

Strata Plan VIS6988

PROJECT DATA

CIVIC ADDRESS:
- 3397 TUNNAH ROAD, NANAIMO

LEGAL DESCRIPTION:
LOT 23, DISTRICT LOT 18,
WELLINGTON DISTRICT, PLAN VIP13120,
PROPERTY No 113932.

-PID: 004-703-561

ZONING: EXISTING - R1 (Single Dwelling Residential)
PROPOSED - R7 (Row House Lot)

SITE AREA: 6711.43 m²

BUILDING HEIGHT:
ALLOWABLE: 9m (Flat Roof)/ 10.5m (Sloped Roof)

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

RESIDENTIAL DENSITY:

Recommended: Suburban Neighbourhood ~25 units per hectare (17 Units)
Proposed: 38 Units:
2BRM - 5 units
3BRM - 22 units
1BRM - 11 units

GFA: 48498.9sqf (4505.7m²)

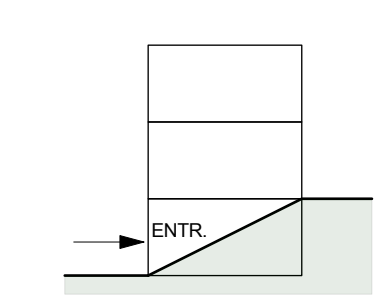
FAR: PROPOSED: 0.67 ALLOWABLE: 0.7

LOT COVERAGE: PROPOSED: 37.5% (2519.7m²) ALLOWABLE: 70%

RESIDENTIAL PARKING (Area 1): 71 stalls (required); 71stalls (proposed)

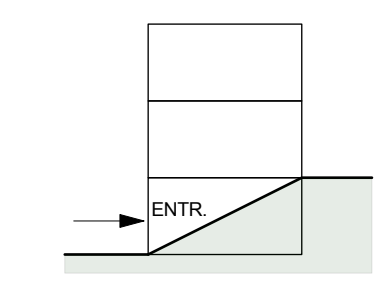
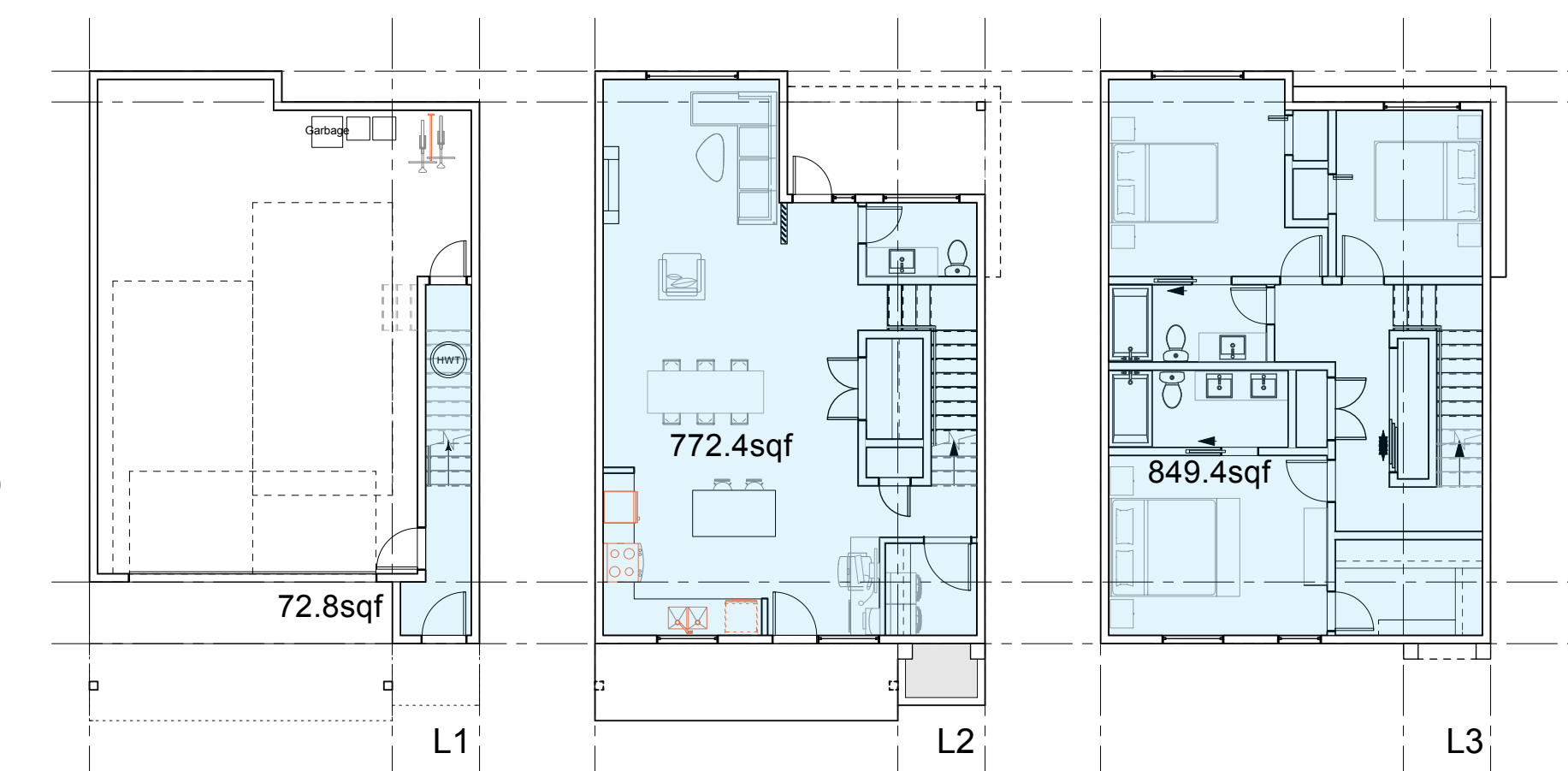
2BDM 5x1.80 = 9
3BDM 22x2.00 = 44
1BRM 11x1.45= 15.95
Total: 69

