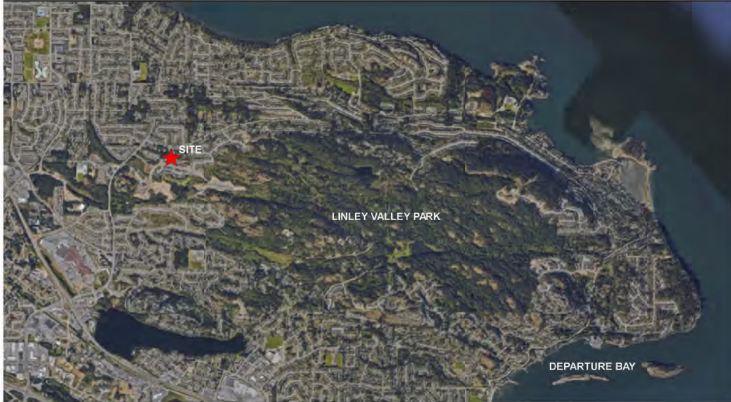


5768 LINLEY VALLEY DRIVE, NANAIMO, B.C.



## Site Statistics

**Legal Address:** 5768 Linley Valley Drive, Nanaimo BC  
**Legal Description:** Lot 43, District Lot 32, Wellington District, Plan EPP17440 PID: 028-872-002

Zoning:	R10	STEE <sup>3</sup> SLOPE RESIDENTIAL	
Lot size (min):	1,500.00 sm		
Lot Size Proposed	8,204.05 sm	89,900 sf	2.03 acre

Front Yard (min):	4.50 m
Side Yard (min):	1.50 m
Rear Yard (min):	7.50 m
Height (max):	9.00 m

**Floor Area**

	FSR	Area (sm)	Area (sf)
Allowable:	0.45	3,691.82 sm	39,738 sf
Proposed:	0.32	2,712.03 sm	29,193 sf

## Unit Mix

Type	Area/Unit	No. Units	Total Area
A	2,201.00 sf	2	4,402.0 sf
A1	1,615.00 sf	1	1,615.0 sf
B	1,823.00 sf	7	12,761.0 sf
C	2,264.00 sf	1	2,264.0 sf
D	1,881.00 sf	1	1,881.0 sf
E	1,833.00 sf	1	1,833.0 sf
Fa	2,177.00 sf	1	2,177.0 sf
Fb	2,177.00 sf	1	2,177.0 sf
WATER METER CUPBOARD	83.00 sf	1	83.0 sf
<b>Total</b>		<b>15</b>	<b>29,193.0 sf</b>

### Lot Coverage

	Ratio	Area (sf)
<b>Allowable:</b>	0.40	<b>35,960 sf</b>
<b>Proposed:</b>	0.36	<b>32,584 sf</b>

Lot Coverage	Type	Area/Unit	No. Units	Total Area
	A	1,876.00 sf	2	3,752.0 sf
	A1	2,002.00 sf	1	2,002.0 sf
	B	2,211.00 sf	7	15,477.0 sf
	C	2,334.00 sf	1	2,736.0 sf
	D	2,334.00 sf	1	2,334.0 sf
	E	2,200.00 sf	1	2,200.0 sf
	Fa	2,041.64 sf	1	2,041.6 sf
	Fb	2,041.64 sf	1	2,041.6 sf
<b>Total</b>			<b>15</b>	<b>32,584.3 sf</b>

THE PROPOSAL IS TO REDEVELOP THE PROPERTY TO A PRIVATE STRATA-TITLE COMMUNITY OF SINGLE FAMILY DETACHED HOMES WITH TWO DUPLEXES IN THE SMALLER LOT.

## 1.0 OVERVIEW:

THE SITE LOCATED ON THE NORTH SIDE OF LLEY VALLEY DRIVE IS A TWO-LOT LAND AND COMPRISES APPROXIMATELY TWO ACRES. THE LARGER LOT IS COVERED BY BARE LAND STRIPPED OF VEGETATION AND SOIL TO BEDROCK, BLASTED IN THE EAST AND GENERALLY UNDISTURBED TO THE WEST. THE SMALLER LOT TO THE WEST OF LARGE LOT IS MAINLY A NATURAL TREED AREA, SEE TREE MANAGEMENT PLAN FOR DETAILS.

THE SITE IS BOUNDED BY GARNET PLACE ROAD, SINGLE FAMILY RESIDENTIAL PROPERTIES TO THE NORTH, SINGLE FAMILY ZONED HOUSES TO THE SOUTH AND LOW DENSITY DUPLEXES TO THE WEST AND ROCK HILL TO THE EAST.

