



**PROPOSED REZONING:
2560 & 2590 BOWEN ROAD
2020 LABIEUX ROAD
NANAIMO B.C.**

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SCALE:
as noted

DRAWN BY:
C.M./S.E.

NUMBER:
d1328.09.14

ISSUED:

for preliminary review to consultants	15 DEC. 2015
to city of nanaimo	11 JAN. 2016
revised	26 JAN. 2016
revised	28 JAN. 2016
revised	06 MAY. 2016
revised	11 MAY. 2016

PROJECT DATA:

PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6
CURRENT ZONING: COR 3- COMMUNITY CORRIDOR PROPOSED USE: COMMERCIAL (AUTO SALES) PROPOSED LOT AREA: +/- 1.98 ACRES BUILDING AREA: +/- 12,388 SQ.FT. PARKING PROV'D: 129 STALLS	CURRENT ZONING: COR 3- COMMUNITY CORRIDOR PROPOSED USE: COMMERCIAL (AUTO SALES) PROPOSED LOT AREA: +/- 1.50 ACRES BUILDING AREA: +/- 11,800 SQ.FT. PARKING PROV'D	CURRENT ZONING: COR 3- COMMUNITY CORRIDOR PROPOSED USE: COMMERCIAL/RETAIL PROPOSED LOT AREA: +/- 1.09 ACRES BUILDING AREA: +/- 13,500 SQ.FT. PARKING PROV'D: 22 STALLS	CURRENT ZONING: I3- HIGH TECH INDUSTRIAL PROPOSED ZONING: COR 3- COMMUNITY CORRIDOR PROPOSED USE: MIXED USE (COMMERCIAL/RESIDENTIAL) PROPOSED LOT AREA: +/- .97 ACRES BUILDING AREA: +/- 8,680 SQ.FT. OFFICE RESIDENTIAL PARKING PROV'D: +/- 6,458 SQ.FT. PER FLOOR 65 STALLS (SURFACE)	CURRENT ZONING: I3- HIGH TECH INDUSTRIAL PROPOSED ZONING: COR 3- COMMUNITY CORRIDOR PROPOSED USE: COMMERCIAL PROPOSED LOT AREA: +/- 0.6 ACRES BUILDING AREA A: +/- 4050 SQ.FT. (2 STOREY) BUILDING AREA B: +/- 6800 SQ.FT. (2 STOREY) PARKING PROV'D: 38 STALLS	CURRENT ZONING: I3- HIGH TECH INDUSTRIAL PROPOSED ZONING: SENIORS CARE FACILITY/ COMMERCIAL PROPOSED USE: SENIORS CARE FACILITY/ COMMERCIAL PROPOSED LOT AREA: +/- 2.0 ACRES (8093 SQ.M) BUILDING AREA: +/- 9,200 SQ.FT. (COMMERCIAL) 1ST +/- 25,000 SQ.FT. PER FLOOR (SENIOR HOUSING) 2-5 +/- 109, 200 SQ.FT. (10,145 SQ.M) 49 SURFACE 24 UNDERGROUND 73 TOTAL 1.25

ALL AREAS ARE APPROXIMATE

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. COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN CONSULTANTS LIMITED. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

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