

PROJECT DATA

CIVIC ADDRESS:

- 1960 Jingle Pot Road, Nanaimo, BC

LEGAL DESCRIPTION:

LOT 2, SECTION 11, RANGE 8, MOUNTAIN DISTRICT, PLAN 8509, MOBILE HOME REGISTRY #095550, EXCEPT PART IN PLAN VIP61501 AND VIP85882, PID: 005-528-909, Folio: 05828.000, LTO Number: CB1540448, MHR Number: 95550, Property No: 144557

AREA: 7 071.6m2

ZONING: EXISTING - AR1 (RURAL RESOURCE)
PROPOSED - R7 (ROW HOUSE LOT)

OCP FUTURE LAND USE: SUBURBAN NEIGHBOURHOOD

RESIDENTIAL DENSITY:

Recommended: Suburban Neighbourhood ~25 units per hectare (18 Units)
UNIT COUNT: 19 units

GFA: 3016m² (32 467 sq ft)

FAR:

PROPOSED: 0.45
ALLOWABLE: 0.7

PRINCIPAL BUILDING HEIGHT: 3 STOREY

PROPOSED:
ALLOWABLE: 9m (flat roof); 10.5m (4:12 pitch)

SETBACKS:

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

SITE COVERAGE:

PROPOSED: 18.3% (1293.5m²)
ALLOWABLE: 70%

OFF STREET PARKING:

REQUIRED (Area1)
3+ BRM - 19units x 2.00 stalls =38 stalls
Accessible - 1 stall
Total 39 stalls

PROPOSED: 41 STALLS (including 1H/C stall and 2 Visitor)

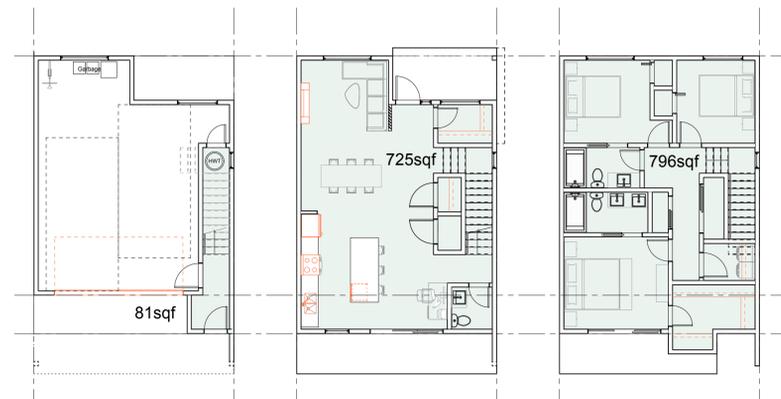
Visitor - 2 stalls
EV - 25%
Bicycle - Short term - 2; Long Term - 10



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



Type 1
Townhome
3 storey
3brm + Den
GFA - 160.6m² (1729sqf)



Type 2
Townhome
3 storey
3brm
GFA - 148.9m² (1603sqf)

2 Unit Plans
A101 Scale: 3/32"=1'0"

RECEIVED
RA535
2025-NOV-14
Current Planning

