



PROJECT DATA

-CIVIC ADDRESS:
- 4951 DENFORD PLACE, NANAIMO, B.C.

LEGAL DESCRIPTION:
- LOT 2, DISTRICT LOT 54; WELLINGTON LAND DISTRICT,
PLAN: EPP62212
PID: 029-898-692

ZONING: R6 LOW DENSITY RESIDENTIAL

SITE AREA: 13911.23 m²

RESIDENTIAL DENSITY:
PROPOSED: 32 ALLOWABLE (MAX FLOOR AREA RATIO = 0.45): 35

FAR: PROPOSED: 0.41(5692.74m²) ALLOWABLE: 0.45 (6260.1 m²)

PROPOSED SITE COVERAGE:

PROPOSED: 29% [4084.71m²]
ALLOWABLE: 40% [5,564.5 m²]

SETBACKS: PROPOSED: ALLOWABLE:
FRONT: 3.0m
FLANKING: 2.5 m
REAR: 7.5 m
SIDE: 3.0 m

GFA CALCULATION:

UNIT TYPE	GFA	AMOUNT OF UNITS
A	197 m2	3
B	234.3 m2	2
D	169.7 m2	12
E	180.3 m2	6
F	168.3 m2	9

32 UNITS - 61 276.25 sq ft (5692.74m²) TOTAL

OFF STREET PARKING

REQUIRED		
32 DWELLING UNITS X 2 SPACES (AREA 1)	64	STALLS
VISITOR: SPACES / 22	2.90	STALLS
H/C STALLS	2	STALLS

SMALL CAR STALLS ALLOWABLE 40% - 25.6STALLS (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		
32 DWELLING UNITS X 2 SPACES (AREA 1)	64	STALLS
VISITOR: SPACES / 22	4	STALLS
H/C STALLS	2	STALLS
TOTAL	70	STALLS

SMALL CAR - 3 STALLS
FULL SIZE - 64 STALLS
H/C STALLS - 2 STALLS

BICYCLE PARKING

SHORT TERM		
32 DWELLING UNITS X 0.1 SPACES	3.2	SPACES
LONG TERM		
32 DWELLING UNITS X 0.5 SPACES	16	SPACES REQUIRED
	32	SPACES PROVIDED

PROPOSED VARIANCES

R6 HRIGHT OF PRINCIPAL BUILDING - SLOPED ROOF (> 4:12 PITCH)

BUILDING 1	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 3	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 5	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 6	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES
BUILDING 8	VARIANCE REQUEST OF 1.0m TO COMPLETE ARCHITECTURAL ROOF LINES

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