

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)	1440 sq ft.	5 units	7200 sq ft.
Type 3 (3 Bed)	1463 sq ft.	6 units	8778 sq ft.
(2 Bed)	835 sq ft.	4 units	3340 sq ft.
(1 Bed)	835 sq ft.	2 units	1670 sq ft.
Type 4 (4 Bed)	1914 sq ft.	5 units	9570 sq ft.
TOTAL		34 units	50370 sq ft.

GFA: 50370sqf (4679m2)

FAR: PROPOSED: 0.697 ALLOWABLE: 0.7

LOT COVERAGE: PROPOSED: 2421m2 (36%) ALLOWABLE: 70%

RESIDENTIAL PARKING:
(Area 1): 69 stalls (required); 69 stalls (proposed)

3+ Bed 28 x 2.0 = 56
2 Bed 4 x 1.8 = 8
1 Bed 2 x 1.45 = 3
Accessible = 2
Total: 69

EV - 4
Visitor - 4
Small stalls: 28 stalls (allowable); 25 stalls (proposed)

BICYCLE PARKING:
SHORT TERM: 34 Units x 0.1 Spaces per unit = 3.4 Spaces (4 Provided)
LONG TERM: 34 Units x 0.5 Spaces per unit = 17 Spaces (56 Provided)

REQUESTED VARIANCES

HEIGHT VARIANCES:
BUILDING 1 Variance Request of 1.0m
BUILDING 2 Variance Request of 1.0m
BUILDING 3 Variance Request of 1.0m
BUILDING 4 Variance Request of 1.7m
BUILDING 5 Variance Request of 2.5m
BUILDING 6 Variance Request of 2.5m
BUILDING 7 Variance Request of 1.0m

BUILDINGS 1-4 Demonstrate Sloped Roof Designs
BUILDINGS 5-6 Demonstrate Flat Roof Designs

LANDSCAPE BUFFER VARIANCE:
BUILDING 4 (Northern Corner) Reduction in landscape buffer width
to 1.5m along North Eastern Property Line

LANDSCAPE BUFFER VARIANCE:
BUILDING 4 (Northern Corner)
Reduction in landscape buffer width
to 1.5m along North Eastern Property Line



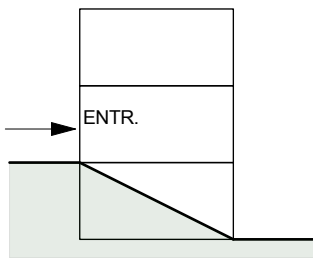
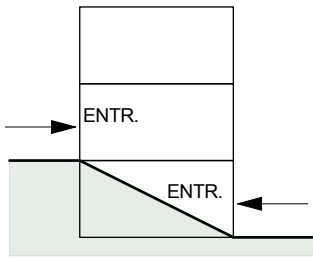
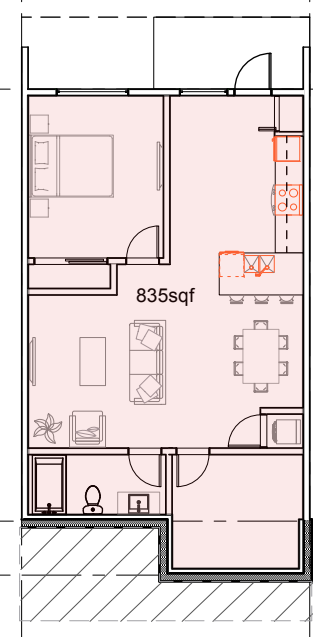
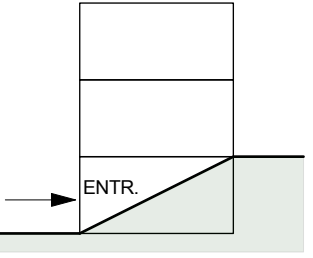
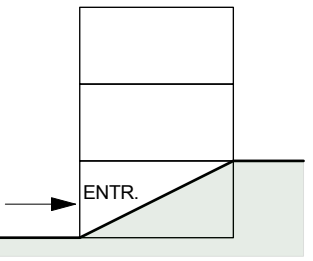
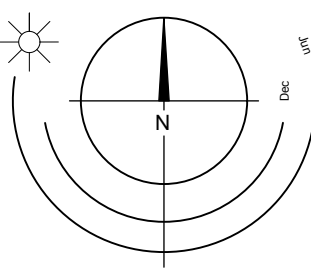
Proposed 1.5m landscape buffer.
Required 1.8m landscape buffer.

