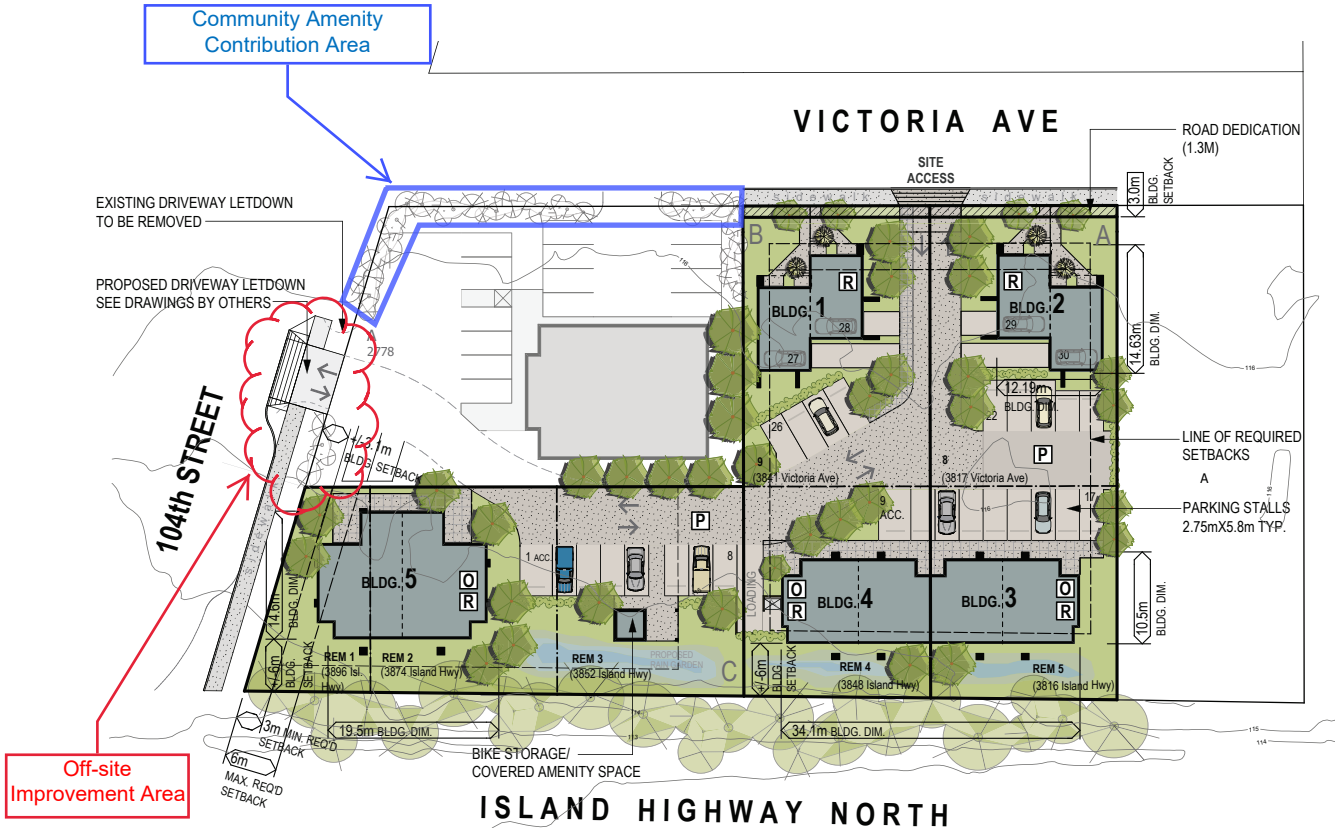


ATTACHMENT B CONCEPTUAL SITE PLAN



SITE SCHEMATIC

NOTE: PROPERTY BOUNDARIES AND EXISTING BUILDINGS DERIVED FROM CITY OF NANAIMO MAPPING AND INFORMATION PROVIDED BY OTHERS. TO BE VERIFIED.

LEGEND

- R** RESIDENTIAL
- O** OFFICE
- P** PARKING

SITE DATA

CIVIL ADDRESS: 3917 & 3841 - VICTORIA AVENUE
3896, 3974, 3952, 3848, 3816 ISLAND HWY

LEGAL: LOTS 8 & 9, REM. 1,2,3,4,5, BLK. 17, PLAN 318A

COMBINED LOT AREA: +/- 3,609 M.SQ. / +/- 0.89 ACRE

EXIST. ZONING: R1 - SINGLE FAMILY RESIDENTIAL

PROP. ZONING: COR3 - COMMUNITY CORRIDOR

OCF DES.: CORRIDOR

LOT COVERAGE: +/- 21% (MAX. 60%)

F.A.R.: +/- .41 (MAX. 0.75)

LAND USE

BLDG.	MAIN	2ND	3RD
1	RES.	RES.	RES.
2	RES.	RES.	RES.
3	OFFICE	RES.	-
4	OFFICE	RES.	-
5	OFFICE	RES.	-

BUILDING AREA (M.SQ. GROSS)

BLDG.	MAIN	2ND	3RD	G.F.A.
1	43	65	65	173
2	43	65	65	173
3	195	195	-	390
4	165	165	-	330
5	252	150	-	402
TOTALS				1,468

UNIT TYPES

BLDG.	RES. UNITS (1 BDRM)	RES. UNITS (2 BDRM)	OFFICE (M.SQ. NET)
1	-	2	-
2	-	2	-
3 main upper	-	-	175.5
4 main upper	-	-	148.5
5 main upper	-	-	227
TOTALS	4	6	551m.sq.

PARKING

REQUIRED:		
4 UNITS @ 1.07		4.28
6 UNITS @ 1.44		8.64
C.R.U.'S @ 1/22 m.sq.		25.04
TOTAL		38
(SHARED PARKING REDUCTION 80%)		30
PROVIDED:		30

PROPOSED REZONING

3917 & 3841 - VICTORIA AVENUE
3896, 3974, 3952, 3848 & 3816 - ISLAND HIGHWAY
NANAIMO B.C.



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