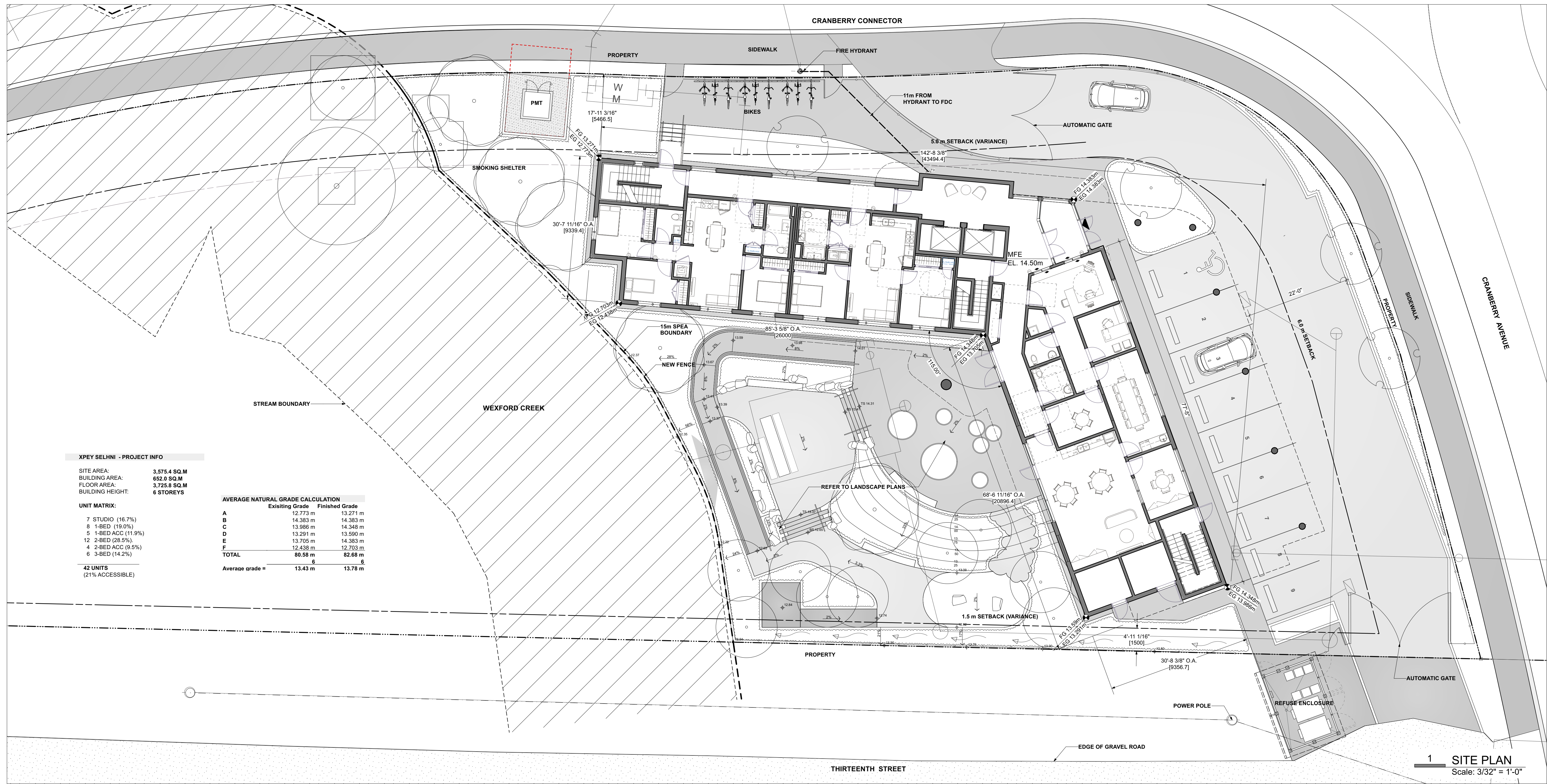


PROJECT INFO - ZONING			
ZONING BYLAW	City of Nanaimo Zoning Bylaw No. 4500		
LEGAL ADDRESS	Section 22, Range 19, Section 19, Range 4, Cranberry District, Plan 1332, Except Part In Plan 39710		
CIVIC ADDRESS	1435 Cranberry Avenue, Nanaimo, BC		
PID	-		
ZONING CATEGORY	CS1 Community Service		
	PERMITTED/REQUIRED	PROPOSED	VARIANCE
LOT SIZE	min. 1,800 sq m	3,575.5 sq m	no
BUILDING AREA	-	652.0 sq m	no
FLOOR AREA	max. 4,469.4 sq m	3,729.7 sq m	no
LOT COVERAGE	40%	18.2%	no
SETBACKS			
Front	6.0 m	6.0 m	no
Rear	7.5 m	7.5 m	no
Side A (North Flanking)	6.0 m	5.0 m	yes
Side B (South Flanking)	6.0 m	1.5 m	yes
BUILDING HEIGHT * (*Building ht. excludes elevator overrun)	14 m	20.1 m	yes
FLOOR AREA RATIO	1.25	1.04	no
VEHICULAR PARKING			
Residential (0.2/unit)	8.4	9	no
Accessible (1/15 stalls)	1	1	no

PROJECT INFO - GROSS FLOOR AREAS					
Description	Unit Count	Unit Area (sq ft)	Unit Area (sq m)	Total Area (sq ft)	Total Area (sq m)
RESIDENTIAL					
Studio	6	405.3 sq ft	37.7 sq m	2,432.0 sq ft	225.9 sq m
1 Bedroom A	5	531.2 sq ft	49.3 sq m	2,656.0 sq ft	246.7 sq m
1 Bedroom B	4	433.3 sq ft	40.2 sq m	1,733.0 sq ft	161.0 sq m
1 Bedroom ACC	5	636.0 sq ft	59.1 sq m	3,180.0 sq ft	295.4 sq m
2 Bedroom A	2	772.5 sq ft	71.8 sq m	1,545.0 sq ft	143.5 sq m
2 Bedroom B	5	732.0 sq ft	68.0 sq m	3,660.0 sq ft	340.0 sq m
2 Bedroom ACC	4	772.5 sq ft	71.8 sq m	3,090.0 sq ft	287.1 sq m
3 Bedroom A	6	905.8 sq ft	84.2 sq m	5,435.0 sq ft	504.9 sq m
3 Bedroom B	5	971.4 sq ft	90.2 sq m	4,857.0 sq ft	451.2 sq m
Total Residential	42			28,588.0 sq ft	2,655.8 sq m
