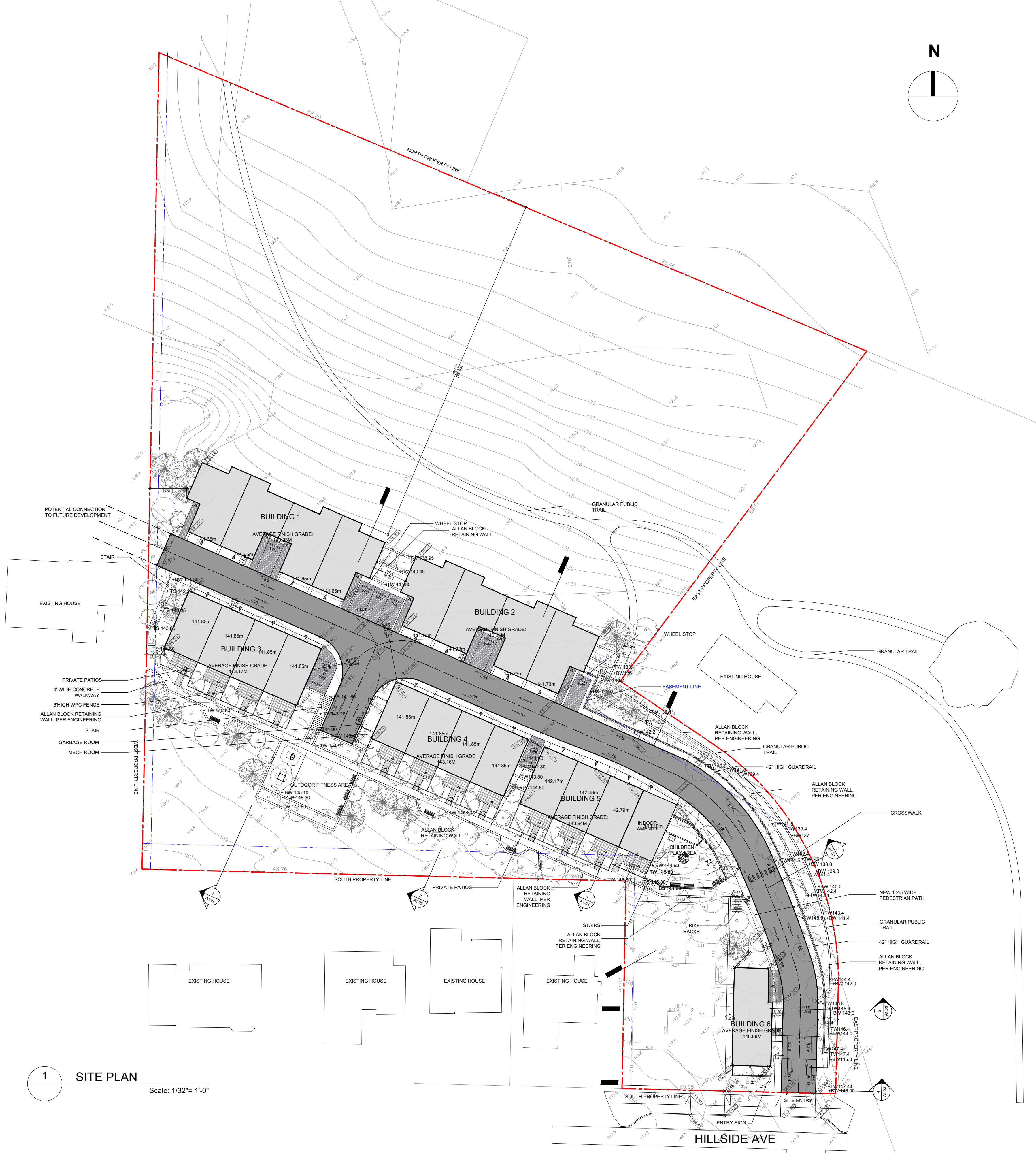




PROJECT DESCRIPTION			
Civic Address	3530 HILLSIDE AVE		
Legal Address	LOT A. DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 41704. EXCEPT PART IN PLAN 43780		
Existing Zoning	R10		
Proposed Zoning	R10		
Proposed Use	Multi-Family Residential		
SITE INFORMATION			
	Square Meters	Square Feet	
Site Area	14409.6	155,103.9	
DEVELOPMENT REGULATIONS			
CRITERIA	R10 Zone Requirement		Proposed
Building Height	9.0m with more than 4:12 roof slope 7.0m with less than 4:12 roof slope After 15% height relaxation: 8.05m		Building 1-5: 8.05m Building 6: 6.87m
Front Yard (South)	4.5m		5.0m
Side Yard (West)	1.5m		3.1m
Side Yard (East)	1.5m		6.6m
Rear Yard (North)	7.5m		62.7m
Lot Coverage	40%	62041 SQ.FT	Building 1: 4588 SQ.FT Building 2: 4588 SQ.FT Building 3: 2994 SQ.FT Building 4: 2994 SQ.FT Building 5: 2994 SQ.FT Building 6: 1218 SQ.FT Total: 19376 SQ.FT (12.5%)
FSR	base: 0.45 +0.1 if at least 1 unit meet Tier 1 Requirement +0.15 if meet Tier 2 Requirement	69796 SQ.FT	Building 1: 7656 SQ.FT Building 2: 7656 SQ.FT Building 3: 6504 SQ.FT Building 4: 6504 SQ.FT Building 5: 6241 SQ.FT Building 6: 1976 SQ.FT Total: 36537 SQ.FT (0.236)
Density	16 units per hectare, excluding watercourse and dedication	Maximum 22 units	20 units

PARKING REGULATIONS			
	Required		Provided
Minimum Parking Requirements	Residents	Area 1 2 BR: 1.8 3+ BR: 2.0 2.0 x 20 units=40	40 for residents
	Visitors	1 space for every 22 spaces	8 spaces are provided (include 1 accessible)
	Accessible Parking	1-10:0 11-32:1 33-100:1 per 33 spaces 44/33=1.3	1 provided