Accessible - 2
Visitor - 3
EV - 4



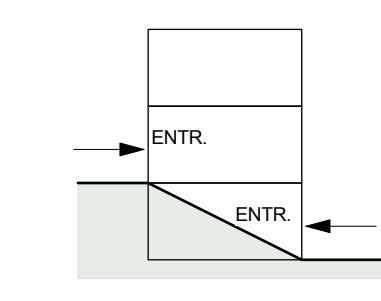
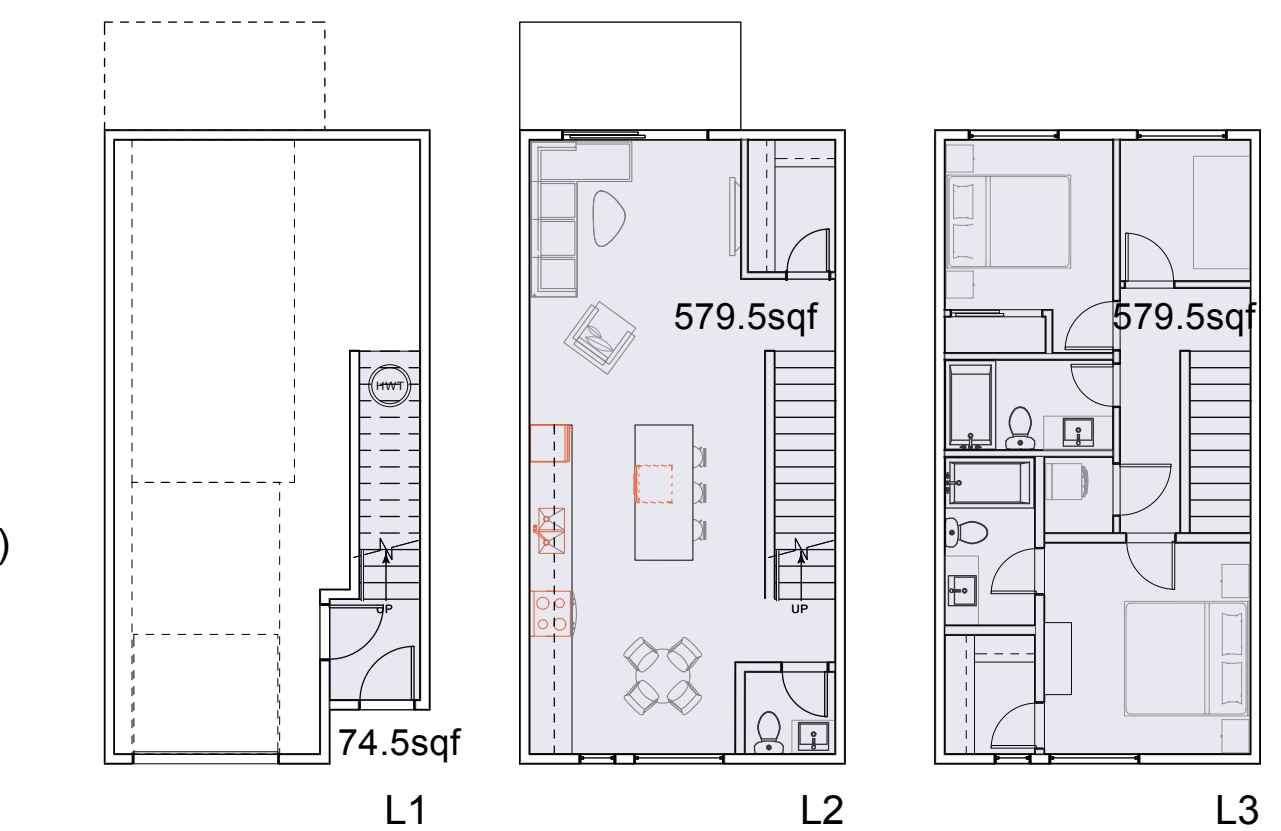
TH TYPE 1
GFA = 1695sqf (157.4m²)
Scale 1/8"=1'0"