Strata Plan VIS6988

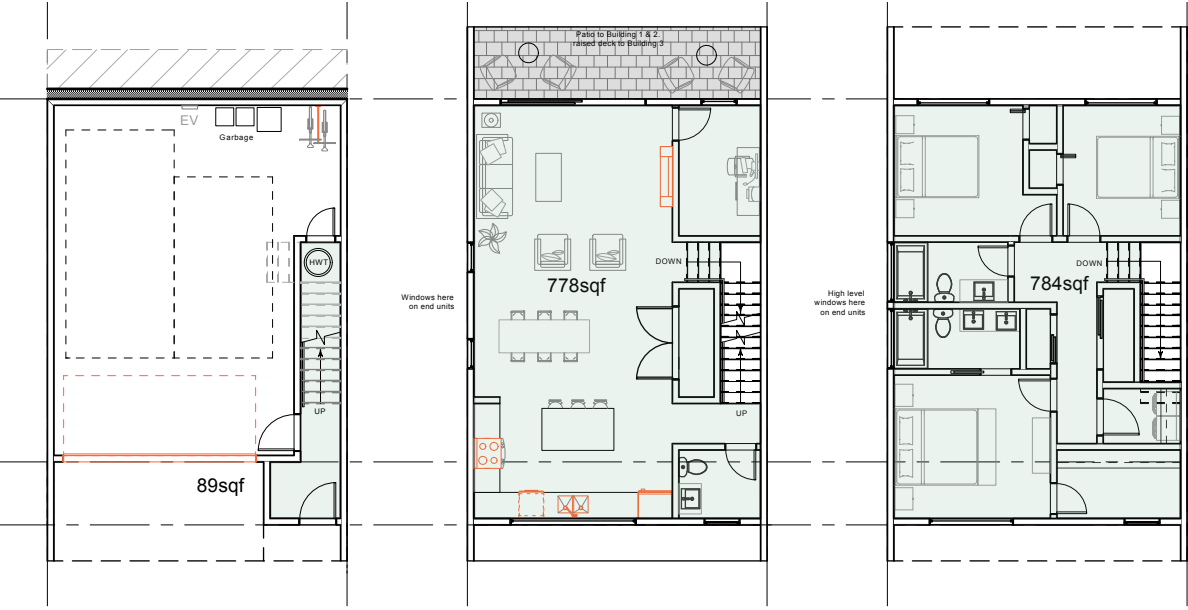


1 Site Plan.
Scale: 1/32"=1'0"

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

