

PROJECT DATA

CIVIC ADDRESS:

- 5655, 5657 METRAL DRIVE, NANAIMO
 - 5645 METRAL DRIVE, NANAIMO

LEGAL DESCRIPTION:

- LOT 4, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844
 - LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844

-PID: 000-650-889
 -PID: 003-815-111

ZONING: Proposed COR 1 (Existing R1 for 5645, R4 for 5655, 5657)

USE: RESIDENTIAL CORRIDOR

TOTAL SITE AREA: 4,068.39m 2 43,792 sq.ft
 ROAD DEDICATION (0.3m) 4,051.89m 2 43,614.25 sq.ft (Adjusted Total Site Area)

GROSS FLOOR AREA: 32057.6 sqf (2978.25m²)

PROPOSED SITE COVERAGE:

PROPOSED: 35.4% [1438.6 m²]
 ALLOWABLE: 60% [2437.96 m²]

FLOOR AREA RATIO:

PROPOSED: 0.74 [2978.25m²]
 ALLOWABLE: 1 [4051.89m²]

BUILDING HEIGHT:

PROPOSED:
 ALLOWABLE: 14m

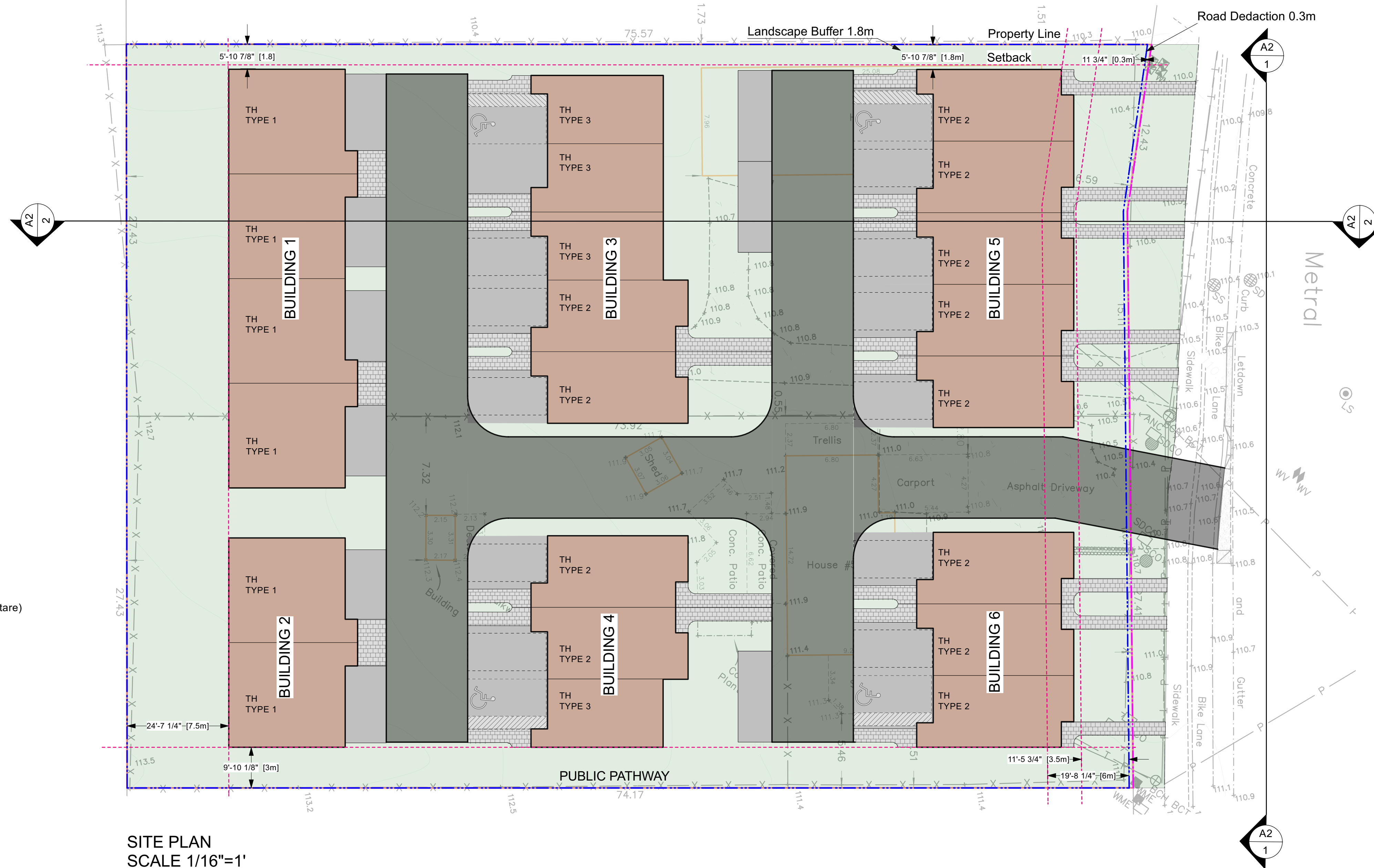
SETBACKS:

