

No.	Date	Issue Notes
01	2021 05 11	Pre-DP Meeting
02	2021 08 13	DP Application
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06	2022 04 18	Landscape Plan Revised
07	2022 06 09	Project Status
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09	2024 02 01	DP Re-application

No.	Date	Revision Notes
-	-	-

Clayburn Townhome Development
Nanaimo

6040 Hammond Bay Road, Nanaimo, B.C. V9T 5M4
Lot 5, District Lot 25G, Wellington District, Plan 11632

Project:

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DP1333
2024-FEB-22
CITY OF NANAIMO

Site Plan
Project Data

Drawn: RH	Checked: RH
Job No.: 2102	Sheet No.:
Scale: As Noted	A1.1
Date: Feb 1, 2024	
CAD File: Clayburn - Building type A & Site 07.vwx	



Project Data			
Project Description:	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		
Property Area:	ft2	m2	acre
6040 Hammond Bay Road	63,494	5,898.79	1.458
	0	0.00	0.000
Total Area:	63,494	5,898.79	1.458
Building Types:	Description:	Qty:	Area Total:
Buildings 1-4 - 4-plex row house	All unit type A's within	4	7,544
			700.86
Buildings 5-7 - 4-plex 2 up & 2 down	All unit type B's within	3	7,657
			711.33
Total GFA:		7	53,146

Unit Types:	Description:	Qty:	ft2	m2	Area Total:	Notes:
Unit Type A (within buildings 1-4)	3 bed, 1 den, 1 car garage	16	1,886	175.2	30,176	
Unit Type B (within buildings 5-7)	2 bed, 1 flex, 2 car garage	12	1,047	97.3	12,564	
Total GFA:		28			42,740	Excluding garages and non-leasable area

Zoning Requirements:	Required / Allowed:	Proposed:	Notes:
Site Coverage* (Part A)	60%	29%	including garage areas
Floor Area Ratio: 1.00	1.00	0.69	Excluding 9,539 ft2 of 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			Within all Corridor Zones, no parking shall be permitted between the front property line and the front face of the building or within the maximum front yard setback area
Maximum Allowable Height	14.0 m (45'-11 1/8")	See elevations	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
Minimum number of Storeys	2 above grade		

Vehicle Parking Requirements				
Location:	Area 1			
Building Classification:	Multifamily			
Unit Description	Required	Res. Unit Qty	Required	Proposed
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
Parking Stall Type	Required / Allowed		Proposed	Notes:
Regular car	0		56	all required parking in garages or driveway
Small car (40%)	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		3	Additional stalls beyond required
Motorcycle / Scooter	2		2	see site plan