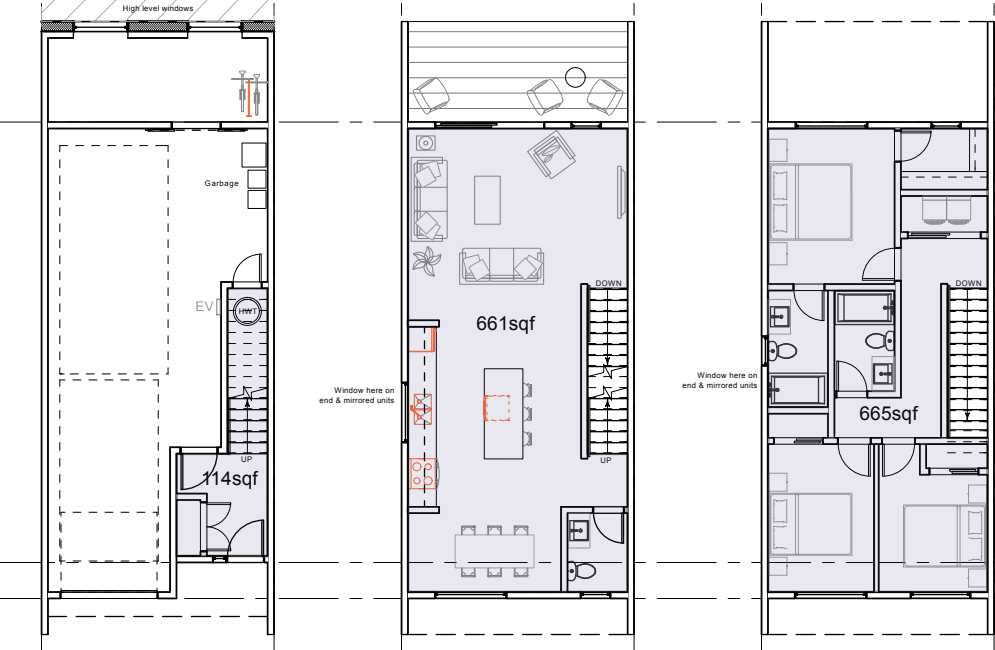


TH TYPE 1 (1651sqf; 153m2)



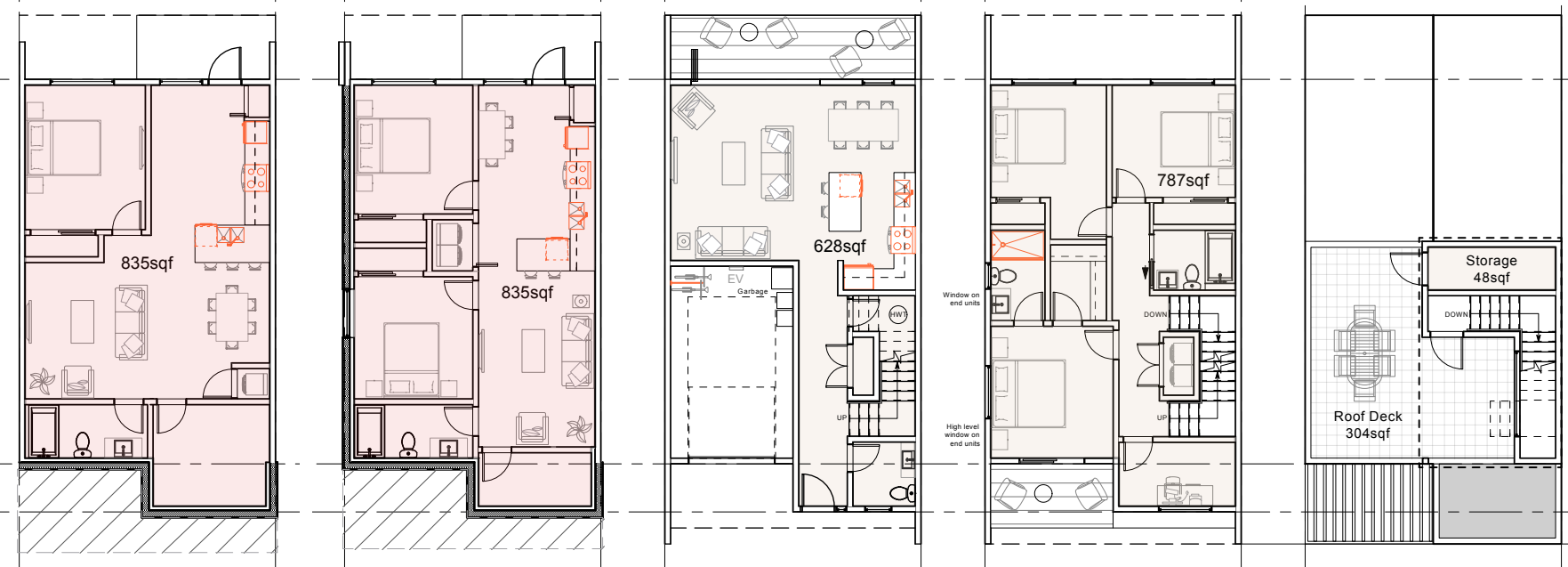
L1 L2 L3

TH TYPE 2 (1440sqf; 134m2)