| SETBACKS: | PROPOSED: | ALLOWABLE: |
|-------------|-----------|--------------------|
| FRONT: | 3.5 m | MAX 6 m / MIN 3.5m |
| REAR: | 7.5 m | 7.5 m |
| SIDE YARD1: | 3.0 m | 3.0 m |
| SIDE YARD2: | 1.5 m | 1.5 m |

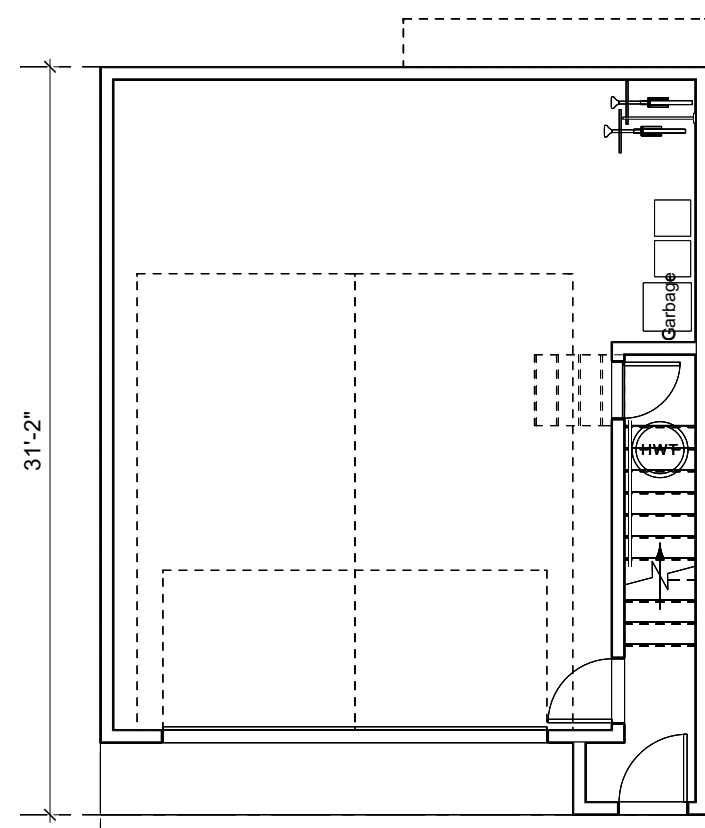
RESIDENTIAL DENSITY

| RESIDENTIAL DENSITY | PROPOSED: | ALLOWABLE (50 to 150 units per hectare) |
|---------------------|-----------|---|
| | 22 | 20.3 to 60.95 |

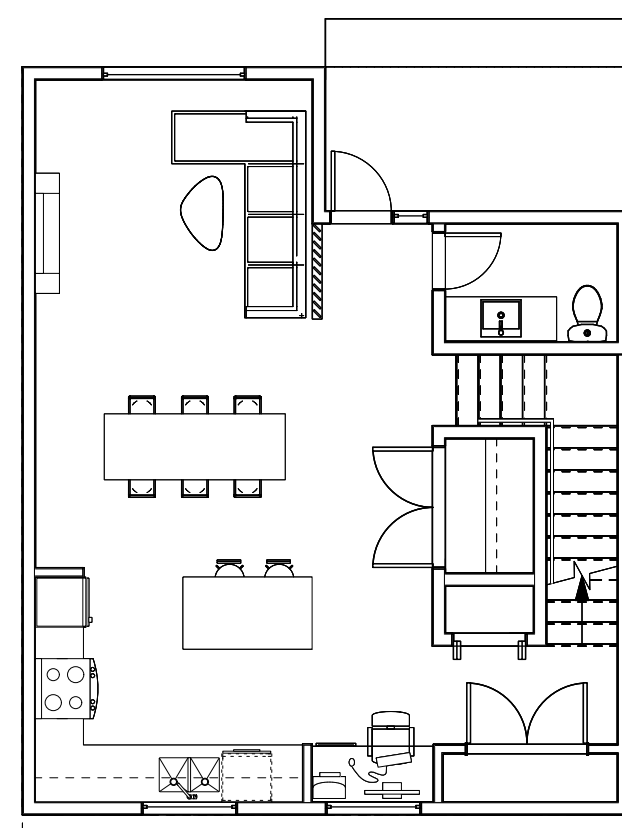
TH TYPE 1 - 6 Units
 TH TYPE 2 - 12 Units
 TH TYPE 3 - 4 Units
 TOTAL : 22 units



