PROJECT DATA

-CIVIC ADDRESS:
- 4670 HAMMOND BAY ROAD, NANAIMO

LEGAL DESCRIPTION:
- LOT 51, WELLINGTON DISTRICT,
PLAN VIP86170 EXCEPT THAT PART IN PLAN VIP87084; PID: 027-786-587

ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.84 m²
TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m² (34.5 UNITS MAX)

RESIDENTIAL DENSITY: PROPOSED: 34 ALLOWABLE (16 units per hectare): 34.5

FAR: PROPOSED: 0.29(6828.3m²) ALLOWABLE: 0.45 (9799.2 m²)

PROPOSED SITE COVERAGE:

PROPOSED:	32%	[6,828.3m²]
ALLOWABLE:	40%	[8,635.2 m²]

SETBACKS:

	PROPOSED:	ALLOWABLE:
FRONT:		4.5m
REAR:		7.5 m
SIDE:		1.5 m

GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
T1	2073 sq ft	10
T1a	2757.8 sq ft	5
T2	2177.5 sq ft	9
T3	1899.4 sq ft	2
T3a	2575.2 sq ft	1
T4	1858.3 sq ft	7

34 UNITS - 73 498.9 sq ft (6828.3m²) TOTAL

OFF STREET PARKING

REQUIRED

34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	3.01	STALLS
H/C STALLS	2	STALLS

SMALL CAR STALLS ALLOWABLE 40% - 27.2 STALLS (44 FULL SIZE STALL MIN)
ELEC. VEHICLE STALLS AS PER SECTION 7.7. OF PARKING BYLAW
(A minimum of 25% of all required off-street parking spaces)

PROVIDED

34 DWELLING UNITS X 2 SPACES (AREA 1)	68	STALLS
VISITOR: SPACES / 22	4	STALLS
H/C STALLS	2	STALLS
TOTAL	**74**	**STALLS**

SMALL CAR - 14 STALLS
FULL SIZE - 60 STALLS

BICYCLE PARKING

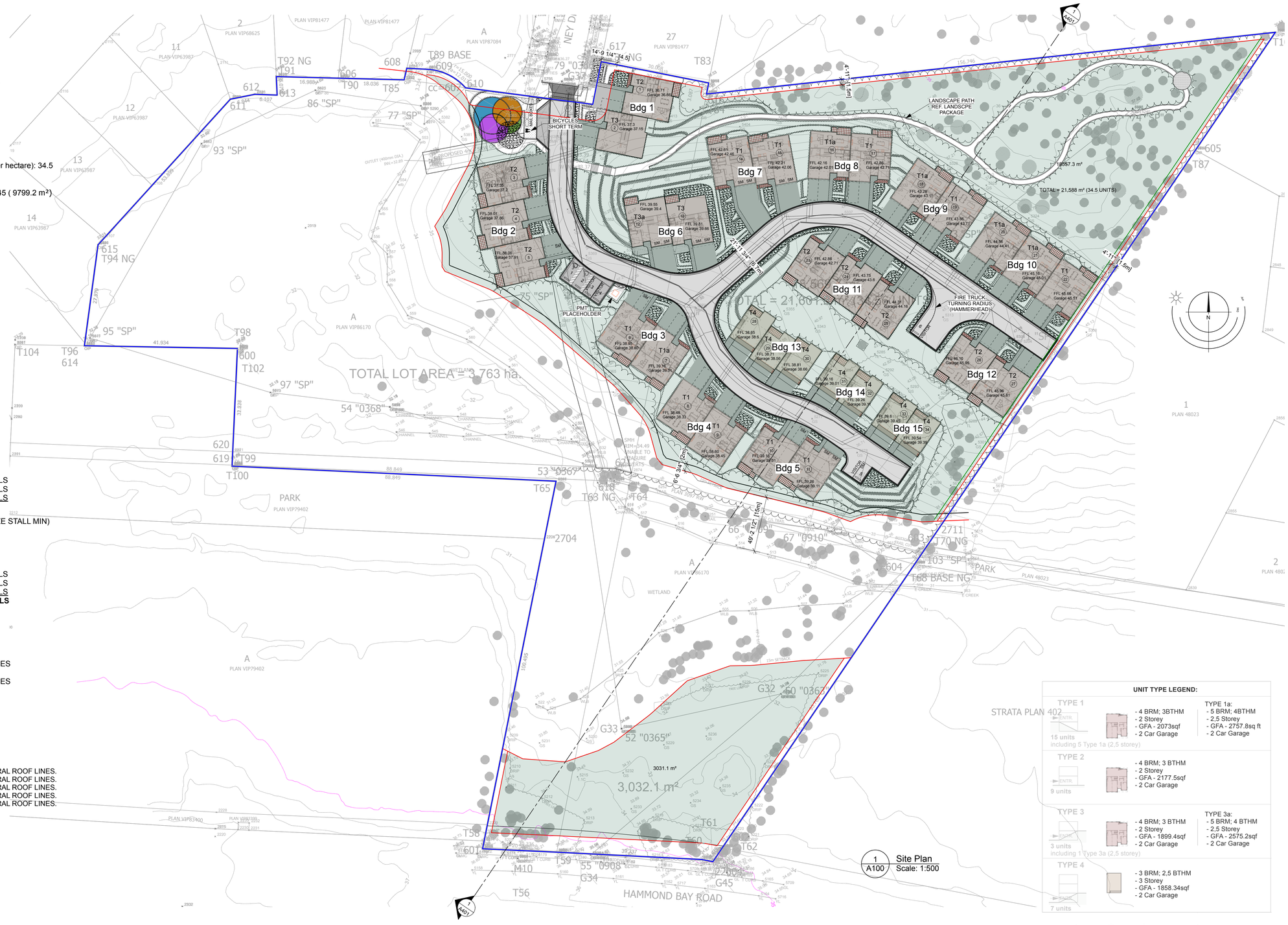
SHORT TERM		
34 DWELLING UNITS X 0.1 SPACES	3.4	SPACES
LONG TERM		
34 DWELLING UNITS X 0.5 SPACES	17	SPACES