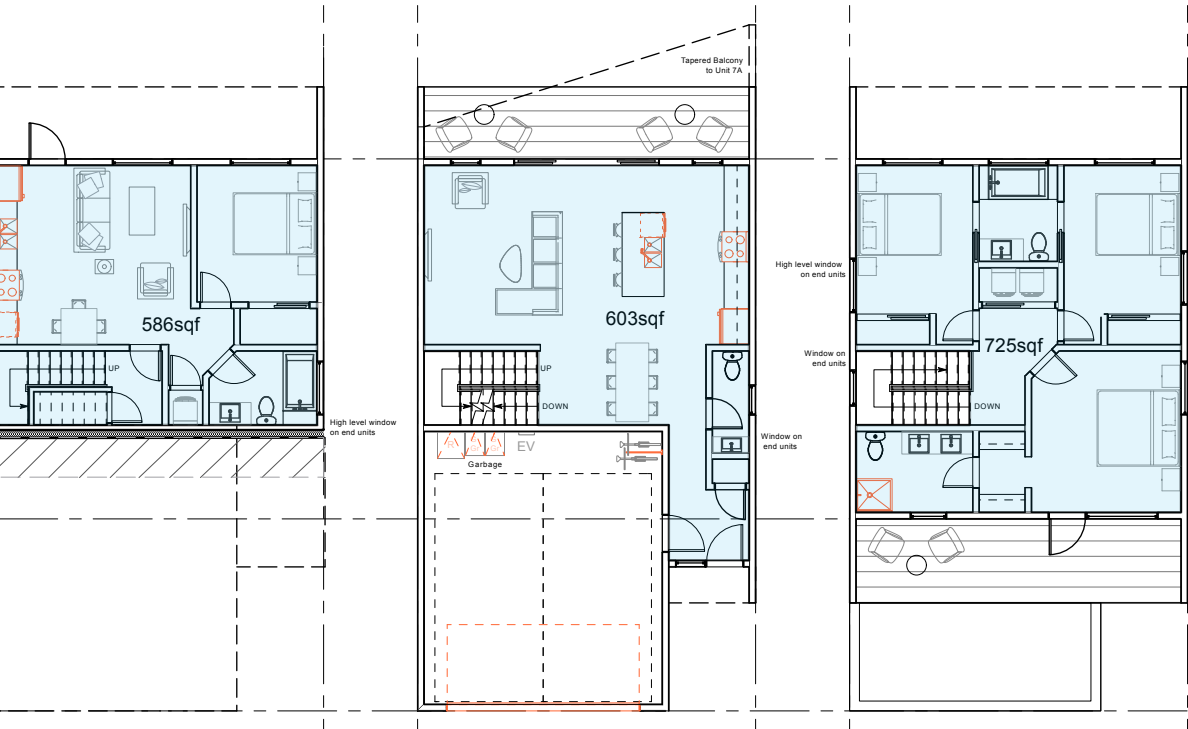
L1 L2 L3

TH TYPE 3 (2298sqf; 213m2)



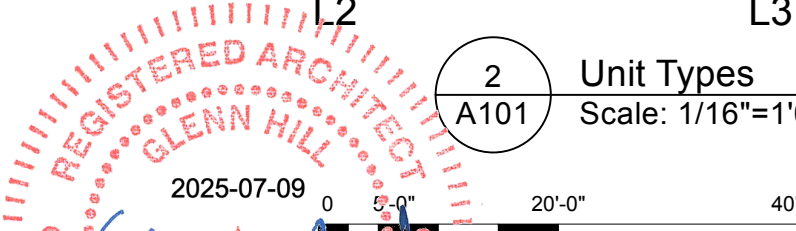
L1B L2 L3 ROOF

TH TYPE 4 (1914sqf; 178m2)



L1 L2 L3

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



Nanaimo BC
8 July 2025

3397 Tunnah Road
Issued for Development Permit

RECEIVED
DP1392
2025-JUL-16
Current Planning

Site Plan; Project Data

A101

dHKarchitects dHka