

# PROJECT DATA

**- CIVIC ADDRESS:**  
- 4670 HAMMOND BAY ROAD, NANAIMO

**LEGAL DESCRIPTION:**  
- LOT 51, WELLINGTON DISTRICT,  
PLAN VIP86170 EXCEPT THAT PART IN PLAN VIP87084; PID: 027-786-587

**ZONING:** R10 STEEP SLOPE RESIDENTIAL

**SITE AREA:** 37628.84 m<sup>2</sup>  
**TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m<sup>2</sup> (34.5 UNITS MAX)**  
**PARK DEDICATION = 1.243 ha (3.07 acres)**

**RESIDENTIAL DENSITY:** PROPOSED: 34 ALLOWABLE (16 units per hectare): 34.5

**FAR:** PROPOSED: 0.29 (6828.3m<sup>2</sup>) ALLOWABLE: 0.45 (9799.2 m<sup>2</sup>)

**PROPOSED SITE COVERAGE:**  
 PROPOSED: 32% [6,828.3m<sup>2</sup>]  
 ALLOWABLE: 40% [8,635.2 m<sup>2</sup>]

**SETBACKS:** PROPOSED: ALLOWABLE:  
 FRONT: 4.5 m  
 FLANKING: 4.0 m  
 REAR: 7.5 m  
 SIDE: 1.5 m

**GFA CALCULATION:**

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2575.2 sq ft	1
T4	1858.3 sq ft	7

**34 UNITS - 73 498.9 sq ft (6828.3m<sup>2</sup>) TOTAL**

**OFF STREET PARKING**

REQUIRED	STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	68 STALLS
VISITOR: SPACES / 22	3.01 STALLS
H/C STALLS	2 STALLS
<b>TOTAL</b>	<b>73 STALLS</b>

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)  
 ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW  
 (A minimum of 25% of all required off-street parking spaces)

**PROVIDED**

STALLS	STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	68 STALLS
VISITOR: SPACES / 22	3 STALLS
H/C STALLS	2 STALLS
<b>TOTAL</b>	<b>73 STALLS</b>

