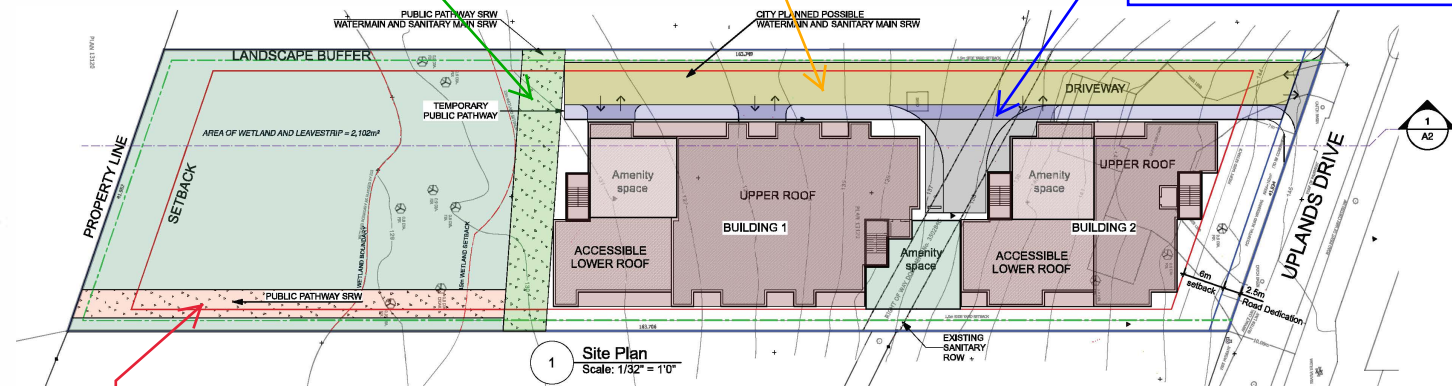


# ATTACHMENT B CONCEPTUAL SITE PLAN

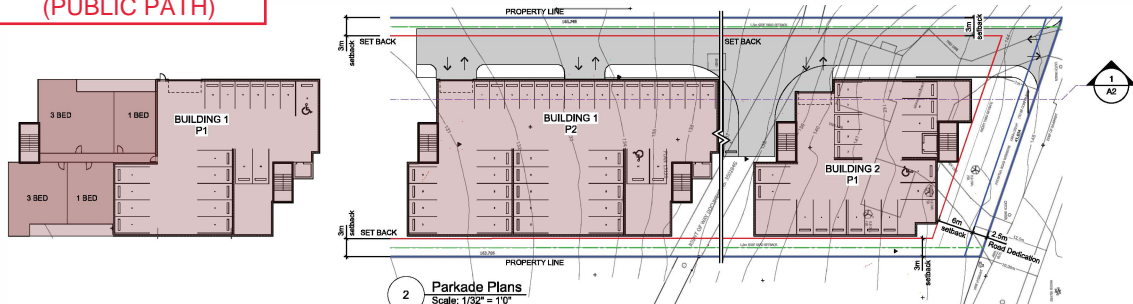
**AREA 1**  
MINIMUM 6M WIDE SRW  
(PUBLIC PATH, WATER & SANITARY)

**AREA 2**  
UP TO 6M WIDE SRW  
(WATER & SANITARY)

**AREA 4**  
2M WIDE TEMPORARY SRW



**AREA 3**  
UP TO 4M WIDE SRW  
(PUBLIC PATH)



## PROJECT DATA

**CIVIC ADDRESS:**  
3469 UPLANDS DRIVE, NANAIMO

**LEGAL DESCRIPTION:**  
LOT 49, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP13120  
PID: 004-704-169

**CURRENT ZONING:** R10

**PROPOSED ZONING:** R8

**SITE AREA:** 6,495 m<sup>2</sup>  
**AREA EXCLUDING ROAD WIDENING:** 6,393 m<sup>2</sup>  
**AREA EXCLUDING WETLAND & LEAVESTRIP & ROAD WIDENING:** 4,291 m<sup>2</sup> (0.43 Ha)

**PROPOSED REZONING & SUPPORTING PROOF OF CONCEPT:**

<b>FLOOR AREA RATIO:</b>		
ALLOWED (R8):	1.25	
PROPOSED:	0.8	
PROOF OF CONCEPT:	0.8	[5,192m <sup>2</sup> ]

**SITE COVERAGE:** 2,003.7m<sup>2</sup>

ALLOWED (R8):	40%	
PROPOSED:	31.3%	[2,003.7m <sup>2</sup> ]

**BUILDING HEIGHT:**  
ALLOWED (R8): 14.00 m

**R8 SETBACKS:**

FRONT:	6.0 m
REAR:	7.5m
SIDE YARD 1:	3.0 m
SIDE YARD 2:	3.0 m

**PROOF OF CONCEPT PROPOSED UNITS:**

1BRM -	15
2BRM -	19
3BRM -	8
<b>Total -</b>	<b>42</b>

**RESIDENTIAL PARKING (required):**

1BDM 15x1.45 =	22
2BDM 19x1.80 =	34
3BDM 8x2.00 =	16
ACCESSIBLE -	2
<b>Total</b>	<b>74 (Including 3 visitor parking stalls)</b>
<b>RESIDENTIAL PARKING (Provided):</b>	<b>Stalls = 74</b>

**LIST OF DRAWINGS:**

- A1 - Project Data & Plans
- A2 - Site Section & 3D images
- A3 - Neighbourhood Plan

**NOTE**  
- BUILDING ONE & TWO ARE NOT AT THE SAME LEVEL, SEE SITE SECTION 1/A2  
- SRW LOCATIONS TO BE DETERMINED

**RECEIVED**  
**RA496**  
**2025-SEP-26**  
Current Planning

