

# ATTACHMENT B CONCEPTUAL SITE PLAN

**DELINEA**  
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**PROPOSED REZONING**  
30/32 Lorne Place  
nanaimo b.c.

**PROJECT DATA**

CIVIC:	30 / 32 LORNE PLACE
LEGAL:	LOT 32, PLAN 18612, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT
LOT SIZE:	+/- 1,353 SQ.M.
CURRENT ZONING:	R4 DUPLEX RESIDENTIAL
PROPOSED ZONING:	R6 TOWNHOUSE RESIDENTIAL
PROPOSED UNIT FLOOR AREA:	
UNITS 1, 3 & 4	MAIN FLOOR +/- 592 SQ.FT. UPPER FLOOR +/- 592 SQ.FT.
UNIT 2	MAIN FLOOR +/- 505 SQ.FT.
LOT COVERAGE:	EXISTING +/- 8% PROPOSED +/- 24% (MAX. 40%)
F.A.R.:	PROPOSED +/- 0.43 (MAX. 0.45)
PARKING REQUIRED:	5 UNITS @ 1.62/UNIT (AREA 2) = 8 CARS 1 UNIT @ 1.26/UNIT (AREA 2) = 1 CAR
PARKING PROVIDED:	9 CARS

\*\* ALL AREAS AND DIMENSIONS ARE APPROXIMATE.  
\*\* INFORMATION DERIVED FROM SURVEY PREPARED BY OTHERS AND CITY OF NANAIMO MAPPING.



## SITE PLAN



**RECEIVED**  
**RA444**  
**2020-APR-17**  
Current Planning

DRAWING TITLE: schematic site plan

SCALE: as noted

DRAWN BY: A.H.

NUMBER: d1412.03.16

ISSUED:

client review	24 MARCH 2016
client review	18 APRIL 2016
rezoning	19 APRIL 2016
revised	17 JULY 2019
revised	10 OCT 2019
revised	17 APRIL 2020

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING, ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.  
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