

PROJECT RECONCILIATION:

CIVIC ADDRESS	260 STEWART AVE, NANAIMO BC	
LEGAL DESCRIPTION	LOT 36, BLOCK 5, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN S84	
LOT AREA		
DEDICATIONS	GROSS TO BE CONFIRMED NET	809 sq. ft. - 3 sq. ft. 809 sq. ft.
		8,705.27 sq. ft. 8,705.28 sq. ft.
ZONING	CURRENT PROPOSED	R8 CO BASED ON R8
		MEDIUM DENSITY RESIDENTIAL 34 UNITS APARTMENTS
SITE COVERAGE	ALLOWED PROPOSED	40% 55%
SETBACKS		PROVIDED
		REQUIRED
		3.10 M. 3.67 M. 3.22 M. 2.22 M.
		3.00 M. 3.00 M. 3.00 M. 3.00 M.
HEIGHT		16M
		14M
STOREYS		4 STOREY - PARKADE

**34-UNIT
MULTI RESIDENTIAL
APARTMENTS
AT 260 STEWART AVENUE
NANAIMO, BC.**



PARKING				
RESIDENTIAL		(34 UNITS)	REQUIRED 34	PROVIDED 34
			34	= 34 SPACES

BASE BLOCK AREA				
AREA	PERCENT	AREA	PERCENT	AREA
LEVEL 1	5%	435	5%	435
LEVEL 2	5%	435	5%	435
LEVEL 3	5%	435	5%	435
LEVEL 4	5%	435	5%	435
LEVEL 5	5%	435	5%	435
LEVEL 6	5%	435	5%	435
LEVEL 7	5%	435	5%	435
LEVEL 8	5%	435	5%	435
LEVEL 9	5%	435	5%	435
LEVEL 10	5%	435	5%	435
LEVEL 11	5%	435	5%	435
LEVEL 12	5%	435	5%	435
LEVEL 13	5%	435	5%	435
LEVEL 14	5%	435	5%	435
LEVEL 15	5%	435	5%	435
LEVEL 16	5%	435	5%	435
LEVEL 17	5%	435	5%	435
LEVEL 18	5%	435	5%	435
LEVEL 19	5%	435	5%	435
LEVEL 20	5%	435	5%	435
LEVEL 21	5%	435	5%	435
LEVEL 22	5%	435	5%	435
LEVEL 23	5%	435	5%	435
LEVEL 24	5%	435	5%	435
LEVEL 25	5%	435	5%	435
LEVEL 26	5%	435	5%	435
LEVEL 27	5%	435	5%	435
LEVEL 28	5%	435	5%	435
LEVEL 29	5%	435	5%	435
LEVEL 30	5%	435	5%	435
LEVEL 31	5%	435	5%	435
LEVEL 32	5%	435	5%	435
LEVEL 33	5%	435	5%	435
LEVEL 34	5%	435	5%	435
LEVEL 35	5%	435	5%	435
LEVEL 36	5%	435	5%	435
LEVEL 37	5%	435	5%	435
LEVEL 38	5%	435	5%	435
LEVEL 39	5%	435	5%	435
LEVEL 40	5%	435	5%	435
LEVEL 41	5%	435	5%	435
LEVEL 42	5%	435	5%	435
LEVEL 43	5%	435	5%	435
LEVEL 44	5%	435	5%	435
LEVEL 45	5%	435	5%	435
LEVEL 46	5%	435	5%	435
LEVEL 47	5%	435	5%	435
LEVEL 48	5%	435	5%	435
LEVEL 49	5%	435	5%	435
LEVEL 50	5%	435	5%	435
LEVEL 51	5%	435	5%	435
LEVEL 52	5%	435	5%	435
LEVEL 53	5%	435	5%	435
LEVEL 54	5%	435	5%	435
LEVEL 55	5%	435	5%	435
LEVEL 56	5%	435	5%	435
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LEVEL 60	5%	435	5%	435
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LEVEL 62	5%	435	5%	435
LEVEL 63	5%	435	5%	435
LEVEL 64	5%	435	5%	435
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LEVEL 66	5%	435	5%	435
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LEVEL 72	5%	435	5%	435
LEVEL 73	5%	435	5%	435
LEVEL 74	5%	435	5%	435
LEVEL 75	5%	435	5%	435
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LEVEL 80	5%	435	5%	435
LEVEL 81	5%	435	5%	435
LEVEL 82	5%	435	5%	435
LEVEL 83	5%	435	5%	435
LEVEL 84	5%	435	5%	435
LEVEL 85	5%	435	5%	435
LEVEL 86	5%	435	5%	435
LEVEL 87	5%	435	5%	435
LEVEL 88	5%	435	5%	435
LEVEL 89	5%	435	5%	435
LEVEL 90	5%	435	5%	435
LEVEL 91	5%	435	5%	435
LEVEL 92	5%	435	5%	435
LEVEL 93	5%	435	5%	435
LEVEL 94	5%	435	5%	435
LEVEL 95	5%	435	5%	435
LEVEL 96	5%	435	5%	435
LEVEL 97	5%	435	5%	435
LEVEL 98	5%	435	5%	435
LEVEL 99	5%	435	5%	435
LEVEL 100	5%	435	5%	435

MLS#953182

260 Stewart Ave Nanaimo BC

\$1,749,000

Multifamily Site Alert: R8 Multifamily zoned property with a beautiful rancher one block to Nanaimo's renowned seawall with a water view, currently rented for \$2500+utilities to wonderful tenants. Close to Departure bay ferry terminal, bus route, shopping centre, all levels of schools, parks, highways. This property comes with plans of 30+ units 1 & 2 bedroom units with beautiful ocean views. Seller is in process of applying for the permits (closing can be negotiated post DP/BP). Currently 2 bedrooms+ Den, 1 bathroom, spacious living room with a wood burning fireplace, wonderful floor plan. The house is in exceptional shape. Lots to love in this house including the in-laid character wood flooring, lighting + detailing huge courtyard type doors to verandah. The front and backyards feature several mature trees and bushes. All measurements are approximate and should be verified if important. Also MLS



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