

ATTACHMENT C SITE AND PARKING PLAN

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)
PARK DEDICATION = 1.243 ha (3.07 acres)

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: 4.5 m 4.0 m
FLANKING: 4.0 m 4.0 m
REAR: 7.5 m 7.5 m
SIDE: 1.5 m 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	68 STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	3.01 STALLS
VISITOR: SPACES / 22	2 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	68 STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	3 STALLS
VISITOR: SPACES / 22	2 STALLS
H/C STALLS	2 STALLS
TOTAL	73 STALLS

SMALL CAR - 22 STALLS
FULL SIZE - 51 STALLS

BICYCLE PARKING

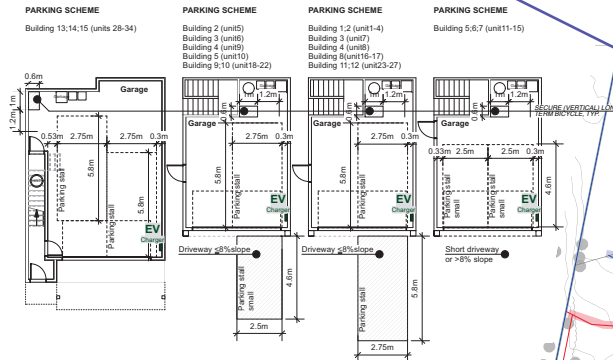
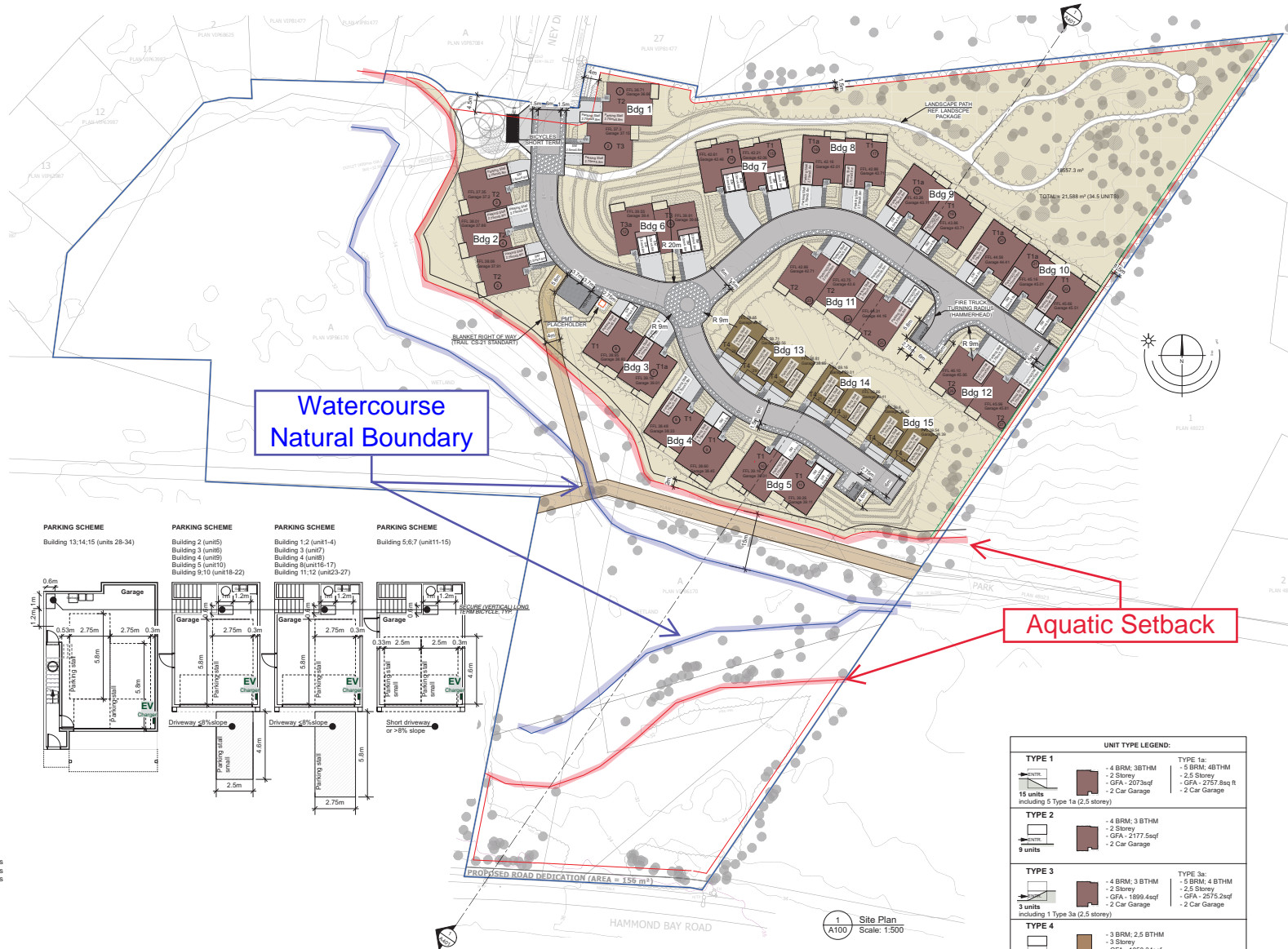
SHORT TERM	3.4 SPACES
34 DWELLING UNITS X 0.1 SPACES	
LONG TERM	17 SPACES REQUIRED
34 DWELLING UNITS X 0.5 SPACES	34 SPACES PROVIDED

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
BUILDING 11 VARIANCE REQUEST OF 1.00m
BUILDING 12 VARIANCE REQUEST OF 0.80m
BUILDING 13 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the l.o. roof access
BUILDING 14 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the l.o. roof access
BUILDING 15 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the l.o. roof access

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



Aquatic Setback

UNIT TYPE LEGEND:	
TYPE 1 15 units including 5 Type 1a (2.5 storey)	<ul style="list-style-type: none"> - 4 BRM; 3BTHM - 2 Storey - GFA - 2073sqf - 2 Car Garage
TYPE 2 9 units	<ul style="list-style-type: none"> - 4 BRM; 3BTHM - 2 Storey - GFA - 2177.5sqf - 2 Car Garage
TYPE 3 3 units including 1 Type 3a (2.5 storey)	<ul style="list-style-type: none"> - 4 BRM; 3BTHM - 2 Storey - GFA - 1899.4sqf - 2 Car Garage
TYPE 4 7 units	<ul style="list-style-type: none"> - 5 BRM; 2.5 BTHM - 3 Storey - GFA - 1858.3sqf - 2 Car Garage
TYPE 1a:	<ul style="list-style-type: none"> - 5 BRM; 4BTHM - 2.5 Storey - GFA - 2757.8sq ft - 2 Car Garage
TYPE 3a:	<ul style="list-style-type: none"> - 5 BRM; 4 BTHM - 2.5 Storey - GFA - 2575.2sqf - 2 Car Garage

RECEIVED
DP1317
2024-JUN-13