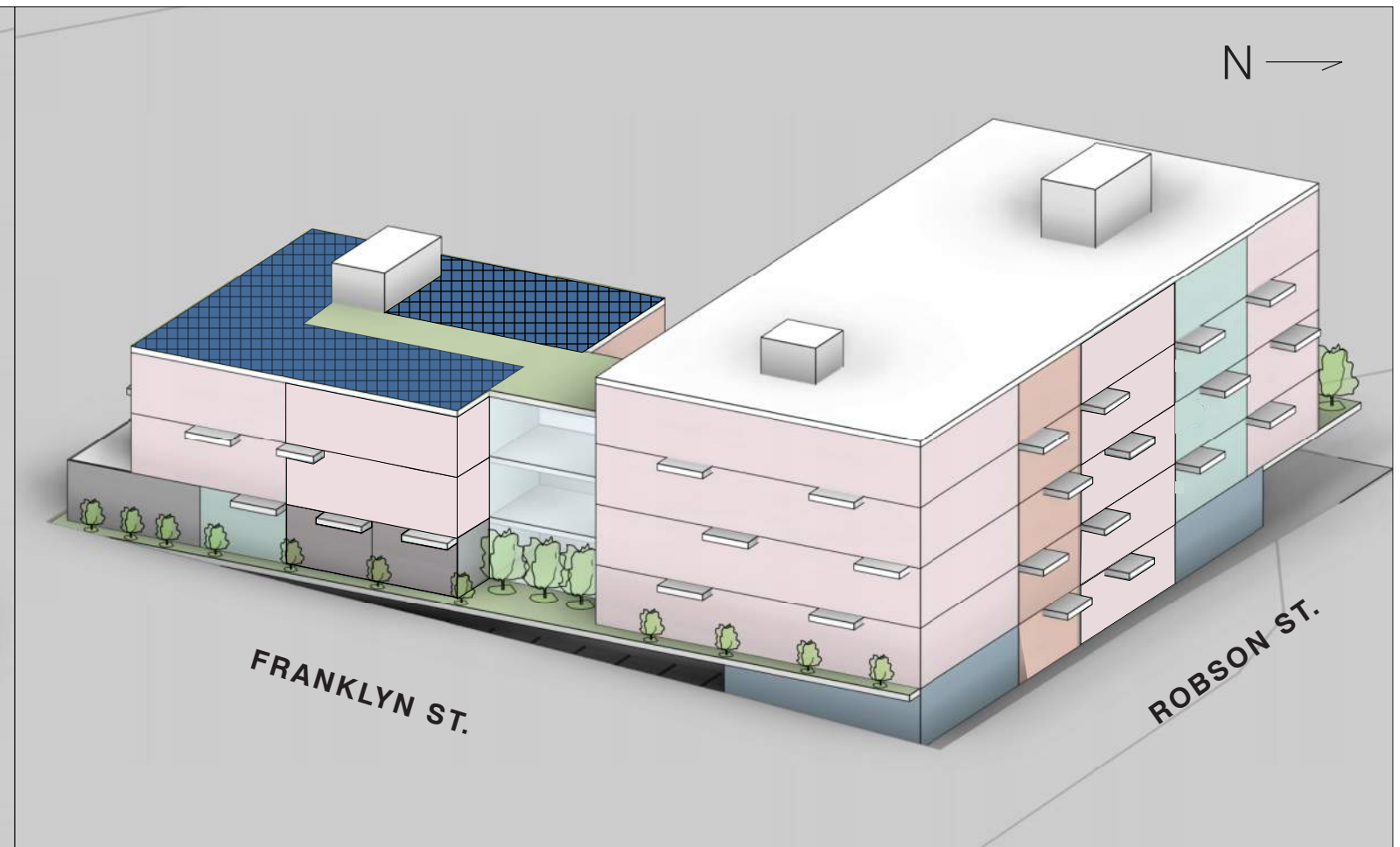
5TH FLOOR PLAN



BREEZEWAY STUDY: 3D MASSING



3D VIEW A: BACK OF BUILDING



3D VIEW B: BLOCK FACE OF BUILDING