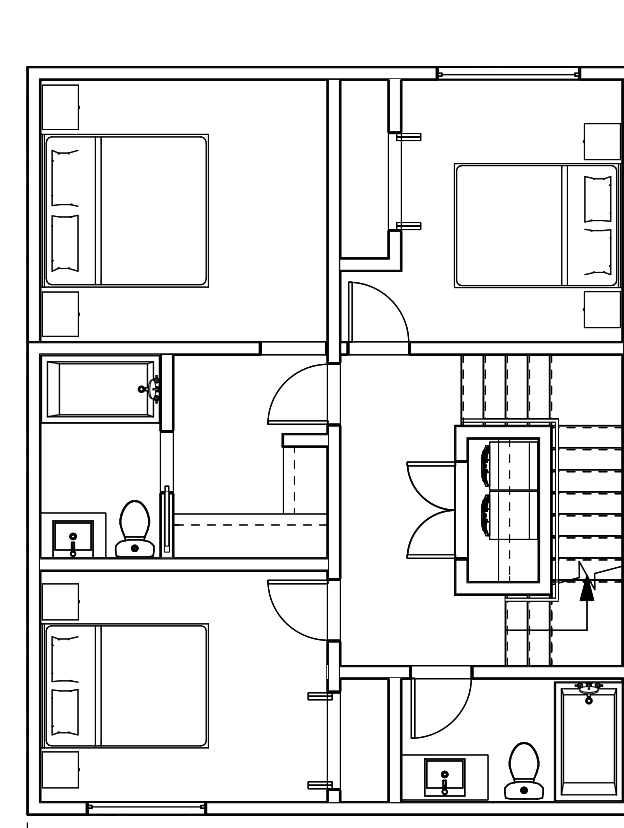
TOWNHOUSE
 TYPE 1
 GFA = 1550.2sqf
 GARAGE = 619.9sqf
 SITE COVERAGE = 730.6sqf



1ST FLOOR
 SCALE 1/8"=1'

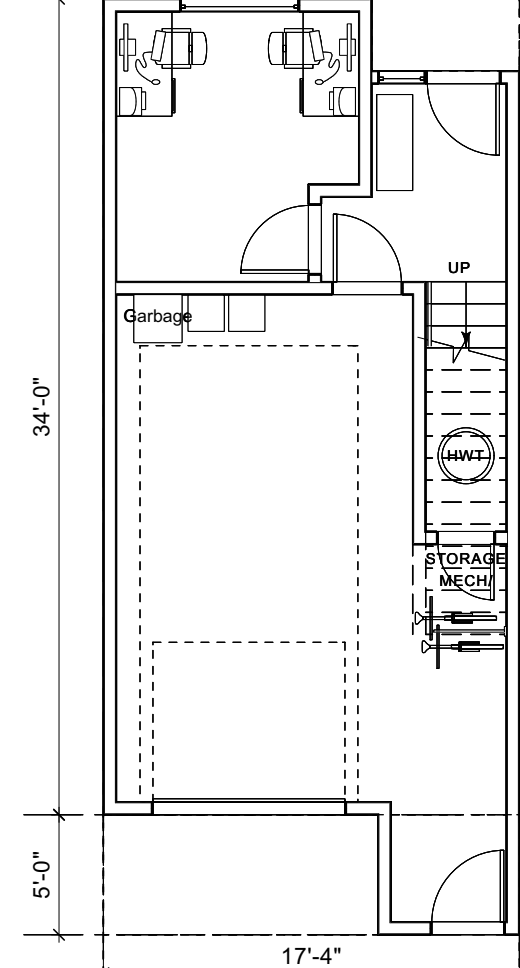


2ND FLOOR
 SCALE 1/8"=1'

