

PROPERTY INFORMATION :

CIVIC ADDRESS: 924 OLD VICTORIA ROAD, NANAIMO, BC
 PID: 006-166-857
 LEGAL ADDRESS: VIP 17 48 BLOCK C
 SITE AREA: 257,507.63 sq. ft. (23,923.24 sq. m.)
 ZONING: I2 - LIGHT INDUSTRIAL

I2 - LIGHT INDUSTRIAL ZONING REVIEW :

SITE SETBACKS: FRONT LOT LINE -7.5m
 FRONT LOT LINE WHERE LANDSCAPED BETWEEN BUILDING + ROAD -4.5m
 REAR LOT LINE -4.5m
 FLANKING SIDE YARD -4.5m
 SIDE YARD NO. 2 -0.0m

LOT COVERAGE: MAXIMUM 40% OR 103,003 sq. ft.
 PROPOSED 39.9% OR 102,959 sq. ft.

ADDITIONAL 15% LOT COVERAGE AVAILABLE WHERE DEVELOPMENT PROVIDES SUFFICIENT AMENITY TO MEET MINIMUM REQUIRED POINTS FOR ONE OF THE CATEGORIES IN SCHEDULE D OF THE BYLAW

BUILDING HEIGHT: MAXIMUM 12.0m

GROSS FLOOR AREA :

BUILDING 1:	MAIN FLOOR	4,850	sq. ft.
	MEZZANINE ALLOW. (18%)	873	sq. ft.
BUILDING 2:	MAIN FLOOR	30,534	sq. ft.
	MEZZANINE ALLOW. (18%)	5,495	sq. ft.
BUILDING 3:	MAIN FLOOR	45,075	sq. ft.
	MEZZANINE ALLOW. (18%)	8,113	sq. ft.
INDUSTRIAL SITE - TOTAL GROSS FLOOR AREA			
94,940 sq. ft.			
BUILDING 4:	MAIN FLOOR	22,500	sq. ft.
	SECOND FLOOR	22,500	sq. ft.
	THIRD FLOOR	22,500	sq. ft.
	FOURTH FLOOR	22,500	sq. ft.
B4 - TOTAL GROSS FLOOR AREA			
90,000 sq. ft.			
TOTAL GROSS FLOOR AREA			
184,940 sq. ft.			

BICYCLE PARKING CALCULATIONS - BYLAW NO. 7266 SECTION 7.6:

BICYCLE PARKING REQUIREMENTS:	SHORT TERM:	NONE REQUIRED
	LONG TERM:	0.1 PER SPACES PER 100m ² [1,076 sq. ft.] OF GFA
BICYCLE PARKING CALCULATIONS:	SHORT TERM:	0 REQUIRED
		14 PROVIDED
	LONG TERM:	184,940 sq. ft. / 1,076 sq. ft. x 0.1 = 17 [17.18]
		17 PROVIDED

OFF-STREET PARKING REVIEW - BYLAW 2018 NO. 7266 :

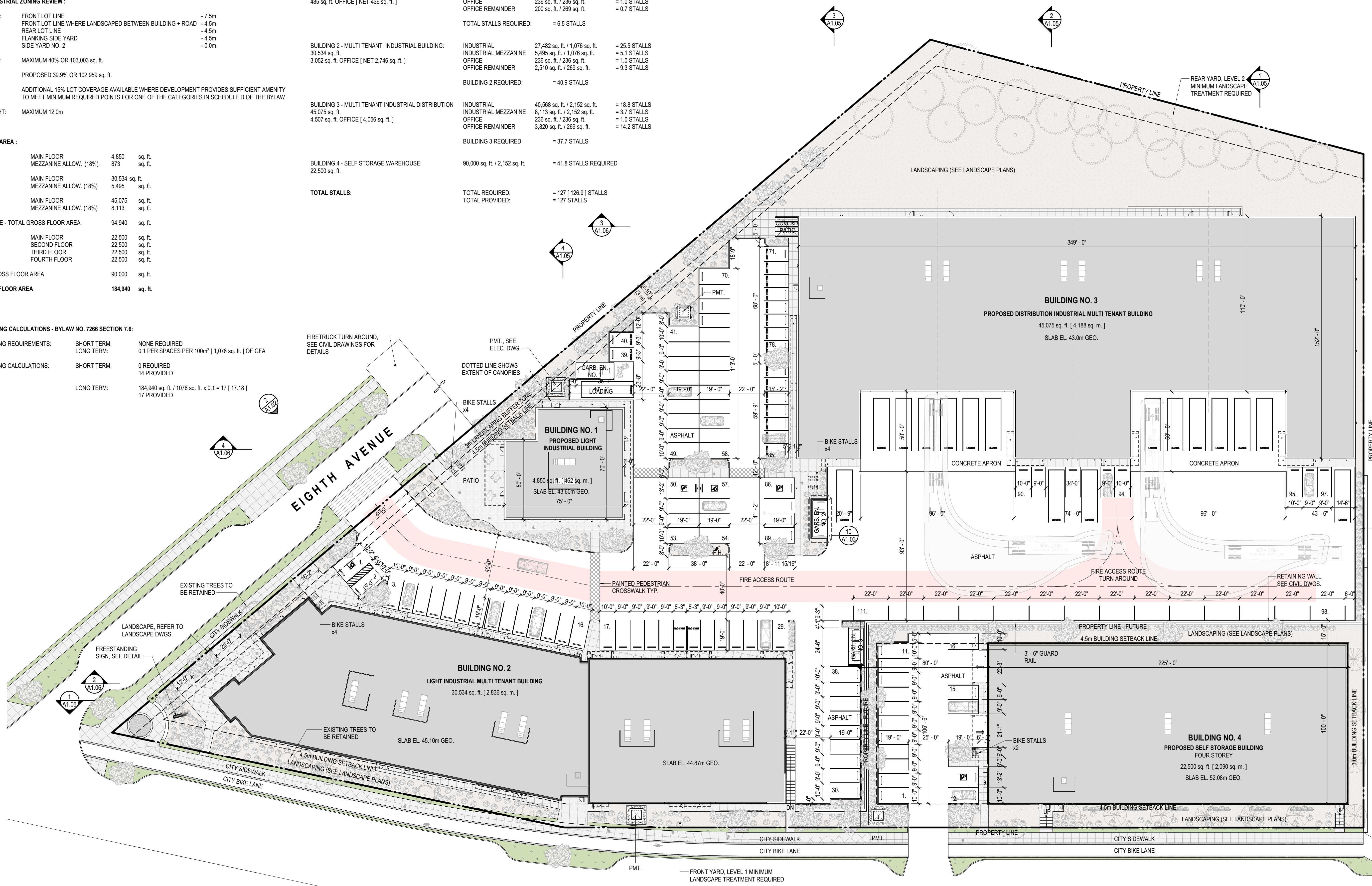
LIGHT INDUSTRIAL	1 STALL PER 100 sq. m. (1,076 sq. ft.) GROSS FLOOR AREA REQUIRED
WAREHOUSING / STORAGE	1 STALL PER 200 sq. m. (2,152 sq. ft.) GROSS FLOOR AREA REQUIRED
OFFICE	1 STALL PER 22 sq. m. (236 sq. ft.) NET FLOOR AREA REQUIRED FOR FIRST 22 sq. m. 1 STALL PER 25 sq. m. (269 sq. ft.) NET FLOOR AREA FOR REMAINDER