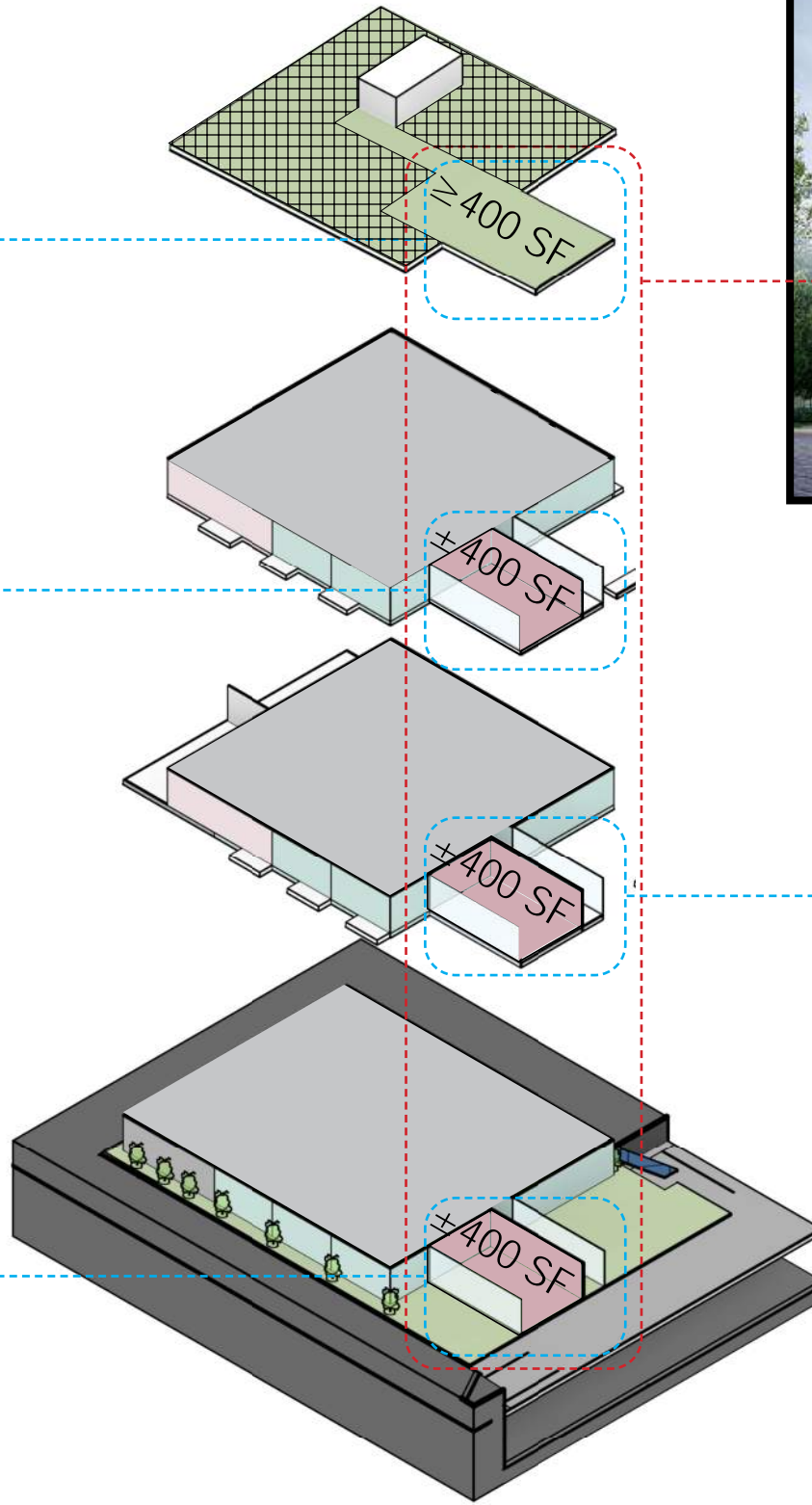
BREEZEWAY: PROGRAM OPTIONS

±400 SF OF PROGRAM/FLOOR

O U T D O O R
F I T N E S S



ADMIN AT GRADE



C O N N E C T & A D D C O R N E R S
L O U N G E