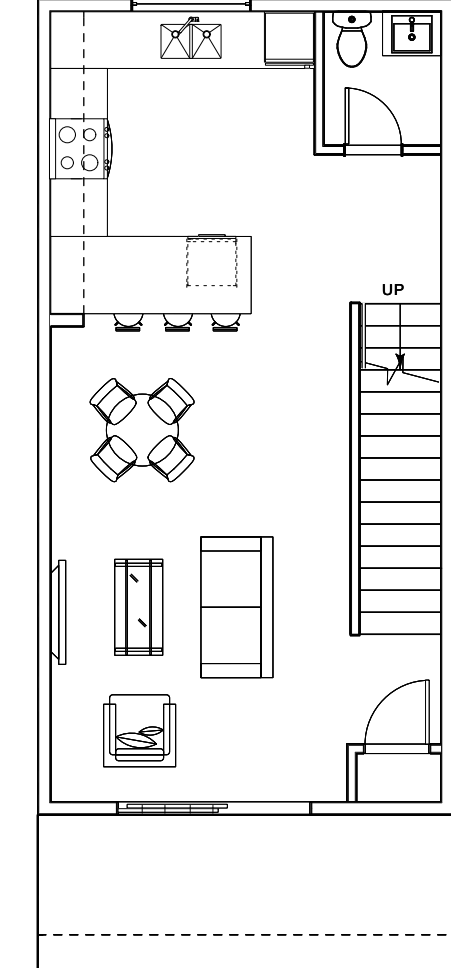


3RD FLOOR
 SCALE 1/8"=1'

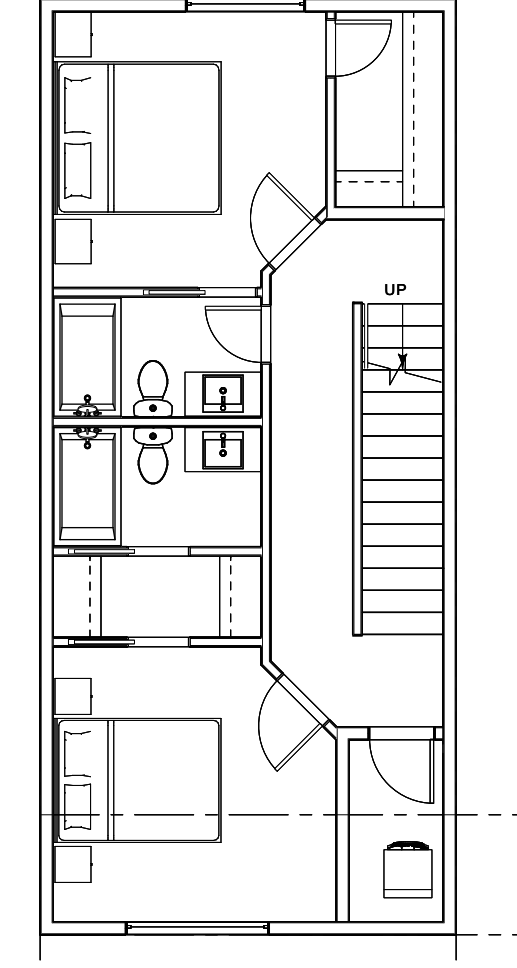
TOWNHOUSE
 TYPE 2
 GFA = 1489.5sqf
 GARAGE = 352.9sqf
 SITE COVERAGE = 710.6sqf



1ST FLOOR
 SCALE 1/8"=1'

