

LOT 1

PROJECT DATA

CIVIC ADDRESS: 5420 ALTAVISTA DRIVE, NANAIMO, B.C.

FOLIO: 08286.000

PID: 001-097-873

ZONING: R10 STEEP SLOPE RESIDENTIAL

DPA: DPA-5 WILDFIRE HAZARD
DPA-6 STEEP SLOPE DEVELOPMENT
DPA-8 FORM & CHARACTER

DENSITY:

ALLOWABLE 16 UNITS/ HA 19 UNITS
PROPOSED 28 UNITS
(1,1875 x 16 = 19 + TRANSFER OF 9 UNITS)

FAR:

ALLOWABLE: 0.45
PROPOSED: 0.29 (3,443m² / 11,875m²)

SETBACKS:

FRONT YARD 4.5m
SIDE YARD 1.5m
REAR YARD 7.5m

BICYCLES

SHORT TERM 28 X 0.1 = 2.8 (3)
REF. A101 SITE PLAN
LONG TERM 28 X 0.5 = 14
PROVIDED IN UNIT STORAGE ROOMS, REF. A210 - A211 TYPICAL UNIT PLANS

PROPERTY AREA: 11,875 m² (1.1875 ha)

BUILDING GFA'S:
TYPE A: 492.00m²
TYPE B: 491.80m²

TOTAL GFA:
2 X TYPE A 2 X 492.00 = 984m²
5 X TYPE B: 5 X 491.80 = 2,459m²
= 3,443m²

REQUIRED PARKING -- (AREA 1)

2 BED 14 UNITS X 1.8 STALLS = 25.2 STALLS
3 BED 14 UNITS X 2.0 STALLS = 28 STALLS
TOTAL REQUIRED: 53.2 (53 STALLS)

INCLUDING:
ACCESSIBLE 1 PER 33 = 2 (2 STALLS)
VISITOR 53.2 / 22 = 2.42 (2 STALLS)
E.V. 25% OF COMMON = 13.3 (53 STALLS X 25%)
SMALL VEHICLE STALLS ALLOWABLE 53 X 40% = 21.2 (21 STALLS)

TOTAL PROVIDED PARKING STALLS = 64 STALLS

14 DEDICATED GARAGE STALLS
14 DEDICATED DRIVEWAY PAD STALLS
25 DEDICATED SURFACE PARKING STALLS
11 COMMON PARKING STALLS

INCLUDING:
ACCESSIBLE 1 PER 33 = 2 REQ. = 2 STALLS

VISITOR 53.2 / 22 = 2.42 REQ. = 2 STALLS
E.V. (7.7.(i)) 25% OF COMMON = 8 COMMON STALLS X 25% = 2 STALLS
(SEE KEYNOTES A THROUGH D FOR ADDITIONAL E.V. REQUIREMENTS)

BUILDING HEIGHT

BUILDING NUMBER ALLOWABLE BUILDING HEIGHT PERMITTED (> 4:12) PROPOSED
BUILDINGS 1 - 7 9.0m 10.0m

VARIANCE REQUEST

BUILDING HEIGHT VARIANCE

7.6.1. The following table identifies the maximum lot coverage, the maximum height of a principal building for a flat and sloped roof building and the maximum allowable perimeter wall height within each zone:

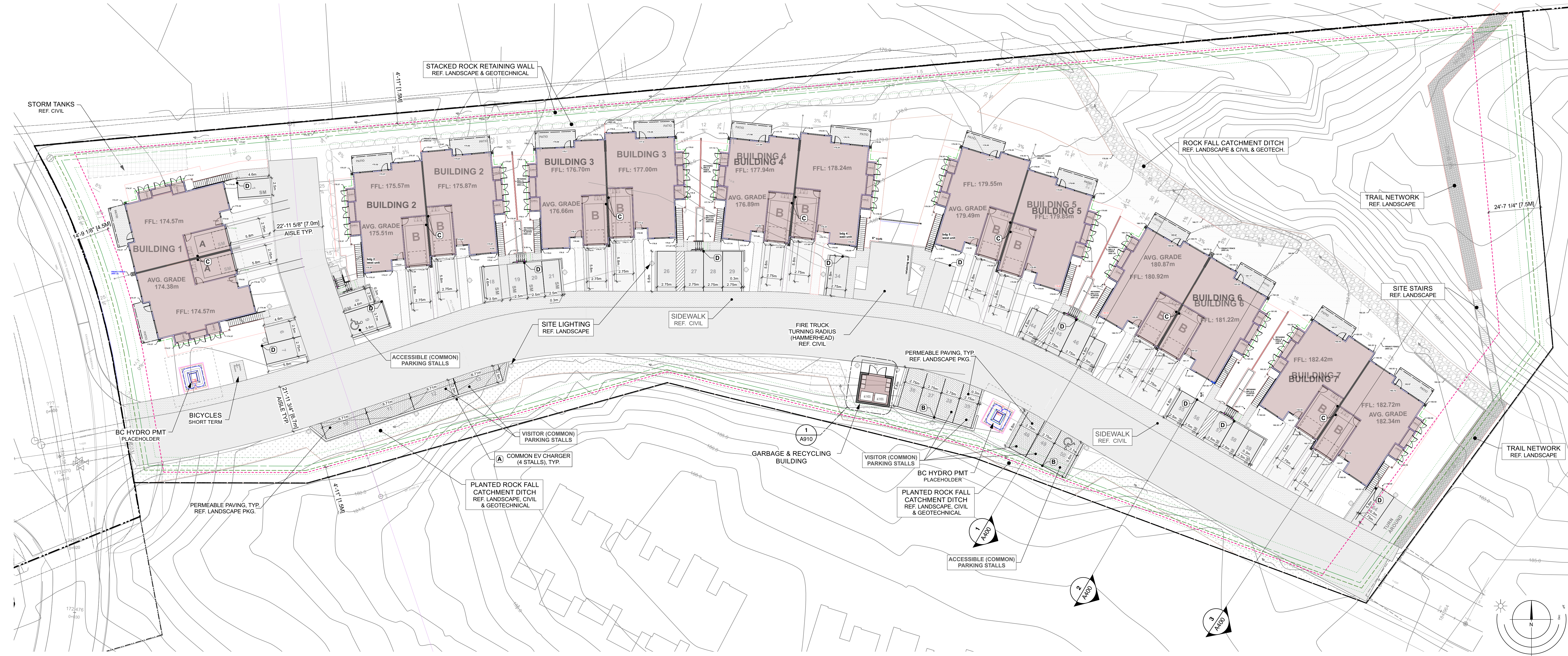
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH) = 9.0m

BUILDING 1 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 2 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 3 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 4 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 5 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 6 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS
BUILDING 7 VARIANCE REQUEST OF 1.0m TO ACCOMMODATE NOMINAL HEIGHT VARIATIONS

KEYNOTE LEGEND

NOTE:
REFER TO A101 SITE PLAN FOR KEYNOTES 'A', 'B', 'C' & 'D' MARKERS.
REFER TO A200-A202 UNIT PLAN SHEETS FOR KEYNOTE 'C' MARKERS.

- A** COMMON EV CHARGER (4 STALLS SHARED ACCESS), TYP. FOR COMMON (UNDEDICATED) PARKING STALLS. 25% ARE TO HAVE SHARED ACCESS TO A LEVEL 2 ELECTRIC VEHICLE CHARGER RECEPTACLE, AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(i)
- B** FOR REMAINDER OF COMMON (UNDEDICATED) PARKING STALLS, PROVIDE R.O. ELECTRICAL OUTLET BOX FOR EV CHARGER (4 STALLS SHARED ACCESS), CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT THE INSTALLATION OF A LEVEL 2 EV CHARGER RECEPTACLE, AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(ii)
- C** ALL OFF-STREET PARKING SPACES WITHIN A ... DEDICATED MULTI-FAMILY DWELLING PARKING SPACE SUCH AS A GARAGE FOR AN INDIVIDUAL UNIT SHALL INCLUDE AN ELECTRICAL OUTLET BOX WIRED WITH A SEPARATE BRANCH CIRCUIT CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT A LEVEL 1 ELECTRIC VEHICLE CHARGE RECEPTACLE, AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(iii)
- D** ALL DEDICATED SURFACE PARKING SPACES OR PARKING SPACES IN GARAGES MUST INCLUDE AN ELECTRICAL OUTLET BOX WIRED WITH A SEPARATE BRANCH CIRCUIT CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT THE INSTALLATION OF A LEVEL 1 EV CHARGER RECEPTACLE, AS PER CITY OF NANAIMO PARKING BYLAW: ELECTRIC VEHICLE PARKING, CLAUSE 7.7.(iii)



RECEIVED

DP1401

2025-OCT-03

Current Planning

Site Plan & Project Data

A101
Scale as Noted



dHKA Architects



Mount Benson Developments
Nanaimo, BC
24JUL25

Lot 1 - 5420 AltaVista Drive
ISSUE FOR DEVELOPMENT PERMIT