

PROJECT DATA

CIVIC ADDRESS:
- 3397 TUNNAH ROAD, NANAIMO

LEGAL DESCRIPTION:
LOT 23, DISTRICT LOT 18,
WELLINGTON DISTRICT, PLAN VIP13120,
PROPERTY No 113932.

-PID: 004-703-561

ZONING:
EXISTING - R1 (Single Dwelling Residential)
PROPOSED - R7 (Row House Lot)

SITE AREA: 6711.43 m²

BUILDING HEIGHT:
ALLOWABLE: 9m (Flat Roof) / 10.5m (Sloped Roof)

SETBACKS:
ALLOWABLE:
FRONT: 3.0m
REAR: 3.0m
SIDE YARD: 1.5m

RESIDENTIAL DENSITY:
Recommended: Suburban Neighbourhood ~25 units per hectare (17 Units)
Proposed: 34 Units:

GFA CALCULATION:

TH TYPE	GFA	NO. OF UNITS	TOTAL
Type 1 (3 Bed)	1651 sq ft.	12 units	19812 sq ft.
Type 2 (3 Bed)	1401 sq ft.	5 units	7005 sq ft.
Type 3 (3 Bed)	1436 sq ft.	6 units	8616 sq ft.
3A (1 Bed)	835 sq ft.	2 units	1670 sq ft.
3B (2 Bed)	835 sq ft.	4 units	3340 sq ft.
Type 4 (4 Bed)	1914 sq ft.	5 units	9570 sq ft.
TOTAL		34 units	50013 sq ft.

GFA: 50013sqf (4646m2)

FAR: PROPOSED: 0.692 ALLOWABLE: 0.7

LOT COVERAGE: PROPOSED: 2372m2 (35%) ALLOWABLE: 70%

RESIDENTIAL PARKING:
(Area 1): 66 stalls (required); 67 stalls (proposed)

3+ Bed	28 x 2.0 = 56
2 Bed	4 x 1.8 = 7
1 Bed	2 x 1.45 = 3
Total:	66

EV - 3
Accessible - 2
Visitor - 3
Small stalls: 26 stalls (40% allowable); 26 stalls (proposed)

BICYCLE PARKING:
SHORT TERM: 34 Units x 0.1 Spaces per unit = 3 Spaces (4 Provided)
LONG TERM: 34 Units x 0.5 Spaces per unit = 17 Spaces (45 Provided)

REQUESTED VARIANCES

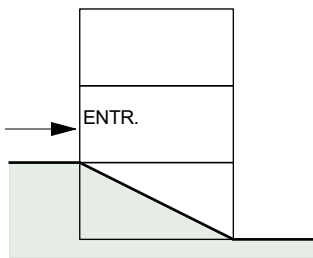
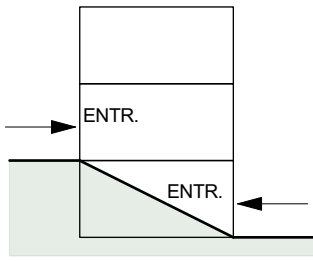
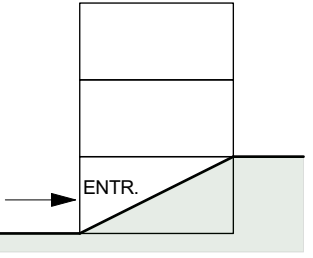
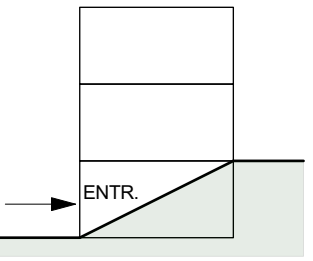
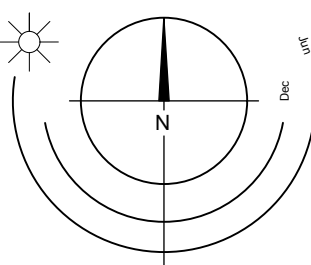
HEIGHT VARIANCES:
BUILDING 1 Variance Request of 1.0m
BUILDING 2 Variance Request of 0.5m
BUILDING 3 Variance Request of 1.0m
BUILDING 4 Variance Request of 1.55m
BUILDING 5 Variance Request of 0.5m
BUILDING 6 Variance Request of 0.5m
BUILDING 7 Variance Request of 1.0m

