

PROJECT RECONCILIATION

CIVIC ADDRESS 100 Twelfth Street, Nanaimo, BC

LEGAL DESCRIPTION SECTION 26, RANGE 17 OF SECTION 20, RANGE 4, CRANBERRY DISTRICT, PLAN 1332, EXCEPT THE SOUTHERLY 100 FEET OF THE EASTERLY 150 FEET THEREOF AND EXCEPT THAT PART OF SAID SECTION 26 INCLUDED IN PLAN 13564 AND PRT IN PLAN 3212 RW

PROPOSED NUMBER OF BEDS 136 BEDS
(128 SINGLE UNITS, 8 BARIATRIC UNITS)

COMPLEX CARE AREA

BASEMENT FLOOR	741 m ²
MAIN FLOOR	3,946 m ²
SECOND FLOOR	3,806 m ²
TOTAL: 3	8,493 m ²

SITE AREA GROSS 14,695.6 SQ.m.

NOTES:

ZONING BYLAW REVIEW

ZONING: COMMUNITY SERVICE ONE (CS1)
THIS ZONE PROVIDES FOR PUBLIC-ORIENTED USES DESIGNED TO SERVE THE COMMUNITY.

14.1 DESCRIPTION & INTENT OF ZONE
PERSONAL CARE FACILITY

14.2 PERMITTED USES
PERSONAL CARE FACILITY

14.3 DENSITY
THE FLOOR AREA RATIO SHALL NOT EXCEED 1.25.

PROVIDED: **0.58** (8,493 SQ.m / 14,695.63 SQ.m)

14.4 LOT SIZE & DIMENSIONS
MINIMUM LOT SIZE: 1,800 SQ.m
PROVIDED: **14,695.6 SQ.m**

14.5 SITING OF BUILDINGS
FRONT YARD: 6m (LAWLOR ROAD)
SIDE YARD SETBACK: 4m (ELEVENTH & TWELFTH STREET)
REAR YARD SETBACK: 7.5m (JUNCTION AVE)

14.6 SIZE OF BUILDINGS & LOT COVERAGE
MAXIMUM LOT COVERAGE: 40%
PROPOSED: **27%** (3,946.3 SQ.m. / 14,695.6 SQ.m)

MAXIMUM ALLOWABLE HEIGHT: 14m
PROPOSED: **9.71m**

PART 6 - GENERAL REGULATIONS

6.5.1 PROJECTIONS INTO YARDS
PERMITTED EAVES PROJECTION INTO SIDE YARD: 0.75m
PROPOSED PROJECTION INTO TWELFTH ST SIDE YARD 4.0m SETBACK: **1.2m (VARIANCE REQUIRED)**

PERMITTED PORTICOS PROJECTION INTO SIDE YARD: 0.75m
PROPOSED PROJECTION INTO ELEVENTH ST SIDE YARD 4.0m SETBACK: **2.87m (VARIANCE REQUIRED)**

PARKING BYLAW REVIEW

SCHEDULE 'A' (SENIOR CONGREGATE HOUSING)
0.30 SPACES FOR EACH DWELLING UNIT OR SLEEPING UNIT

TOTAL REQUIRED: 136 UNITS x 0.3 = 41 STALLS
TOTAL PROVIDED: **42 STALLS** (8 SMALL CAR SPACES - MAX 33% OR 13 SPACES ALLOWED)

15.6 PARKING SPACE SIZE
REQUIRED WIDTH: 2.75m
REQUIRED LENGTH: 5.8m

19. DISABLED PERSON'S PARKING SPACES
19.1) 2 H/C PARKING SPACES FOR EVERY 21 TO 100 PARKING SPACES REQUIRED

TOTAL PROVIDED: 2 H/C SPACES

19.2.1. H/C PARKING SPACE SIZE
REQUIRED WIDTH: 3.7m
REQUIRED LENGTH: 5.8m

SITE PLAN

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE 12" = 1'-0" / 1:250
JOB NO. 1419