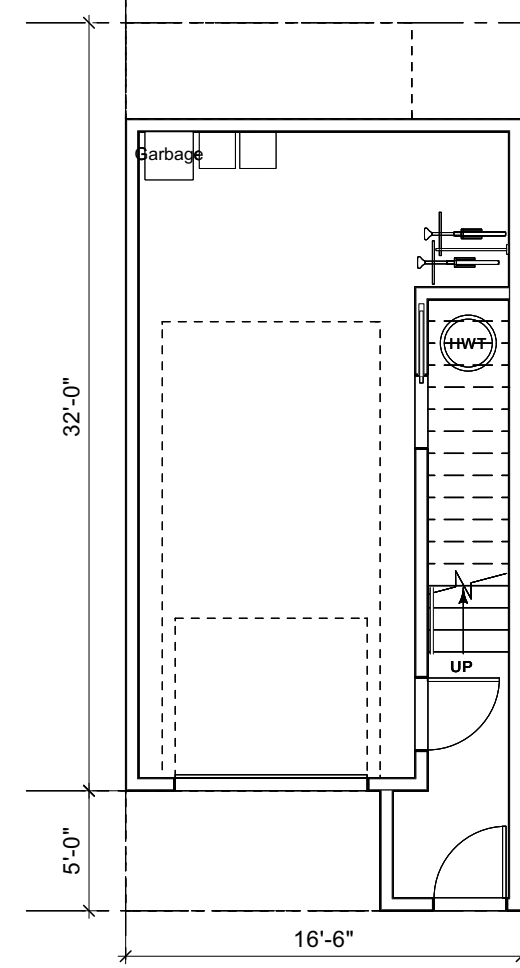


2ND FLOOR
 SCALE 1/8"=1'

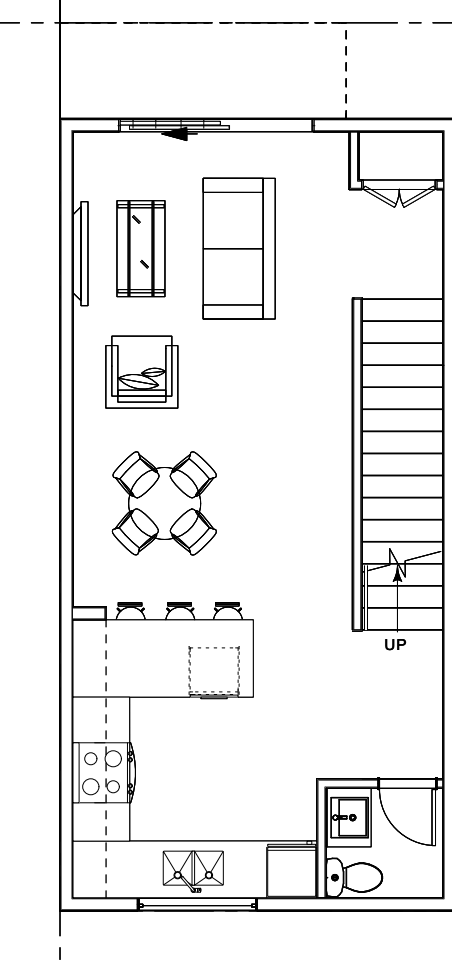


3RD FLOOR
 SCALE 1/8"=1'

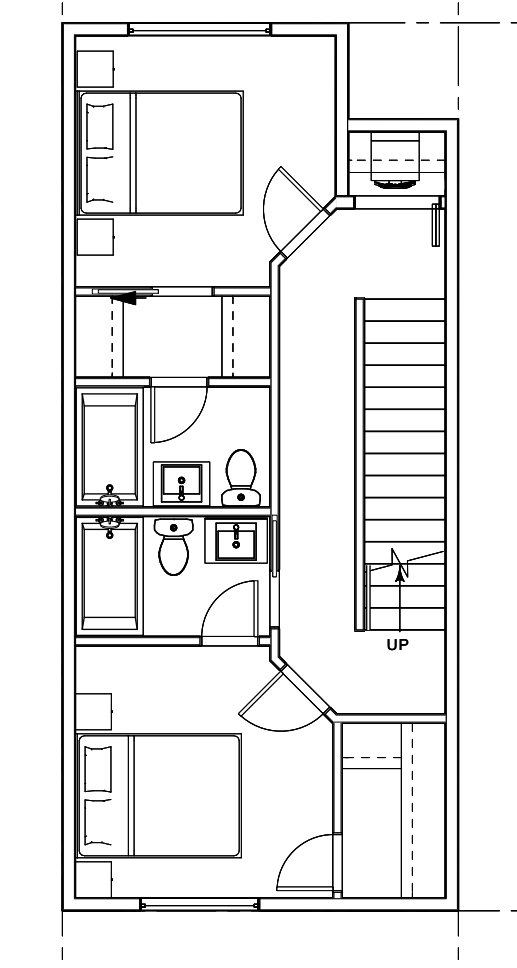
TOWNHOUSE
 TYPE 3
 GFA = 1220.6sqf
 GARAGE = 367.8sqf
 SITE COVERAGE = 643.6sqf



