

Strata Plan VIS6988

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:
4 BRM - 5 units
3 BRM - 23 units
2 BRM - 4 units
1 BRM - 2 units

GFA: 50052sqf (4650m²)

FAR: PROPOSED: ALLOWABLE:
0.693 0.7

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

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

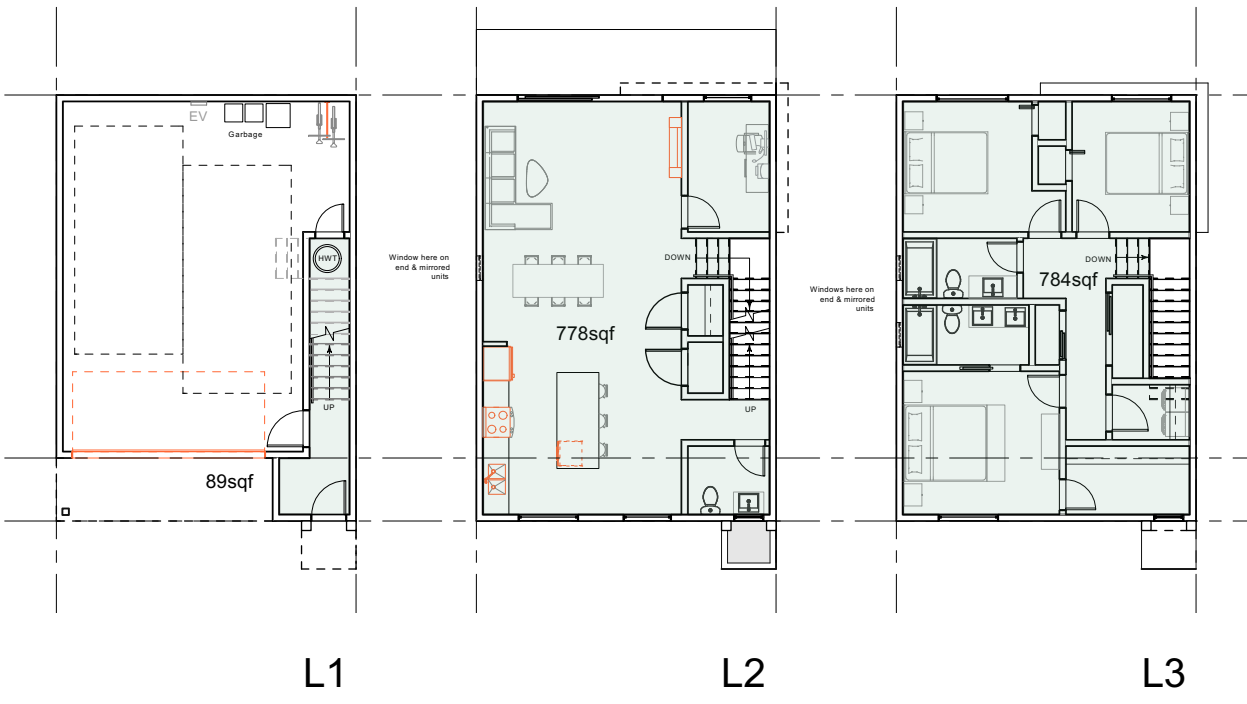
3+ BRM 28 x 2.00 = 56
2 BRM 4 x 1.8 = 8
1 BRM 2 x 1.45 = 3
Accessible - 2
Total: 69