11 Townhomes total



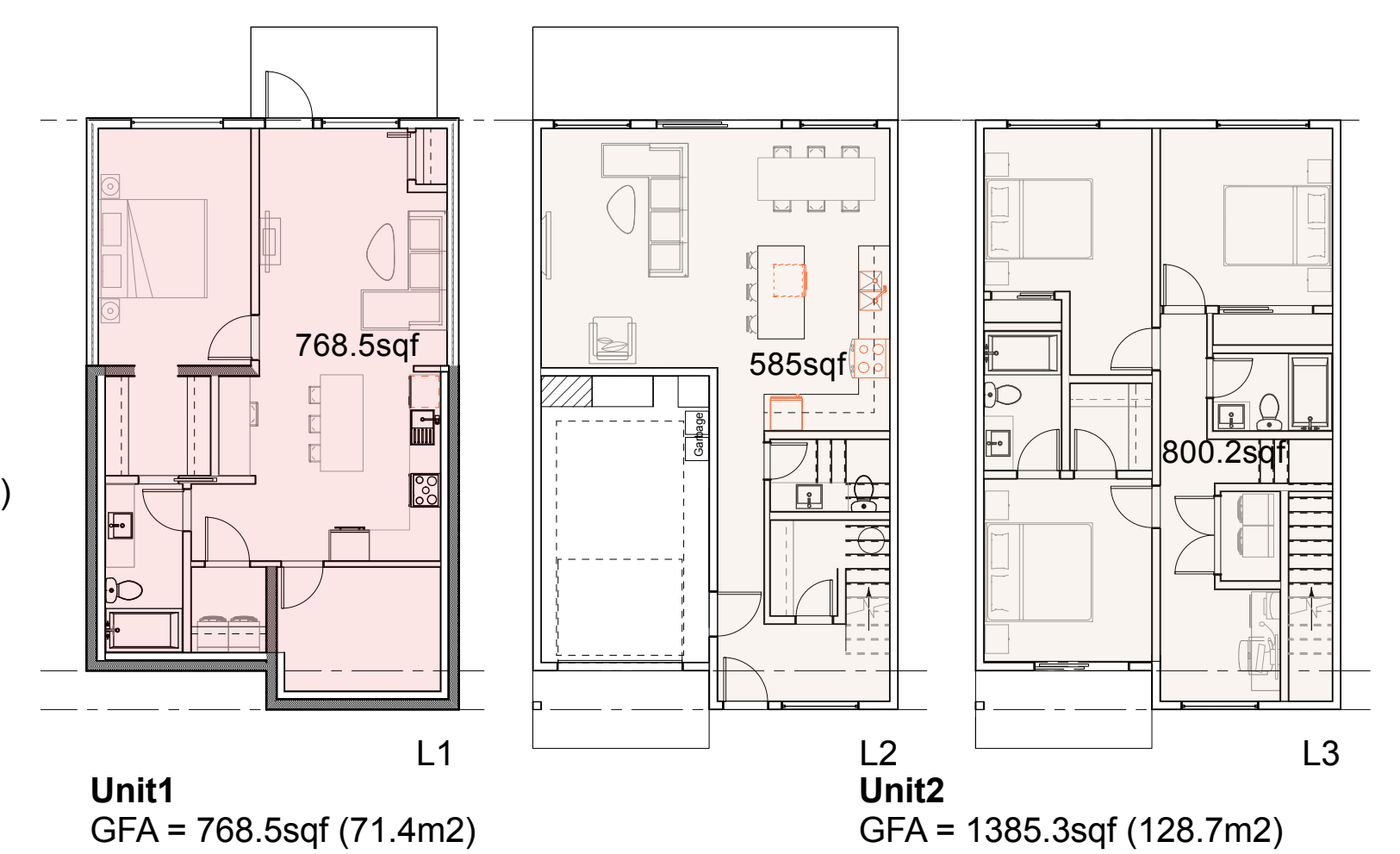
TH TYPE 2
GFA = 1233 sqf (114.6m²)
Scale 1/8"=1'0"

5 Townhomes total



TH TYPE 3
GFA = 2154 sqf (200.1m²)
Scale 1/8"=1'0"

11 Townhomes total (22 units)



Unit1
GFA = 768.5sqf (71.4m²)

Unit2
GFA = 1385.3sqf (128.7m²)

RECEIVED
RA516
2024-SEP-25
COURTESY PLANNING