REQUESTED VARIANCES

R10 HEIGHT OF PRINCIPAL BUILDING - FLAT ROOF (<THAN 4:12 PITCH)
R10 HEIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (>THAN 4:12 PITCH)

BUILDING 2 VARIANCE REQUEST OF 1.00m TO COMPLETE ARCHITECTURAL ROOF LINES.
BUILDING 11 VARIANCE REQUEST OF 1.00m TO COMPLETE ARCHITECTURAL ROOF LINES.
BUILDING 13 VARIANCE REQUEST OF 1.77m TO COMPLETE ARCHITECTURAL ROOF LINES.
BUILDING 14 VARIANCE REQUEST OF 1.68m TO COMPLETE ARCHITECTURAL ROOF LINES.
BUILDING 15 VARIANCE REQUEST OF 1.46m TO COMPLETE ARCHITECTURAL ROOF LINES.

BUILDINGS 1-12 DEMONSTRATE 4:12 SLOPED ROOF DESIGNS
BUILDINGS 13-15 DEMONSTRATE FLAT ROOF DESIGNS



1 Site Plan
A100 Scale: 1:500

UNIT TYPE LEGEND:

TYPE 1
15 units
including 5 Type 1a (2,5 storey)
- 4 BRM; 3BTHM
- 2 Storey
- GFA - 2073sqf
- 2 Car Garage

TYPE 1a:
- 5 BRM; 4BTHM
- 2,5 Storey
- GFA - 2757.8sq ft
- 2 Car Garage

TYPE 2
9 units
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 2177.5sqf
- 2 Car Garage

TYPE 3
3 units
including 1 Type 3a (2,5 storey)
- 4 BRM; 3 BTHM
- 2 Storey
- GFA - 1899.4sqf
- 2 Car Garage

TYPE 3a:
- 5 BRM; 4 BTHM
- 2,5 Storey
- GFA - 2575.2sqf
- 2 Car Garage

TYPE 4
7 units
- 3 BRM; 2,5 BTHM
- 3 Storey
- GFA - 1858.34sqf
- 2 Car Garage

RECEIVED
DP1432
2026-AUG-05
Current Planning