	Total		48
Parking Dimensions	Standard Vehicle	90°: 2.75 x 5.8 m	90°: 2.75 x 5.8 m
		Parallel: 2.5 x 6.71 m	N/A
		Sub Total	all parkings in 90°
	Small Car	2.5 x 4.6 m, max 40%	9 (18.75%) small car at 2.5 x 4.6 m
	Accessible Parking	3.7 x 5.6m	1 accessible parking at 3.7 x 5.6m
	Aisle Width	90°: 6.7m	6.1m / 20'
	Total		48
Loading Requirement	not required for residential development		n/a
Bicycle Parking Requirements (with private garage in each unit)	Long Term	0.5 per unit: 0.5 x 20=10	1 per unit, 20 provided
	Short Term	0.1 per unit: 0.1 x 20=2	4 provided
	Dimension	Long Term: 0.6m W x 1.8m L, with 1.2m wide aisle Short Term: 0.3m W with 1.2m wide aisle	0.6m W x 1.8m L 0.6m W x 1.8m L

Unit Type Breakdown							
Unit Type	# of Unit	# of Bedroom	Floor Area (sq.ft)	Floor Area (m2)	Garage Style	Building Height	Building #
Type A	8	5	1,914	177.8	Double	8.05m	Buildign 1, 2
Type B	11	3	1,626	151.1	Double	8.05m	Building 3,4,5
Type C	1	4	1,976	183.6	Double	6.87m	Building 6
Total	20	77	35,174	3,267.8	40	N/A	N/A



1200 West 73rd Ave (Airport Square)
Suite 940
Vancouver B.C. V6P 6G5

Office: 604 558 3064
Email: info@pwaarchitecture.com
www.pwaarchitecture.com

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2026-MAY-26
Current Planning



ISSUES	DATE
5 REISSUED FOR DEVELOPMENT PERMIT APPLICATION	MAY 19, 2026
4 REISSUED FOR DEVELOPMENT PERMIT APPLICATION	APR 17, 2026
3 REISSUED FOR DEVELOPMENT PERMIT APPLICATION	JAN 05, 2026
2 REISSUED FOR DEVELOPMENT PERMIT APPLICATION	AUG 08, 2025
1 ISSUED FOR DEVELOPMENT PERMIT APPLICATION	JUN 26, 2024