BUILDINGS 1-7 Demonstrate Sloped Roof Designs

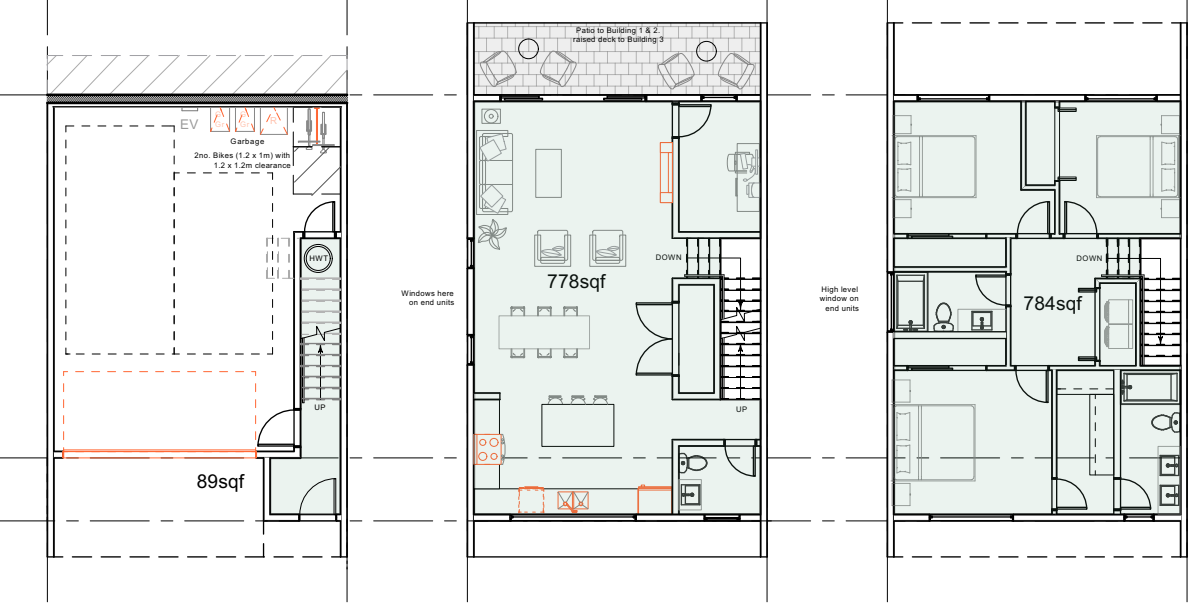
1 Site Plan.
A101 Scale: 1/32"=1'0"

0 10'-0" 40'-0" 80'-0"
1/32" = 1'0"