THE HOUSING DEVELOPMENT PROJECT INCLUDES THE FOLLOWING DESIGN FEATURES:

- THIRTEEN, ONE-STOREY AND TWO DUPLEXES WILL BE BUILT IN FIVE PHASES.
- A VARIETY OF UNIT FLOOR PLANS: TWO-BEDROOM, TWO BEDROOMS PLUS DEN, TWO BEDROOMS PLUS TWO DEN AND THREE BEDROOMS
- COMMON PRIVATE ACCESS ROAD WITH PEDESTRIAN AMENITIES
- A VARIETY OF EXTERIOR FINISH MATERIALS: VINYL SHAKE, VINYL SIDING, CULTURED STONE, WOODEN DETAILS, ASPHALT SHINGLE ROOFS, VINYL DOUBLE GLAZED WINDOWS AND FIBERGLASS ENTRY COORS WITH WOOD GRAIN FINISH.
- ADDITION OF VIBRANT PEDESTRIAN FLOW AND SUBSTANTIAL LANDSCAPING THAT SIGNIFICANTLY IMPROVES THE DESOLATED EXISTING SITE.

## 2.0 DESIGN RATIONALE:

THE DESIGN OF THE PROJECT IS TO CREATE RANCH STYLE COMMUNITY IN THE LARGER LOT PROVIDING A SUITABLE HOUSING OPPORTUNITY FOR POTENTIAL SENIOR BUYERS, TAKING THE CONSIDERATION OF A GREATER ROOF HEIGHT DIFFERENCE AT EASTERN END OF THE LOT, THE FIRST TWO HOUSES WOULD CREATE SPLIT LEVEL HOUSES WITH STEPPING ROOF LINES AS A TRANSITION TO THE ROCK RIDGE. BY DOING THIS, IT ALSO INTRODUCES MORE NATURAL LIGHT TO THE BACK OF THE HOUSES, THE TWO DUPLEXES IN THE SMALLER LOT TAKE ADVANTAGE OF THE STEEP SLOPE OF THE SITE WHILE CREATING THE MINIMUM DISTURBANCE TO THE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT IN THE SMALLER LOT HAS A SIMILAR FOOTPRINT AS THE DEVELOPMENT APPROVED BY CITY OF NAINAIMO IN 2015 (DEVELOPMENT PERMIT NUMBER: 000925). THIS PROJECT INTENDS TO COMPLETE THE UNFINISHED DEVELOPMENT OF THE ENTIRE NEIGHBOURHOOD WHILE CREATING A VIBRANT LIVELY COMMUNITY. THE DEVELOPMENT OF THE SMALLER LOT WILL MAKE THE PROJECT ECONOMICALLY FEASIBLE FOR THE OWNER WHILE GENERATING REVENUE FOR THE CITY OF NAINAIMO. CRAFTSMAN STYLE INSPIRED BUILDING FORMS AND EXPRESSIVE MATERIALS HAVE BEEN CHOSEN TO INDICATE QUALITY AND DURABLE CONSTRUCTION DETAILING. THE RESULTING DISTINCT CHARACTER OF THE DEVELOPMENT WILL BE ONE WHICH BUILDS UPON THE APPEAL OF PREDECESSOR LOCAL DEVELOPMENTS AND FOLLOWING LINLEY POINT ARCHITECTURAL DESIGN GUIDELINES.

## 2.1 SITE PLAN

THE HOUSES RESPOND TO THE CURVING ROAD BY SETTING BACK AT VARYING DISTANCES FROM THE LANE CREATING A PATTERN OF FRONTAGES IN PAIRS AND SINGLY, EACH HOUSE WITH A UNIQUE RELATIONSHIP TO THE STREET AND ITS NEIGHBOURS. ALONG GARNET PLACE THE STEPPED FORM OF THE HOUSES CREATES A LARGE PRIVATE SOUTH FACING SPACE FOR THE RESIDENTS TO ENJOY THE SUN AND AT THE SAME TIME BRING IN MAXIMUM SUNLIGHT INTO THE SOUTH FACING LIVING ROOMS.

IN THE BIG LOT THE RANCH STYLE HOUSES ARE PLACED WITH MINIMUM 2.4M DISTANCE FROM EACH OTHER.

