



Project Data					
<b>Project Description:</b> Clayburn Townhome Development					
Civic Address: 6040 Hammond Bay Road, Nanaimo, B.C. V9T 5M4					
Legal Address: Lot 5, District Lot 25G, Wellington District, Plan 11632					
Zoning: COR1 – Residential Corridor					
<b>Property Area:</b>					
6040 Hammond Bay Road	ft2	m2	acre	<b>Notes:</b>	
	63,494	5,898.79	1.458	based on survey from Dec. 17, 2020	
Total Area:	63,494	5,898.79	1.458		
<b>Building Types:</b>					
Type A – 4-plex row house	Unit Type:	Qty:	ft2	m2	ft2
	A1 – 3 bed, 1 car garage	16	1,608	149.39	25,728
Type B – 4-plex 2 up & 2 down	B1 – 2 bed, 2 car garage	12	1,095	101.73	13,140
	Circulation L1-L3	8	1,716	159.42	1,716
Total GFA:		28			40,584
<b>Zoning Requirements:</b>					
Site Coverage* (Part A)	Required / Allowed:	Proposed:	<b>Notes:</b>		
	60%	26%	including garage areas		
Floor Area Ratio: 1.00	1.00	0.64	excluding garages, including circulation		
Front Yard Setback	3.50 m		see site plan		
Flanking Side Yard Setback	4.50 m	N/A			
Side Yard 1 Setback	1.50 m		see site plan		
Side Yard 2 Setback	3.00 m		see site plan		
Rear Yard Setback	7.50 m		see site plan		
Location of Parking Area					
Where at least 75% of the required parking area is located below or beneath a building, an additional 4m of height shall be permitted. See 9.7.1. of Bylaw No. 4500					
Maximum Allowable Height	14.0 m (45'-11 1/8")				
Minimum number of Storeys	2 above grade				
<b>Notes:</b>					
* Site coverage excludes balconies					
Red = Variance					
Vehicle Parking Requirements					
Location: Area 1					
Building Classification: Multifamily					
<b>Unit Description</b>	<b>Required</b>	<b>Res. Unit Qty</b>	<b>Required</b>	<b>Proposed</b>	<b>Notes:</b>
Studio	1.2	0	0.00		
1 bed	1.45	0	0.00		
2 bed	1.8	12	21.60		Buildings 5-7
3 bed	2	16	32.00		Buildings 1-4
Parking Required:			54	56	all required parking in garages or driveway
<b>Parking Stall Type</b>					
Regular car	Required / Allowed			Proposed	<b>Notes:</b>
	0		56		all required parking in garages or driveway
Small car (40%)	0		0		
Drop off / Loading	0		0		
Handicapped (21-100 Units = 2)	2		2		beyond required
Electric Vehicle (EV)	0		28		all garages have (1) electrical outlet.
Electric Vehicle Rough-in	0		0		
Visitor Space			3		Additional stalls beyond required
Motorcycle / Scooter			2		

1 Project Data  
Last Updated: 2023 02 06

- Note:**
- See Landscaping plans for the plant and tree locations and species.
  - See Landscaping for Park 1 & 2 programming.

No.	Date	Issue Notes
01	2021 05 11	Pre-DP Meeting
02	2021 08 13	DP Application
03	2021 10 07	Coordination 01
04	2021 11 29	DP Revised
05	2022 03 02	DAP Letter Response
06	2022 04 18	Landscape Plan Revised
07	2022 06 09	Project Status
08	2023 02 06	Comp. Letter Response

No.	Date	Revision Notes
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**Clayburn Townhome Development**  
Nanaimo  
6040 Hammond Bay Road, Nanaimo, B.C. V9T 5M4  
Lot 5, District Lot 25G, Wellington District, Plan 11632

RECEIVED  
DP1247  
2023-FEB-06  
Current Planning

Sheet Title:  
**Site Plan  
Project Data**

Drawn: RH	Checked: RH
Job No.: 2102	Sheet No.:
Scale: As Noted	<b>A1.1</b>
Date: Feb 6, 2023	
CAD File: Clayburn - Building type A & Site 02.vwx	