- Property Line
- Landscape Buffer
- Setback

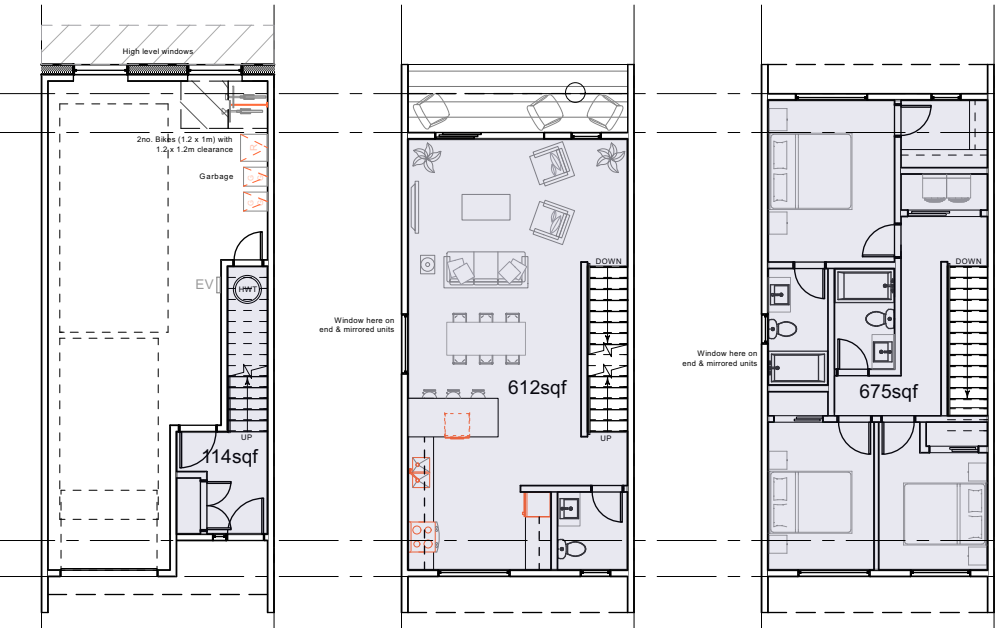


TH TYPE 1 (1651sqf; 153m2)



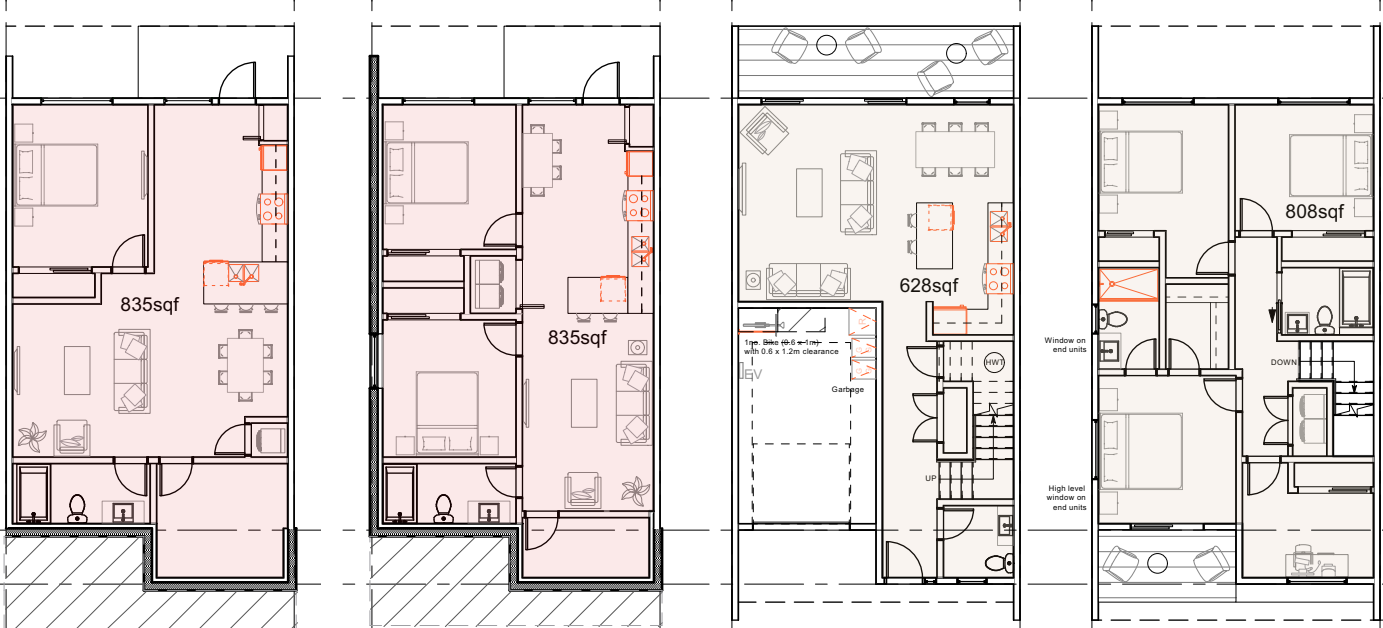
L1 L2 L3

TH TYPE 2 (1401sqf; 130m2)



