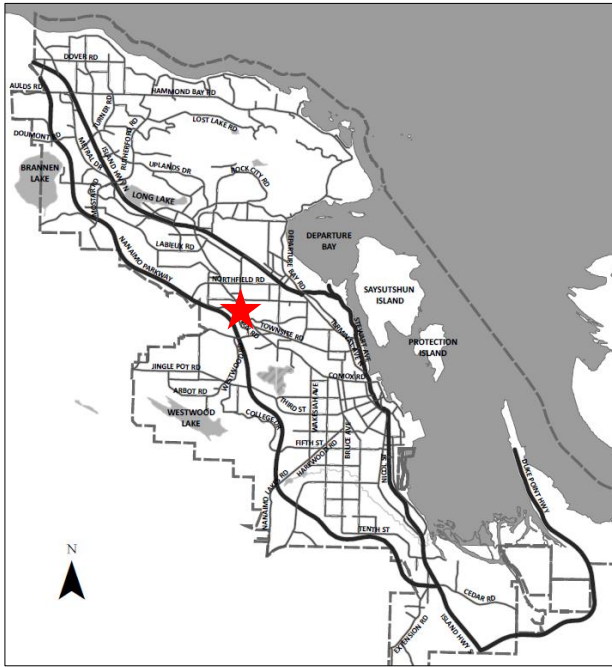


DATE OF MEETING | April 22, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1326 – 1950 & 1960 ISLAND DIESEL WAY**



Proposal:
Industrial Development

Zoning:
I3 – High Tech Industrial

City Plan Land Use Designation:
Light Industrial

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
1.28ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for an industrial development at 1950 and 1960 Island Diesel Way.

Recommendation

That Council issue Development Permit No. DP1326 for an industrial development at 1950 and 1960 Island Diesel Way with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-APR-22.

BACKGROUND

A development permit application, DP1326, was received from Herold Engineering Ltd., on behalf of TGC Nanaimo General Partner Inc. to permit an industrial development consisting of two buildings with warehouse and office space at 1950 and 1960 Island Diesel Way.

Subject Property and Site Context

The subject properties are located at the intersection of Island Diesel Way and Bollinger Road and was previously being used as a storage yard. The lot has since been cleared and the buildable area remains flat. An earth bank is located at the northeast property line, within existing landscaping.

The surrounding neighbourhood area includes a variety of new and established light industrial developments, including Green Rock Industrial Park, mini-storage, wholesale, and warehousing. A private recreation facility is located to the northeast, and Bowen Centre is located east of the subject properties.

DISCUSSION

Proposed Development

The applicant is proposing to consolidate the lots and develop a new industrial complex with six units within two buildings. The proposed buildings will include a combined 4,629m² of industrial warehouse space and 1,156m² of accessory office space, to be leased to individual tenants. The units range in size from 798m² to 1,290m² and the total proposed Floor Area Ratio (FAR) is 0.44. The consolidation of lots results in a proposed lot coverage of 43%.

Site Design

The proposed buildings are located at opposite sides of the lot, facing the internal drive aisle. Parking is located on either side of the internal drive aisle and to the rear of both buildings. The west elevation of each building faces Island Diesel Way. The parking in front of the buildings is envisioned for customers and the parking at the rear of the site is dedicated to staff. Building entries face the internal drive aisle and recessed loading spaces are incorporated into the building

design. A refuse enclosure is proposed at the eastern property line, accessed by a pedestrian crossing from Building B. An additional pedestrian crossing is located at the front of the site adjacent to the main entrance, connecting both buildings and in front of the loading space areas to ensure pedestrian safety. An outdoor seating area for employees is located at the rear of the site, behind each building.

Building Design

The proposed development consists of two pre-engineered steel buildings situated at grade. The buildings are divided into individual units and include warehouse space and accessory office space on the first and second storeys, with the remainder of the second storey open to the warehouse below. Long-term bicycle storage is provided within each unit and recessed loading spaces are proposed along the front elevation of each building.

Proposed Building A is clad with prefabricated metal panels with additional accent panels surrounding the ground level windows and entryways. The southern building face also includes two drive-in truck bays and three recessed overhead doors. Building B includes insulated metal panels in various colours and textures to differentiate between the individual units, and four individual building entrances with glazing facing the internal drive aisle.

Glass and steel awnings are provided as weather protection at all patron entrances and the parapet of the drive-in truck bays projects above the main roofline for visual interest. Both buildings have timber soffits under the eaves complete with downward lighting and have been designed to integrate into the existing industrial neighbourhood.

The building design substantially meets the intent of the General Development Permit Area Design Guidelines.