EV - 4
Visitor - 3

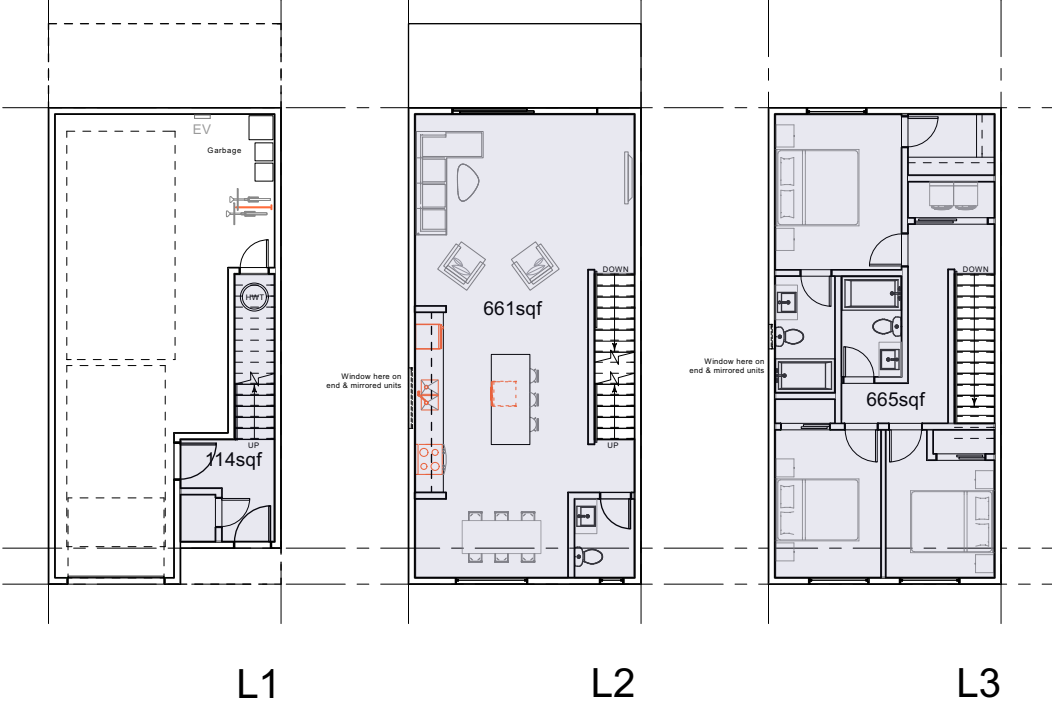


1 Site Plan.
A011 Scale: 1/32"=1'0"

TH TYPE 1 (1651sqf; 153.4m²)



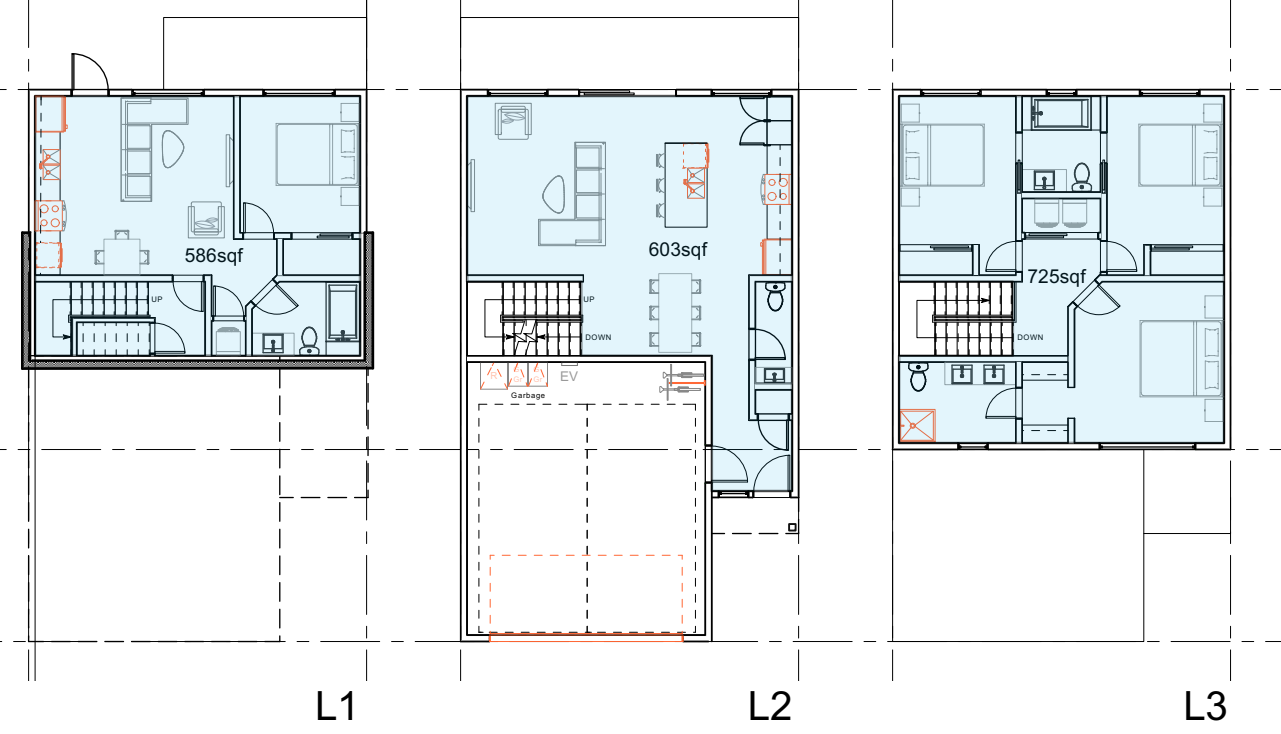
TH TYPE 2 (1440sqf; 133.8m²)



TH TYPE 3 (2245sqf; 208.6m²)



TH TYPE 4 (1914sqf; 177.8m²)



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

3397 Tunnah Road

Nanaimo BC
21 March 2025

Site Plan; Project Data

RECEIVED
RA516
2025-APR-28 dHKarchitects dHka