RESIDENTIAL SUPPORT SPACES					
Community Room					
Main Office & Support Worker Spaces					
Child Minding					
Total Community				2,022.0 sq ft	187.8 sq m
SERVICE					
Electrical/Mechanical Rooms					
Janitor					
Total Service/Circulation				761.0 sq ft	70.7 sq m
CIRCULATION					
Interior Corridors					
Elevators					
Exit Stairs					
Total Service/Circulation				8,777.0 sq ft	815.4 sq m
BASEMENT					
Bike Storage					
Tenant Storage					
Circulation					
Total Service/Circulation				2,758.0 sq ft	256.2 sq m
Total Project Area excl'd Basement				40,148.0 sq ft	3,729.7 sq m
Total Project Area incl'd Basement				42,906.0 sq ft	3,986.0 sq m
Project Efficiency (Basement Excluded)				71%	



XPEY SELHNI - PROJECT INFO

SITE AREA: 3,575.4 SQ.M
 BUILDING AREA: 652.0 SQ.M
 FLOOR AREA: 3,725.8 SQ.M
 BUILDING HEIGHT: 6 STOREYS

UNIT MATRIX:	
7 STUDIO (16.7%)	
8 1-BED (19.0%)	
5 1-BED ACC (11.9%)	
12 2-BED (26.5%)	
4 2-BED ACC (9.5%)	
6 3-BED (14.2%)	
42 UNITS	
(21% ACCESSIBLE)	

AVERAGE NATURAL GRADE CALCULATION		
	Existing Grade	Finished Grade
A	12.773 m	13.271 m
B	14.263 m	14.383 m
C	13.986 m	14.348 m
D	13.291 m	13.590 m
E	13.705 m	14.363 m
F	12.438 m	12.703 m
TOTAL	80.58 m	82.68 m
Average grade =	13.43 m	13.78 m



1435 CRANBERRY FAMILY HOUSING
 1435 CRANBERRY CONNECTOR
 NANAIMO, BC



NO.	Y	M	D	ISSUE
K	2025-02-05			Re-issued for Development Permit
J	2025-01-22			Issued for Coordination
I	2024-12-13			Issued for Review
NO.	Y	M	D	ISSUE

REVISION
 SHEET TITLE: PROJECT INFO & SITE PLAN
 RECEIVED DP1359
 2025-FEB-12
 Current Planning

A1.00