Landscape Design

Robust landscaping is provided along the street frontage of Island Diesel Way, along the rear property line, and within the outdoor seating areas. Proposed plantings include drought tolerant and native species such as trees, shrubs, vines, and perennials. Landscaping is used to screen the refuse receptable from the adjacent Bowen Centre, which is complete with a concrete masonry wall, steel gate, and timber awning.

Downward facing pole lighting is proposed throughout the site and broom-finished sidewalks with bollards provide pedestrian circulation throughout the site. Black galvanized chain-link fencing is proposed around the site and will be lined with trees, including maple and ash trees, to provide additional screening over time.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-JAN-11, accepted DP1326 as presented and provided the following recommendations:

- Consider ways to expand the amenity area by creating a flexible space on the parking lot using permeable paving;
- Consider expanding the landscaping around the site entrance;
- Consider adding more electric vehicle chargers throughout the site;

- Consider adding weather protection and other seating to the amenity areas;
- Consider installing a bike rack that can accommodate different types of bikes;
- Consider ways to mitigate stormwater runoff in the area of the proposed landscape variance; and,
- Consider using transparent fencing along the Island Diesel Way frontage.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Reduced the excess parking and converted to landscaped area;
- Increased the landscaping long the Island Diesel Way frontage;
- Increased the number of electric vehicle chargers from three to twelve;
- Provided shade trees within the outdoor seating area;
- Added weather protection awnings to Building A;
- Proposed a bike rack that can accommodate a range of bike sizes;
- Incorporated permeable surfacing behind Building B for stormwater management; and,
- Provided black galvanized steel chain-link fencing along the street frontage.

Proposed Variances

Landscape Buffer

The minimum required landscape buffer along the south side lot line (abutting 1950 Boxwood Road) is 1.8m. The proposed landscape buffer is 0.0m, a requested variance of 1.8m.

The landscape buffer to be varied is at the rear of Building B and screened from view by an existing building at 1950 Boxwood Road and would be further screened by the proposed Building B. A permeable gravel walkway intended for emergency egress and stormwater management is proposed in place of the landscape buffer. The variance is necessary for the proposed site configuration as a City Statutory Right-of-Way is located beneath the proposed internal drive aisle. Staff support the proposed variance as additional landscaping and outdoor amenity space has been proposed elsewhere onsite, and the location of the variance is screened from view from adjacent properties and streets.

Refuse Receptacle

The minimum required setback for refuse receptacles from any lot line adjoining a property zoned for residential use is 3.0m. The proposed setback for the refuse receptacle along the east property line is 1.5m. The Bowen Centre, located at 1925 Bowen Road, is zoned Community Corridor (COR3) where residential development is a permitted use, though the site has been developed as a commercial services centre. As such, a 1.5m variance is requested.

Staff support the proposed variance as the refuse enclosure is screened from view from the Bowen Centre using beech trees and shrubs. The receptacles are screened using masonry walls, a gate, and appropriate lighting. |

SUMMARY POINTS

- Development Permit Application No. DP1326 is for an industrial development complete with warehouse and accessory office space.
- The building design substantially meets the intent of the General Development Permit Area Design Guidelines.
- Variances are requested to reduce the landscape buffer for a portion of the south side lot line (abutting 1950 Boxwood Road) and to reduce the setback for refuse receptacles.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

