

Development Permit No. DP001317 Schedule B
 4670 Hammond Bay Road
SITE AND PARKING PLAN

PROJECT DATA

-CMV ADDRESS:
 - 4670 HAMMOND BAY ROAD, NANAIMO
 LEGAL DESCRIPTION:
 - LOT S1, WELLINGTON DISTRICT.
 PLAN VIP#6170 EXCEPT THAT PART IN PLAN VIP#7084; PID: 027-796-587
 ZONING: R10 STEEP SLOPE RESIDENTIAL

SITE AREA: 37628.64 m²
 TOTAL PARCEL AREA EXCLUDING LEAVESTRIP = 21588 m² (34.5 UNITS MAX)
 PARK DEDICATION = 1.245 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 4.5 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	2275.2 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)	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	68 STALLS
34 DWELLING UNITS X 2 SPACES (AREA 1)	68 STALLS
VISITOR: SPACES / 22	3 STALLS
H/C STALLS	2 STALLS
TOTAL	73 STALLS

SMALL CAR - 22 STALLS
 FULL SIZE - 51 STALLS

BICYCLE PARKING

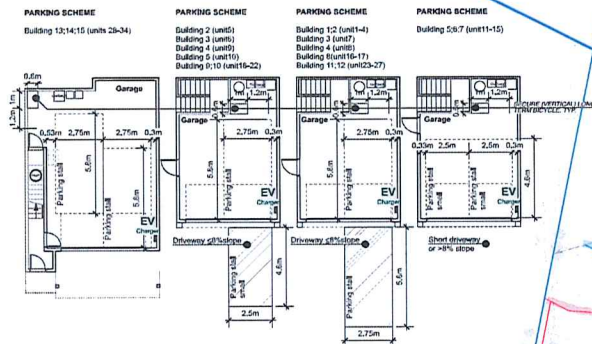
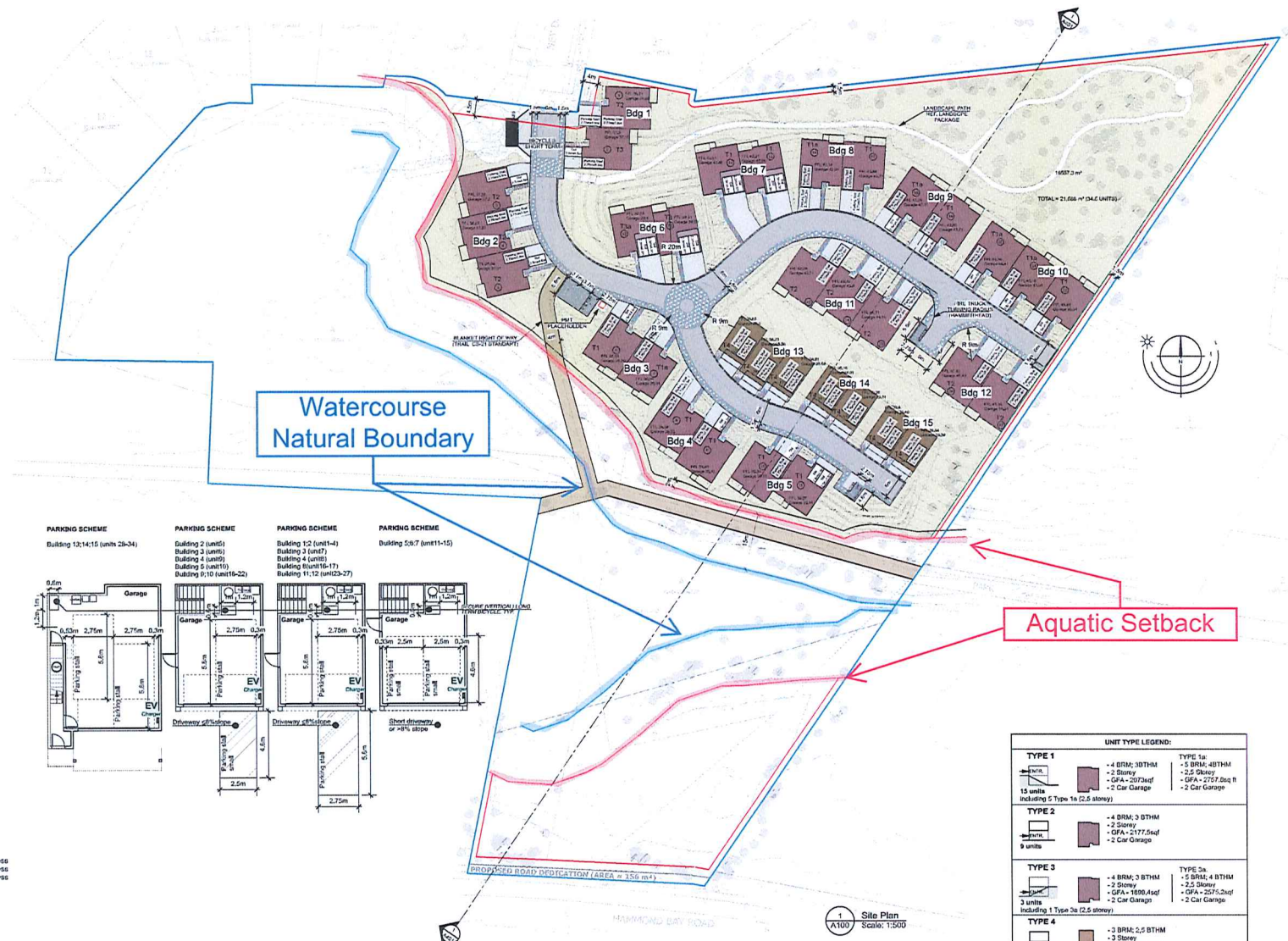
SHORT TERM	3.4 SPACES
LONG TERM	17 SPACES REQUIRED
34 DWELLING UNITS X 0.5 SPACES	34 SPACES PROVIDED

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 0.60m
 BUILDING 13 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access
 BUILDING 14 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access
 BUILDING 15 VARIANCE REQUEST OF 2m to the parapet / guardrail and 4.5m to the Lo. roof access

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



Aquatic Setback

TYPE	UNIT TYPE LEGEND:
TYPE 1	<ul style="list-style-type: none"> 4 BRM; 3BTHM 2 Storey GFA = 2073sqft 2 Car Garage
TYPE 2	<ul style="list-style-type: none"> 4 BRM; 3 BTHM 2 Storey GFA = 2177.5sqft 2 Car Garage
TYPE 3	<ul style="list-style-type: none"> 4 BRM; 3 BTHM 2 Storey GFA = 1899.4sqft 2 Car Garage
TYPE 4	<ul style="list-style-type: none"> 3 BRM; 2.5 BTHM 3 Storey GFA = 1858.3sqft 2 Car Garage

RECEIVED
 DP1317
 2024-JUN-13
 Current Planning