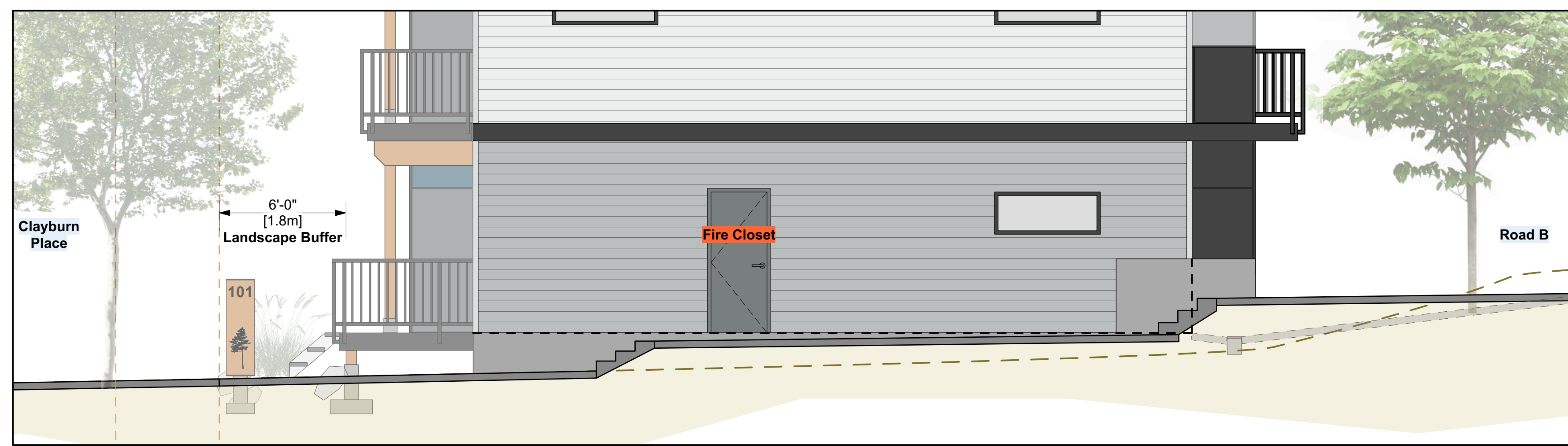
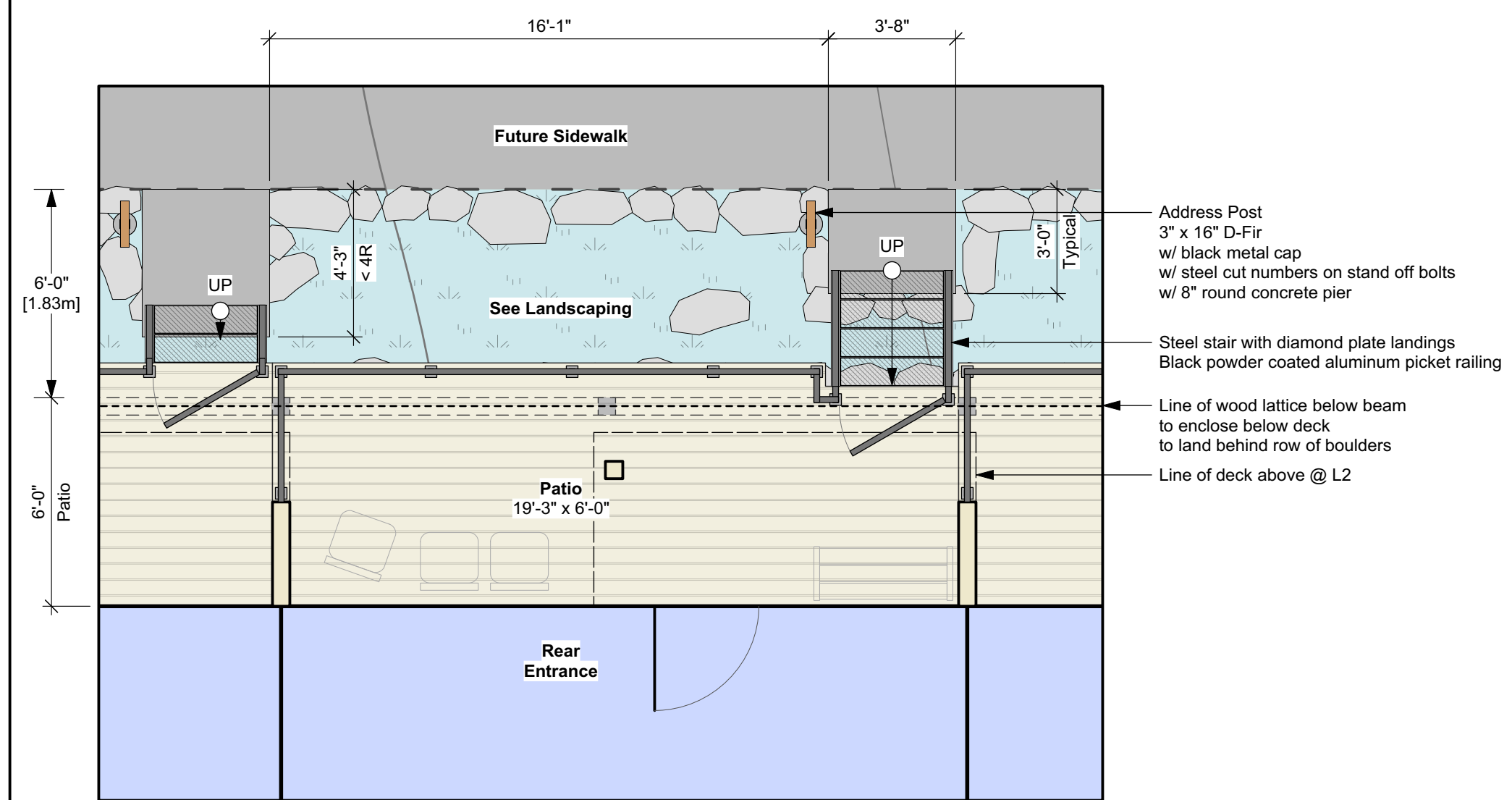
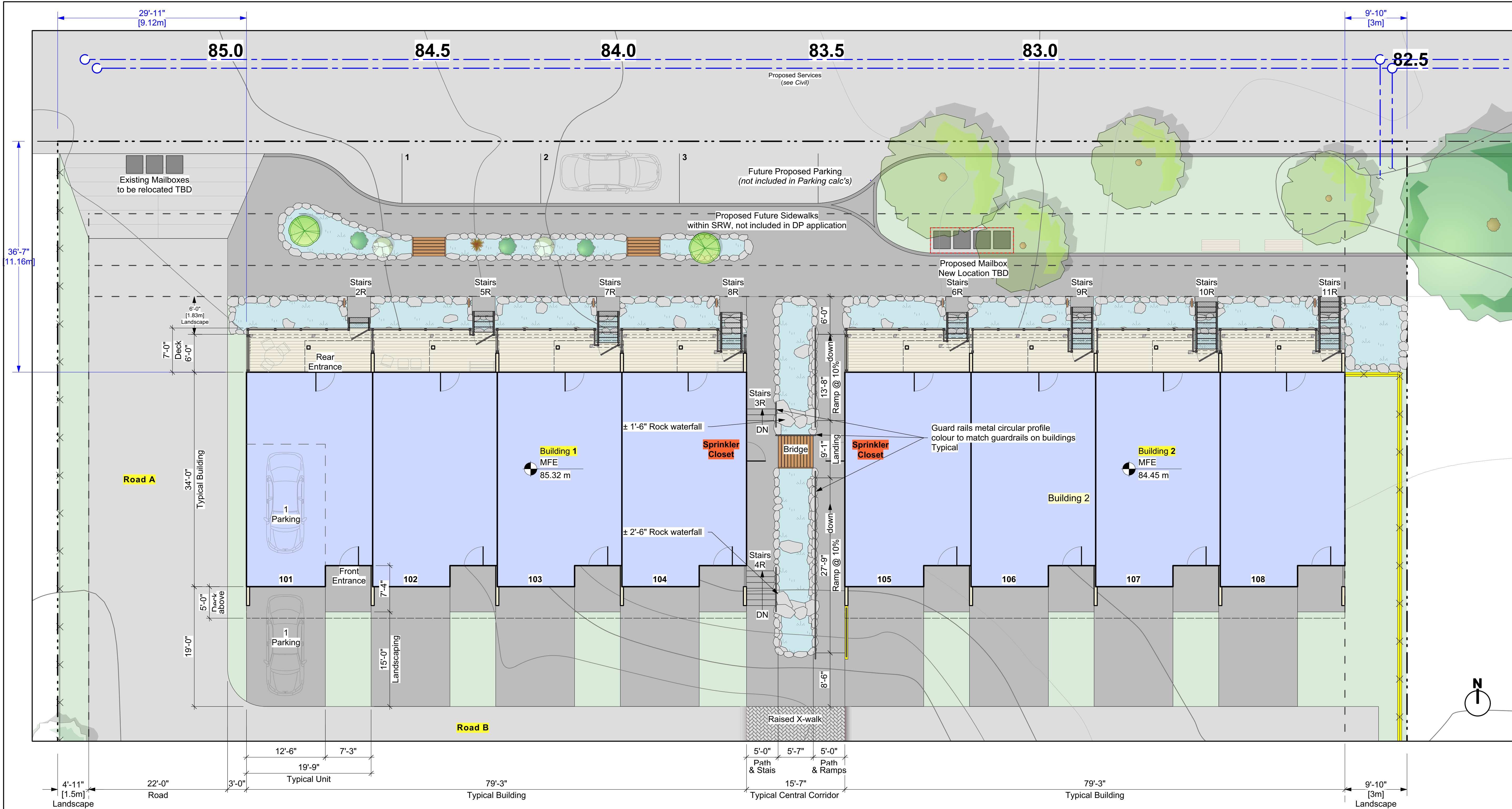
Bicycle Parking Requirements			
Description		Required	Proposed
Short Term (0.1/unit)		0.7	8
Long Term (0.5/unit)		3.5	50
Subtotal:			58