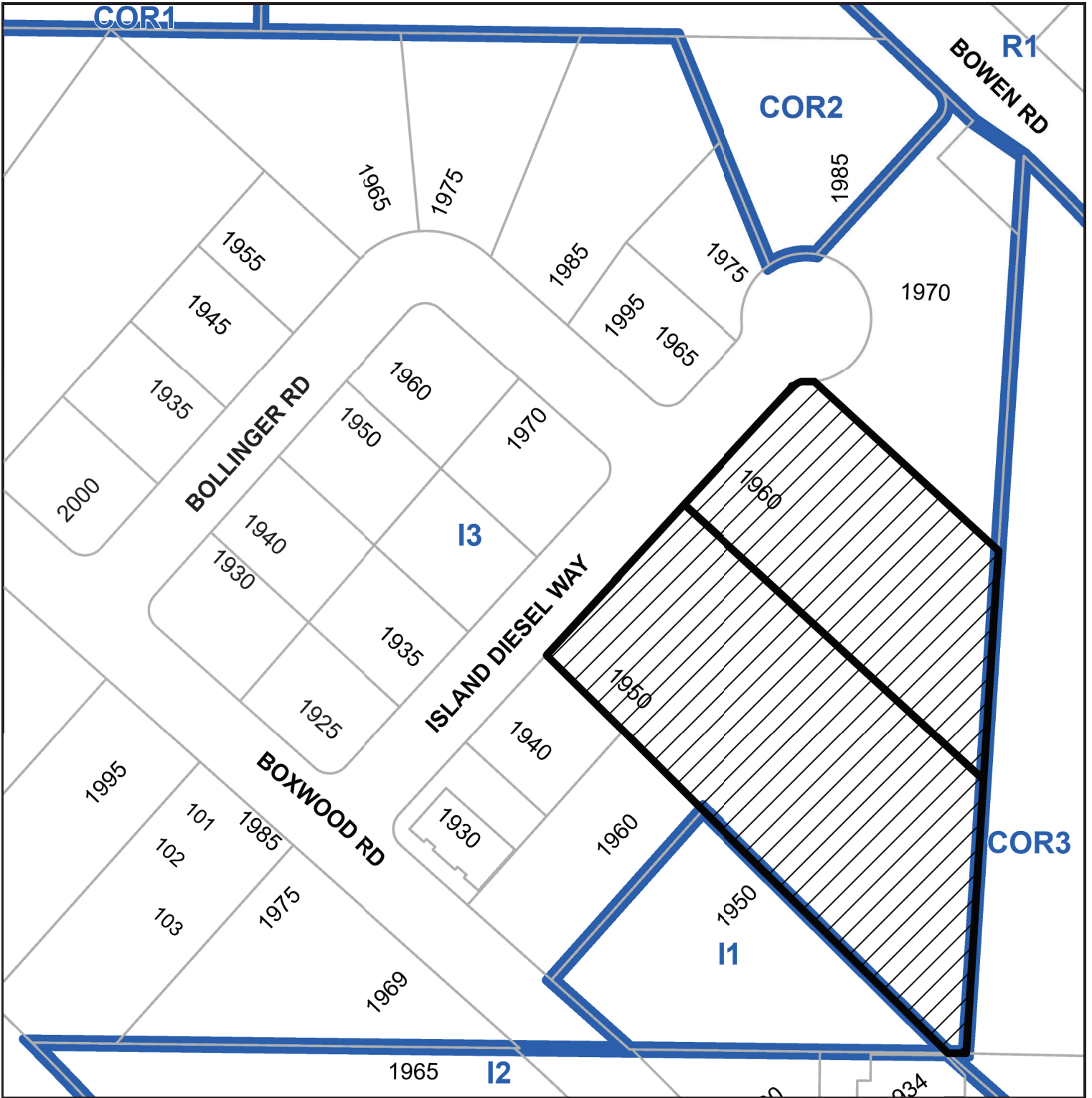
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Subsection 17.2.1 General Regulations* – to reduce the minimum required landscape buffer along a portion of the south side lot line from 1.8m to 0.0m, as proposed.
2. *Subsection 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the required setback for a refuse receptacle along the east property line from 3.0m to 1.5m, as proposed.

