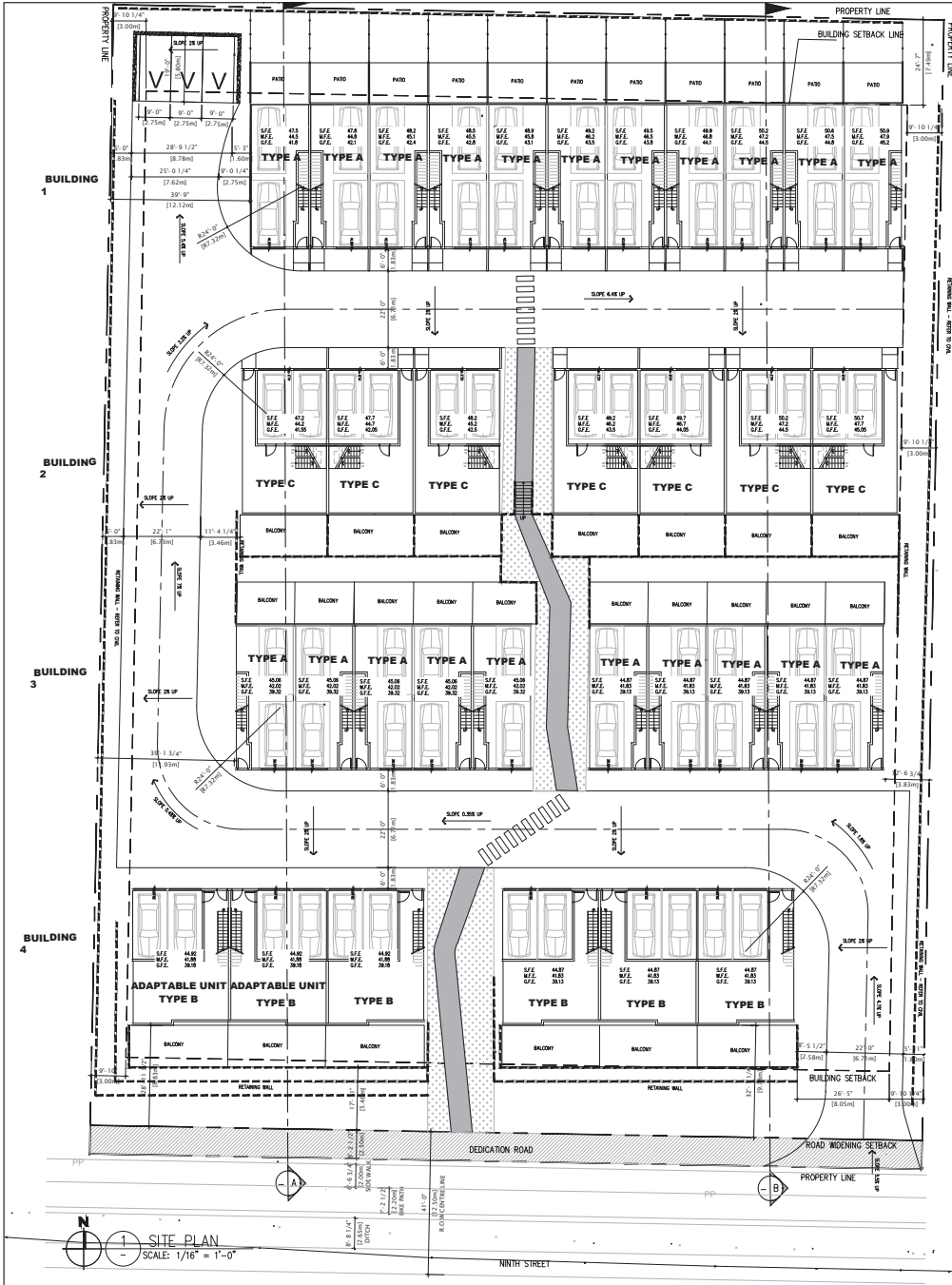


ATTACHMENT B CONCEPTUAL SITE PLAN



PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION
CITY OF NANAIMO, BC

CIVIC ADDRESS
330 & 338 Ninth Street, Nanaimo, BC

LEGAL DESCRIPTION
TIC

ZONING
CURRENT: R1
PROPOSED ZONING: R6 w/ FAR INCREASED

SITE AREA
GROSS LOT AREA: 7,856.7 M² 78,567 SQ. FT. (0.72 HECTAR)
NET SITE AREA: 7,117,209 M² 76,609 SQ. FT. (0.711 HECTAR)