PROJECT NUMBER	A477
DRAWN BY	FC
CHECKED BY	PY

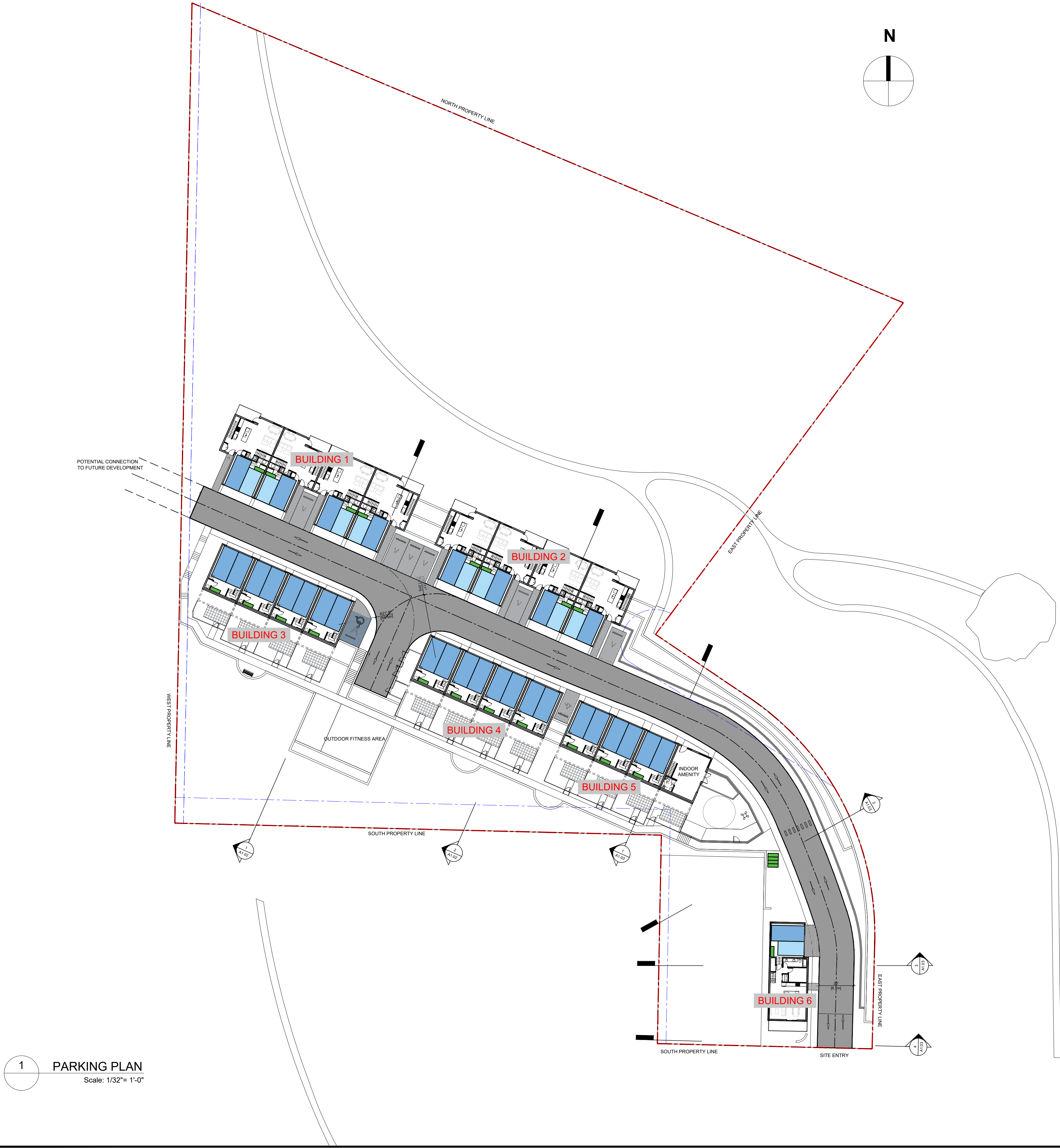
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PROJECT
NEW TOWNHOUSE DEVELOPMENT
3530 HILLSIDE AVE
NANAIMO, BC

DRAWING TITLE
SITE PLAN AND STATISTICS

DRAWING No.

A1.00



LEGEND

- V VISITOR PARKING
- A ACCESSIBLE PARKING
- STANDARD VEHICLE PARKING STALL
- SMALL CAR PARKING STALL
- LONG TERM HORIZONTAL BIKE RACK PER SECTION 7.6(W) WITH ACCESS TO ELECTRICAL OUTLETS PER SECTION 7.6(W)
- ELECTRIC OUTLET BOX PER SECTION 7.7(W)

TYPICAL PARKING STALL SPECIFICATIONS

TYPICAL BICYCLE PARKING STALL SPECIFICATIONS

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PROJECT NEW TOWNHOUSE DEVELOPMENT 3530 HILLSIDE AVE NANAIMO, BC
DRAWING TITLE PARKING PLAN

DRAWING No. A1.01