SIGNAGE IS IN THE MOST VISIBLE CORNER OF THE SITE ON THE NORTH WEST CORNER OF LINLEY VALLEY DRIVE AND GARNET PLACE AND THE MAILBOXES WILL BE IN THE SOUTH WEST CORNER OF THE BIG LOT WHERE IS ACCESSIBLE BY THE VEHICLE AND HAS ENOUGH SECURITY. THERE ARE TWO GEOTECHNICAL COVENANTS REGISTERED AGAINST THE TITLE OF THE PROPERTY ON THE EAST END OF THE BIG LOT. THERE IS NO DEVELOPMENT IN THE COVENANT AREA EXCEPT FOR THREE SURFACE VISITOR PARKING. THE DUPLEX HOUSES IN THE SMALLER LOT AT GARNET PLACE ARE LOCATED CLOSE TO THE DRIVEWAY WITH MINIMUM DISTURBANCE TO THE SURROUNDING NATURAL ENVIRONMENT. EACH SIDE OF THE DUPLEX HOUSES HAVE A PRIVATE PATIO OFF THE DINING ROOM. THE REAR HALF OF THE SMALL LOT WILL REMAIN UNTOUCHED AND WILL FOLLOW THE TREE RETENTION PLAN.

## 2.2 ARCHITECTURE, CHARACTER AND FORM

THE COMMUNITY DESIGN COMPRISES FIFTEEN HOUSES WITH EIGHT DIFFERENT FLOOR PLANS OF TWO-BEDROOM, TWO BEDROOMS PLUS DEN, TWO BEDROOMS PLUS TWO DEN AND THREE BEDROOMS. ELEVEN HOUSES HAVE ONE STOREY RANCH STYLE HOMES WITH CRAWL SPACE, TWO HOUSES HAVE SPLIT LEVEL AND TWO HOUSES IN THE SMALLER LOT WITH TWO STOREY DUPLEXES.

THE HOUSES ARE MODEST AND HUMANLY SIZED IN ALL DIMENSIONS. EACH HOUSE HAS A PRIVATE DRIVEWAY TO ALLOW FOR A SINGLE OR DOUBLE CAR PARKING SPACE AND A SINGLE CAR GARAGE FOR VEHICLE PARKING. THE SINGLE CAR GARAGES COMPLEMENT THE SCALE OF EACH HOUSE ENHANCING THEIR STREET PRESENCE BY ALLOWING FOR GENEROUS GROUND FLOOR ENTRY PORCHES AND FRONT WINDOWS. SOUTH FACING LARGE GROUND FLOOR PATIOS BRING IN THE PLEASANT SUN INTO THE LIVING ROOM WHILE MAINTAINING THE PRIVACY FOR THE RESIDENTS WITH WOODEN PATIO SCREENS.

IN THIS FORM THE HOUSES RELATE TO THE STREET MORE STRONGLY WITH EYES-ON-THE-STREET CONNECTIONS THAT ENHANCE SECURITY AND ENCOURAGE COMMUNITY SOCIAL INTERACTION.

EXTERIOR FORMS INCLUDE WIDE OVERHANGING EAVES, COVERED FRONT ENTRIES AND LOW-PITCHED ROOFLINES WHICH ARE ALL INSPIRED BY THE CRAFTSMAN STYLE. NATURAL GAS FUELED FIREPLACES ARE ECHOING FORMS OF TRADITIONAL WOOD FIRED FIREPLACES, THUS ENRICHING THE DOMESTIC COMPOSITION OF INDIVIDUAL HOUSES. OVERALL, AS EACH HOUSE RELATES TO ITS NEIGHBOURS WITH SIMILAR SCALE, FORM AND MATERIAL CONNECTIONS, A STRONG SENSE OF PLACE IS CREATED.

### 2.3 EXTERIOR MATERIALS:

FORM AND MATERIALS HAVE BEEN CHOSEN TO EXPRESS QUALITY AND DURABLE RELATIVELY LOW MAINTENANCE CONSTRUCTION DETAILING. VINYL SIDING, VINYL SHAKE, ASPHALT SHINGLE ROOFS AND CULTURED STONE FORM THE MAJORITY OF EXTERIOR CLADDING MATERIALS, ACCENTED BY WOODEN BRACKETS AND VINYL SOFFITS. WOODEN GUARDRAILS ENCLOSE THE VERANDAS. EACH HOUSE WILL BE UNIQUE IN ITS COMPOSITION OF MATERIALS AND COLOUR TO CREATE VISUAL INTEREST AND VARIETY. INDIVIDUAL MATERIAL DETAILS WILL ENHANCE EACH HOUSE'S DISTINCTIVE RANCH STYLE CHARACTER.

## 2.4 CLOSING SUMMARY:

THE DEVELOPMENT AIMS TO CREATE AN ANIMATED NEIGHBOURHOOD BY PROVIDING A HIGH QUALITY HOUSING OPPORTUNITY AND COMPLETING AN UNDEVELOPED PORTION OF THE COMMUNITY.

1			2025/4			ISSUED FOR BP		
NO.			DATE			DESCRIPTION		
ISSUES								
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PROJECT NO: 820002-13								
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CHKD BY: XINMA								
SCALE:								
DATE: APRIL 2020								
SHEET:								
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STATISTICS								
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