

**RECEIVED**  
**RA518**  
**2024-NOV-07**  
Current Planning

Project:  
**24-004**  
Yashpal Bal  
**25 Unit Townhouse Development**  
3614 HILLSIDE AVENUE, NANAIMO

Drawing:  
**Site Layout**  
Project Status:  
**Preliminary Submission**

SUBMISSION	
Date	Description
2024-11-07	Rezoning Application

REVISION		
No.	Date	Description

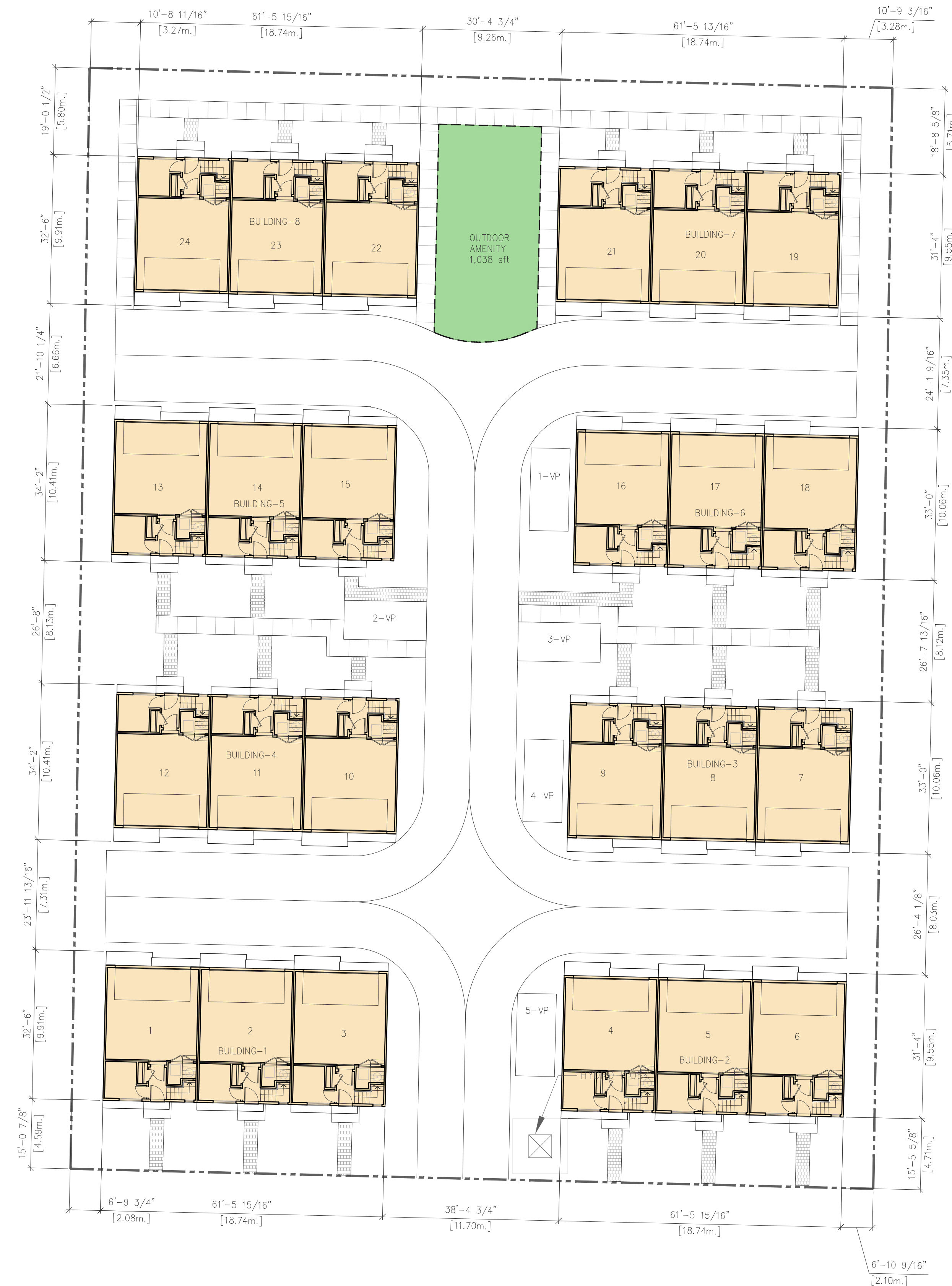
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.  
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Scale: 1/16" = 1'-0"  
DWG. NO: **A.1.0**



**PROJECT RECONCILIATION:**  
CIVIC ADDRESS: 3614 HILLSIDE AVENUE, NANAIMO BC  
LEGAL: LOT B, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 20108  
EXISTING ZONING: R1  
PROPOSED ZONING: CD BASED ON R6  
SITE AREA GROSS: 3,897.97 SQ M [41,957.75 SQ F / 0.96 ACRE]  
DEDICATIONS: N/A  
DENSITY PROPOSED: 24 UNITS [3 STOREY] / 26.04 UPA  
PARKING CALCULATION:  
PROPOSED: RESIDENTS: 24 X 2 = 48 [ WITH IN THE BUILDING ENVELOPE]  
VISITOR'S: 24 X 0.2 = 4.8 SAY 5.0 [ SHOWN ON THE SITE PLAN]  
TOTAL PROPOSED: 53 STALLS  
FSR CALCULATIONS:  
FSR BASE RATE 0.45  
TIER 1 0.10  
TIER 2 0.15  
TOTAL FSR POSSIBLE WITH TIER 2 0.70

GARAGE AREA	AREA-TYPICAL UNIT			TOTAL	NOS.	BEDROOMS	TOTAL FAR
	LVL 1	LVL 2	LVL 3				
425.00 Sq.Ft.	125.00 Sq.Ft.	530.00 Sq.Ft.	575.00 Sq.Ft.	1,230.00 Sq.Ft.	24	3	29,520.00 Sq.Ft.
					24		29,520.00 Sq.Ft.
						GROSS SITE AREA	41,957.75 Sq.Ft.
						FSR PROPOSED	0.704



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 16'-0"  
24 UNITS