SMALL CAR - 22 STALLS  
 FULL SIZE - 51 STALLS

**BICYCLE PARKING**

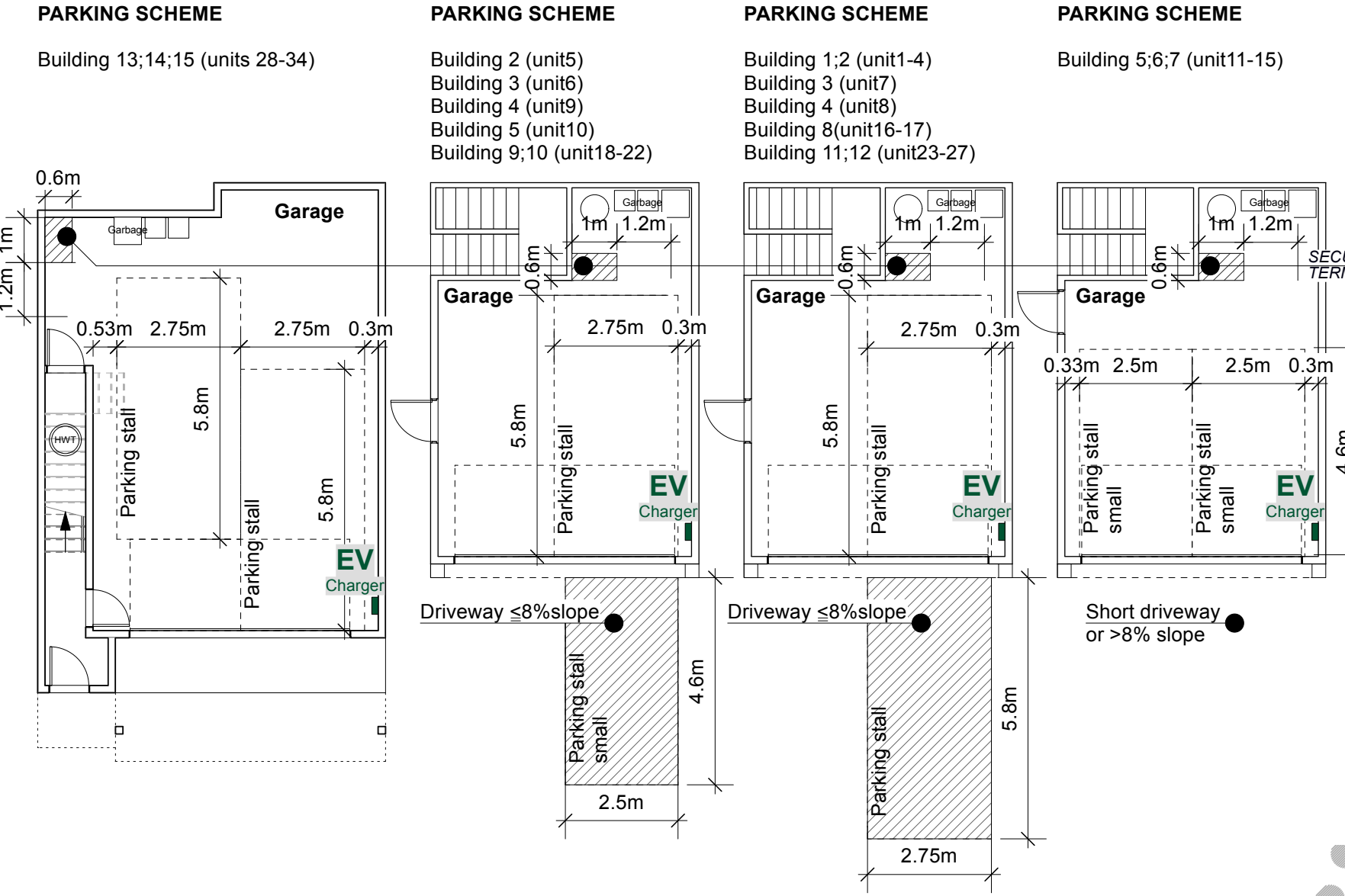
SHORT TERM	LONG TERM
34 DWELLING UNITS X 0.1 SPACES	3.4 SPACES
34 DWELLING UNITS X 0.5 SPACES	17 SPACES REQUIRED
	34 SPACES PROVIDED

# REQUESTED VARIANCES

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)  
 R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)

**BUILDING 2** VARIANCE REQUEST OF 1.00m  
**BUILDING 11** VARIANCE REQUEST OF 1.00m  
**BUILDING 12** VARIANCE REQUEST OF 0.60m  
**BUILDING 13** VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access  
**BUILDING 14** VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access  
**BUILDING 15** VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the t.o. roof access

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS  
 BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



**UNIT TYPE LEGEND:**

<b>TYPE 1</b> 15 units including 5 Type 1a (2.5 storey)	- 4 BRM; 3BTHM - 2 Storey - GFA - 2073sqft - 2 Car Garage	<b>TYPE 1a:</b> - 5 BRM; 4BTHM - 2.5 Storey - GFA - 2757.8sq ft - 2 Car Garage
<b>TYPE 2</b> 9 units	- 4 BRM; 3 BTHM - 2 Storey - GFA - 2177.5sqft - 2 Car Garage	
<b>TYPE 3</b> 3 units including 1 Type 3a (2.5 storey)	- 4 BRM; 3 BTHM - 2 Storey - GFA - 1899.4sqft - 2 Car Garage	<b>TYPE 3a:</b> - 5 BRM; 4 BTHM - 2.5 Storey - GFA - 2575.2sqft - 2 Car Garage
<b>TYPE 4</b> 7 units	- 3 BRM; 2.5 BTHM - 3 Storey - GFA - 1858.34sqft - 2 Car Garage	

1 A100 Site Plan Scale: 1:500