

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 809 sq. ft.	8,705.27 sq. ft.
	TO BE CONFRAMED NET 809 sq. ft.	8,705.28 sq. ft.
ZONING	CURRENT R8	MEDIUM DENSITY RESIDENTIAL
	PROPOSED CO BASED ON R8	34 UNITS APARTMENTS
SITE COVERAGE	ALLOWED 40%	
	PROPOSED 55%	
SETBACKS		PROVIDED
		NORTH 3.10 ML
		SOUTH 3.67 ML
		EAST 3.22 ML
		WEST 2.22 ML
		REQUIRED
		NORTH 3.00 ML
		SOUTH 3.00 ML
		EAST 3.00 ML
		WEST 3.00 ML
HEIGHT		16M
		14M
STOREYS	4 STOREY - PARKADE	

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



PARKING			REQUIRED 34	PROVIDED 34																																			
	RESIDENTIAL	(34 UNITS)																																					
			34	= 34 SPACES																																			
<table border="1"> <caption>SUBMERGED AREA</caption> <tr> <th>DEPTH</th> <th>AREA (SQ. FT.)</th> <th>VOLUME (CU YD)</th> <th>AREA (SQ. FT.)</th> <th>VOLUME (CU YD)</th> </tr> <tr> <td>0-10"</td> <td>400</td> <td>2.00</td> <td>400</td> <td>2.00</td> </tr> <tr> <td>10-20"</td> <td>500</td> <td>2.50</td> <td>500</td> <td>2.50</td> </tr> <tr> <td>20-30"</td> <td>600</td> <td>3.00</td> <td>600</td> <td>3.00</td> </tr> <tr> <td>30-40"</td> <td>700</td> <td>3.50</td> <td>700</td> <td>3.50</td> </tr> <tr> <td>40-50"</td> <td>800</td> <td>4.00</td> <td>800</td> <td>4.00</td> </tr> <tr> <td>TOTAL</td> <td>2,600</td> <td>13.00</td> <td>2,600</td> <td>13.00</td> </tr> </table>					DEPTH	AREA (SQ. FT.)	VOLUME (CU YD)	AREA (SQ. FT.)	VOLUME (CU YD)	0-10"	400	2.00	400	2.00	10-20"	500	2.50	500	2.50	20-30"	600	3.00	600	3.00	30-40"	700	3.50	700	3.50	40-50"	800	4.00	800	4.00	TOTAL	2,600	13.00	2,600	13.00
DEPTH	AREA (SQ. FT.)	VOLUME (CU YD)	AREA (SQ. FT.)	VOLUME (CU YD)																																			
0-10"	400	2.00	400	2.00																																			
10-20"	500	2.50	500	2.50																																			
20-30"	600	3.00	600	3.00																																			
30-40"	700	3.50	700	3.50																																			
40-50"	800	4.00	800	4.00																																			
TOTAL	2,600	13.00	2,600	13.00																																			
<table border="1"> <caption>EDGE AREA TOTAL</caption> <tr> <th>TYPE</th> <th>LENGTH (FT.)</th> <th>AREA (SQ. FT.)</th> <th>PERCENTAGE</th> </tr> <tr> <td>CORNER</td> <td>40</td> <td>1600</td> <td>60%</td> </tr> <tr> <td>EDGE</td> <td>10</td> <td>1000</td> <td>38%</td> </tr> <tr> <td>TOTAL</td> <td>50</td> <td>2600</td> <td>100%</td> </tr> </table>					TYPE	LENGTH (FT.)	AREA (SQ. FT.)	PERCENTAGE	CORNER	40	1600	60%	EDGE	10	1000	38%	TOTAL	50	2600	100%																			
TYPE	LENGTH (FT.)	AREA (SQ. FT.)	PERCENTAGE																																				
CORNER	40	1600	60%																																				
EDGE	10	1000	38%																																				
TOTAL	50	2600	100%																																				
<table border="1"> <caption>FIR</caption> <tr> <td>NO. TREES</td> <td>100%</td> <td>NO. TREES</td> <td>100%</td> </tr> <tr> <td>PERCENTAGE</td> <td>NO. TREES</td> <td>PERCENTAGE</td> <td>NO. TREES</td> </tr> <tr> <td>REQUIRE</td> <td>10</td> <td>ACTUAL</td> <td>10</td> </tr> <tr> <td>PROVIDE</td> <td>10</td> <td>PROVIDE</td> <td>10</td> </tr> </table>					NO. TREES	100%	NO. TREES	100%	PERCENTAGE	NO. TREES	PERCENTAGE	NO. TREES	REQUIRE	10	ACTUAL	10	PROVIDE	10	PROVIDE	10																			
NO. TREES	100%	NO. TREES	100%																																				
PERCENTAGE	NO. TREES	PERCENTAGE	NO. TREES																																				
REQUIRE	10	ACTUAL	10																																				
PROVIDE	10	PROVIDE	10																																				

MLS®953340

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 negotiable upon DP or 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. Seller open to offers. All measurements are approximate and should be verified if important. Also under MLS



Listing Presented By:
Originally Listed by:
Sutton Group-West Coast Realty
(Nan)
nitasihota@yahoo.ca

Royal LePage in the Comox Valley
121-750 Comox Road, Courtenay, BC, V9N3P6
Phone: 250-702-5950
Fax: corony@shaw.ca