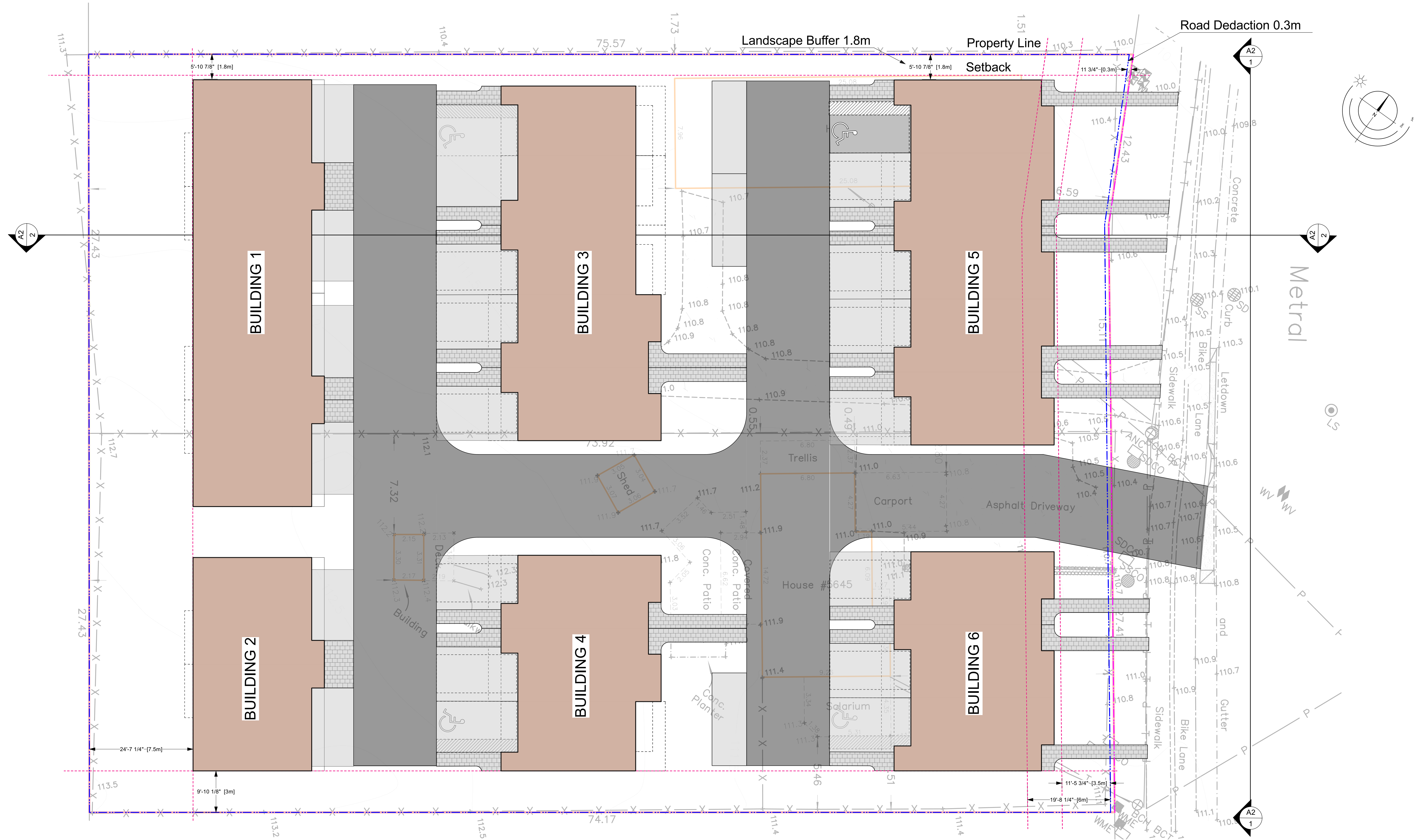
1ST FLOOR
 SCALE 1/8"=1'



2ND FLOOR
 SCALE 1/8"=1'



3RD FLOOR
 SCALE 1/8"=1'



SITE PLAN
SCALE 3/32"=1'

RECEIVED
RA477
2022-SEP-12
 Current Planning