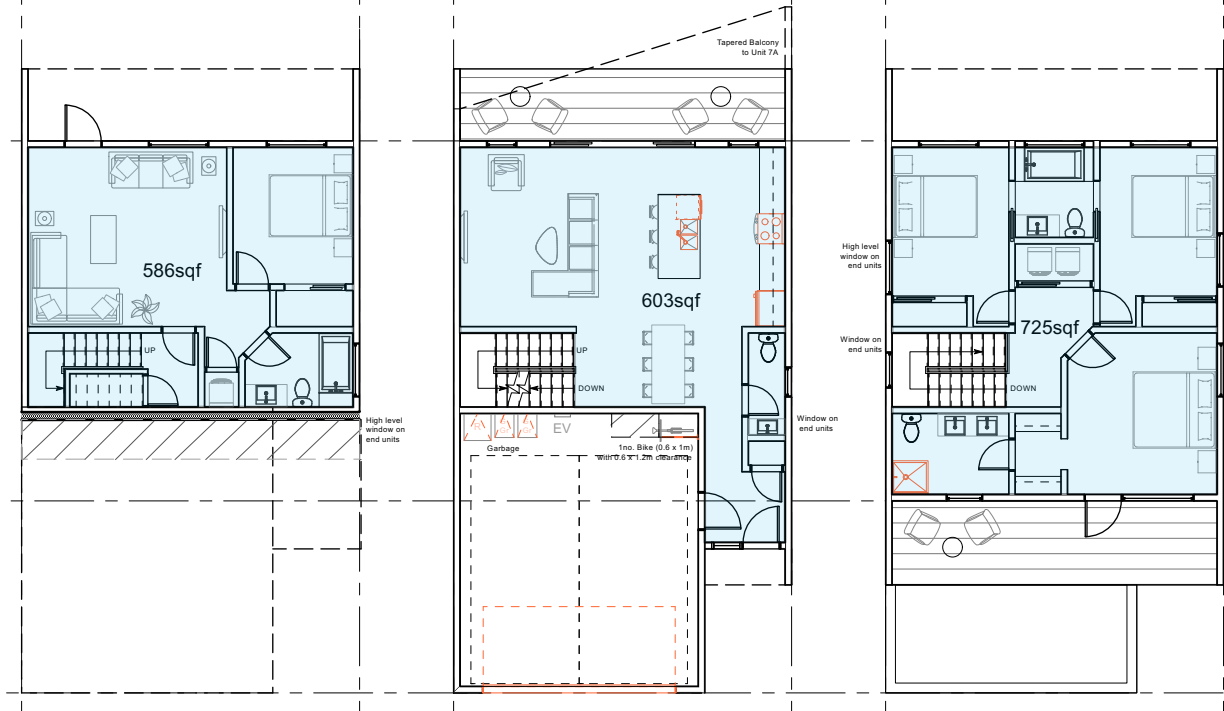
L1 L2 L3

TH TYPE 3 (2271sqf; 211m2)



L1A L1B L2 L3

TH TYPE 4 (1914sqf; 178m2)



L1 L2 L3

2 Unit Types
A101 Scale: 1/16"=1'0"

0 5'-0" 20'-0" 40'-0"
1/16" = 1'0"

Nanaimo BC
4 June 2026

3397 Tunnah Road
Issued for Development Permit

Site Plan; Project Data A101



RECEIVED
DP1392
2026-JUN-16
Current Planning