OFF-STREET PARKING CALCULATIONS :

BUILDING 1 - LIGHT INDUSTRIAL BUILDING	INDUSTRIAL	4,365 sq. ft. / 1,076 sq. ft.	= 4.0 STALLS
	INDUSTRIAL MEZZANINE	873 sq. ft. / 1,076 sq. ft.	= 0.8 STALLS
	OFFICE	236 sq. ft. / 236 sq. ft.	= 1.0 STALLS
	OFFICE REMAINDER	200 sq. ft. / 269 sq. ft.	= 0.7 STALLS
TOTAL STALLS REQUIRED: = 6.5 STALLS			
BUILDING 2 - MULTI TENANT INDUSTRIAL BUILDING:	INDUSTRIAL	27,482 sq. ft. / 1,076 sq. ft.	= 25.5 STALLS
	INDUSTRIAL MEZZANINE	5,495 sq. ft. / 1,076 sq. ft.	= 5.1 STALLS
	OFFICE	236 sq. ft. / 236 sq. ft.	= 1.0 STALLS
	OFFICE REMAINDER	2,510 sq. ft. / 269 sq. ft.	= 9.3 STALLS
BUILDING 2 REQUIRED: = 40.9 STALLS			
BUILDING 3 - MULTI TENANT INDUSTRIAL DISTRIBUTION	INDUSTRIAL	40,568 sq. ft. / 2,152 sq. ft.	= 18.8 STALLS
	INDUSTRIAL MEZZANINE	8,113 sq. ft. / 2,152 sq. ft.	= 3.7 STALLS
	OFFICE	236 sq. ft. / 236 sq. ft.	= 1.0 STALLS
	OFFICE REMAINDER	3,820 sq. ft. / 269 sq. ft.	= 14.2 STALLS
BUILDING 3 REQUIRED = 37.7 STALLS			
BUILDING 4 - SELF STORAGE WAREHOUSE:		90,000 sq. ft. / 2,152 sq. ft.	= 41.8 STALLS REQUIRED
TOTAL STALLS:			
	TOTAL REQUIRED:	= 127 [126.9] STALLS	
	TOTAL PROVIDED:	= 127 STALLS	

OFF-STREET PARKING DESIGN REQUIREMENTS - BYLAW 2018 NO. 7266 :

STANDARD PARKING STALL 90 DEGREE	2.75m [9'-0"] x 5.80m [19'-0"]
SMALL CAR PARKING STALL	2.50m [8'-3"] x 4.60m [15'-0"] MAXIMUM 40% OF REQ'D PARKING MAY BE SMALL CAR
TWO WAY DRIVE AISLE	6.70m [22'-0"]



PRELIMINARY
NOT FOR CONSTRUCTION

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3	2023.12.15	Re-Issued for DP
2	2023.12.04	Issued for Review
1	2023.03.24	Issued for DP
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

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PROJECT NAME
OVR INDUSTRIAL DEVELOPMENT

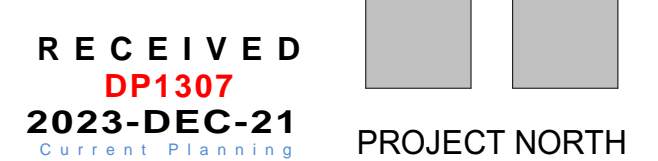
PROJECT ADDRESS
924 OLD VICTORIA ROAD
NANAIMO BC

DRAWING TITLE
OVERALL SITE PLAN + PROJECT INFORMATION

SCALE	1" = 30'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220235
DRAWING NO.	

A1.01

1 SITE PLAN
SCALE: 1" = 30'-0"



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