1 Project Data
Last Updated: 2023 11 01

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

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Nanaimo

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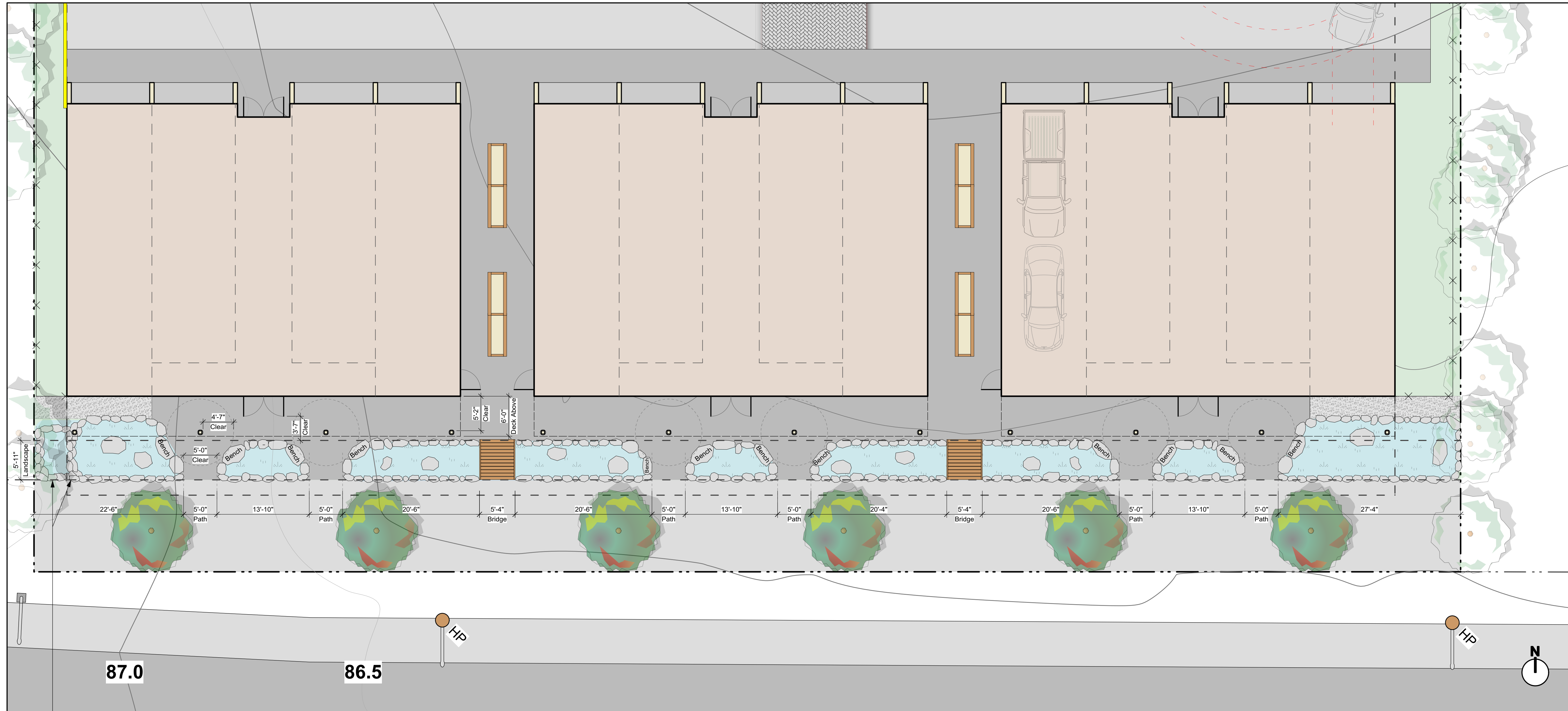
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Sheet Title:
**Site Plans
Clayburn Place**

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CAD File: Clayburn - Building type A & Site 07.vwx	

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Stepped rock garden up to adjacent property elevation
see section H @ A7.3

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Lot 5, District Lot 25G, Wellington District, Plan 11632

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Sheet Title:
Site Plans
Hammond Bay Road

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