DEDICATIONS
ROAD DEDICATIONS (BYLAW 7.5.4) 181.9 M² 1958 SQ. FT.
2.9M ROAD DEDICATION FOR ROAD EXTENSION

TOTAL LOT COVERAGE
MAXIMUM ALLOWED: 2,846.88 M² 30,643.56 SQ. FT. = 40%
PROPOSED LOT COVERAGE: 2,310.08 M² 24,199.26 SQ. FT. = 30%

BUILDING HEIGHT
ALLOWABLE: 9 M H
PROPOSED: 28.3 STOREYS

DENSITY
SITE AREA: 7,856.7 M² (9,567 SQ. FT.)
PROPOSED: 34 UNITS = 4,478.77 M² (48,682.36 SQ. FT.)
TOTAL FAR: 0.62

SETBACK

ELEVATION	MINIMUM	PROPOSED
WEST (SIDE)	3.0M (9' 10")	3.0M (9' 10")
EAST (SIDE)	3.0M (9' 10")	3.0M (9' 10")
NORTH (REAR)	7.5M (24' 7")	7.57M (24' 10")
SOUTH (FRONT)	8.0M (19' 8")	9.20M (30' 2 1/2")

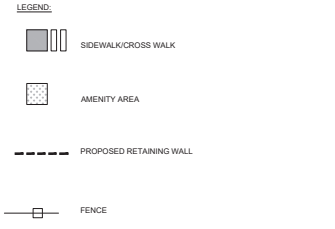
UNIT MATRIX

UNIT TYPE	#	UNIT DIMENSION	BASEMENT	GROUND FLOOR	2ND FLOOR	3RD FLOOR	G.F.A.R. (SQUARE)	TOTAL G.F.A.R. (SQUARE)
A	21	41'-11" X 17'	-	-	55.83 M ² (600.96 sq ft)	55.83 M ² (600.96 sq ft)	111.66 M ² (1,201.92 sq ft)	2,344.86 M ² (25,240.32 sq ft)
B	8	38'-2" X 28'	-	43.32 M ² (466.39 sq ft)	89.64 M ² (964.97 sq ft)	-	132.96 M ² (1,431.27 sq ft)	797.76 M ² (8,587.62 sq ft)
C	7	41'-11" X 24'-5 1/2"	54.08 M ² (582.21 sq ft)	54.08 M ² (582.21 sq ft)	88.04 M ² (947.04 sq ft)	-	196.20 M ² (2,122.06 sq ft)	1,380.00 M ² (14,854.42 sq ft)
TOTAL	34						4,478.77 M ² (48,682.36 sq ft)	

PARKING
PARKING BYLAW NO 7286- SECTION 7.1
1.66 PER DWELLING UNIT
REQUIRED: QTY #68
PROPOSED: QTY #68
VISITOR: QTY #3

# OF BEDROOMS	# AREA 1 REQ'D PER UNIT	PROVIDED
3+	2	2
2	1.8	2

AMENITY
AMENITY: 305 M² (3,283.53 SQ. FT.)
PER UNIT: 8.97 M² (96.55 SQ. FT.)



REV	DATE	DESCRIPTION
04	2023-11-14	ISSUED FOR REZONING
03	2023-07-04	ISSUED FOR CLIENT REVIEW
02	2023-06-30	ISSUED FOR REVIEW
01	2023-05-16	ISSUED FOR CITY REVIEW

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA
ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THE MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE SOLE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND SIGNATURE OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DESIGN BY: NIZ PROJECT
APPROVED: LSA

NINTH ST FEASIBILITY

NINTH ST,
NANAIMO, BC

SITE PLAN

PROJECT NUMBER: 22-070
DRAWING NUMBER: AS1

SCALE: 1/16" = 1'-0"

DATE: MAY 2023
REVISION: JUNE 2023



20-070 NINTH ST FEASIBILITY