CONDITIONS OF PERMIT

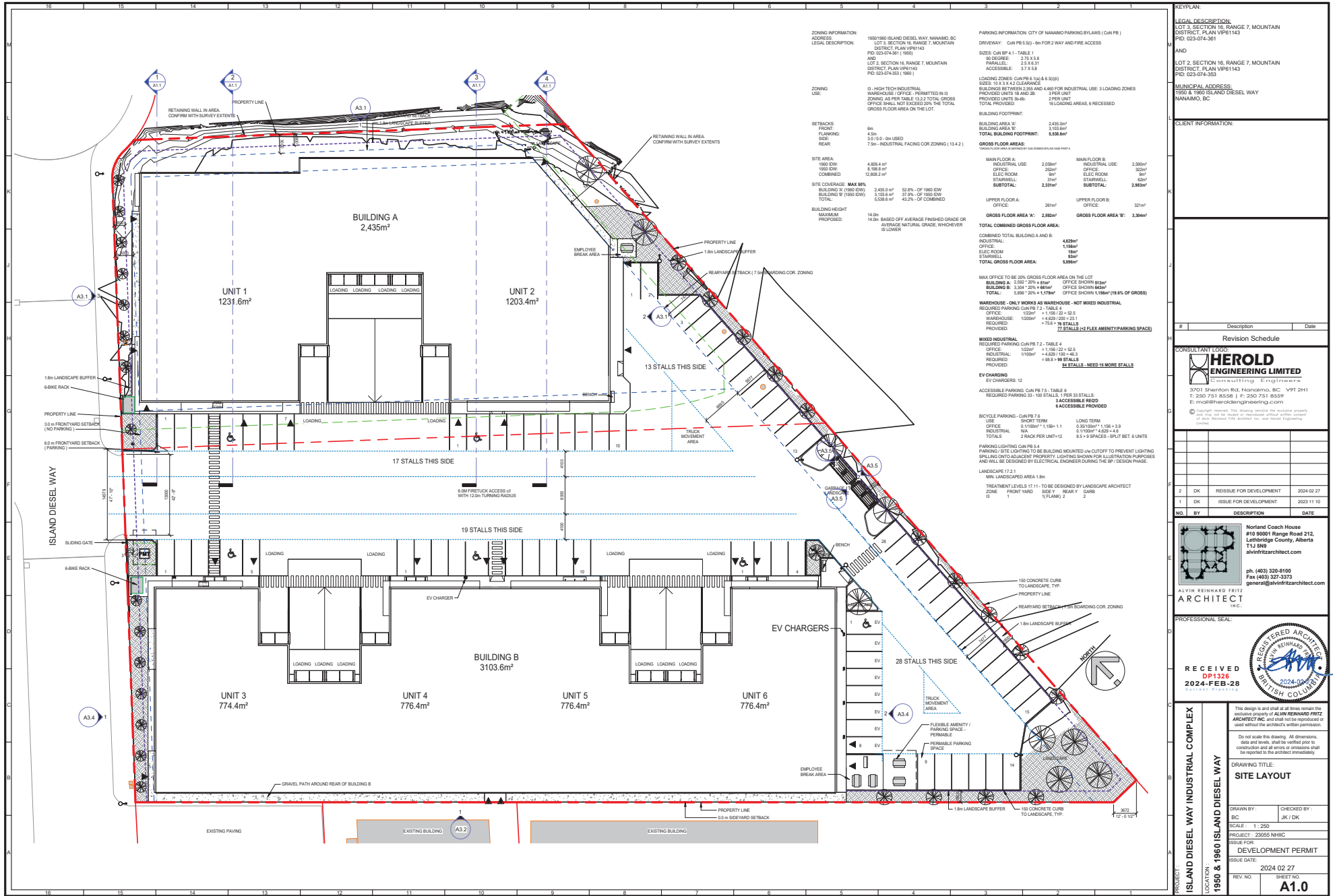
1. The subject property shall be developed in accordance with the Site Plan, prepared by Alvin Reinhard Fritz Architect Inc., dated 2024-FEB-27, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alvin Reinhard Fritz Architect Inc., dated 2024-FEB-27, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Macdonald Gray, dated 2024-MAR-20, as shown on Attachment F.
4. The consolidation of 1950 and 1960 Island Diesel Way, prior to Building Permit issuance.

**ATTACHMENT B
SUBJECT PROPERTY MAP**



 1950 & 1960 Island Diesel Way

ATTACHMENT C SITE PLAN



ZONING INFORMATION:
 ADDRESS: 1950/1960 ISLAND DIESEL WAY NANAIMO, BC
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143
 AND LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143
 AND LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143
 AND LOT 4, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143

ZONING USE:
 I3 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE - PERMITTED IN D ZONING AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 5% OF THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
 FRONT: 6m
 PLANNING: 4.6m
 REAR: 3.0/10.0 - (M) USED
 7.6m - INDUSTRIAL FACING COR (ZONING) (13.4.2)

SITE AREA:
 1960 CW: 4,898.4 m²
 1950 CW: 8,768.8 m²
 COMBINED: 13,667.2 m²

SITE COVERAGE MAX 50%:
 BUILDING B (1950 CW): 2,435.0 m² OF 1960 CW
 BUILDING A (1950 CW): 2,435.0 m² OF 1950 CW
 TOTAL: 4,870.0 m² OF 43.2% OF COMBINED

BUILDING HEIGHT:
 MAXIMUM PROPOSED: 14.0m BASED OFF AVERAGE FINISHED GRADE OR AVERAGE NATURAL GRADE, WHICHEVER IS LOWER

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CAN PB)
 DRIVEWAY: CAN PB 5.5(1) - 8m FOR 3 WAY AND FIRE ACCESS

SIZES CAN PB 4.1 - TABLE 1:
 90 DEGREE: 2.7 X 6.3
 PARALLEL: 2.2 X 6.3
 ACCESSIBLE: 3.7 X 5.8

LOADING ZONES CAN PB 6.3(1) & 3(1)(b):
 3.0 X 12.0 X 4.0 CLEARANCE
 BUILDING BETWEEN 2,000 AND 4,000 FOR INDUSTRIAL USE: 3 LOADING ZONES
 PROVIDED UNITS 30-46: 1 PERSON UNIT
 PROVIDED UNITS 30-46: 2 PERSON UNIT
 TOTAL PROVIDED: 1 LOADING AREA, 6 RECEIPTS

BUILDING FOOTPRINT:
 BUILDING AREA 'A': 2,435.0m²
 BUILDING AREA 'B': 3,103.6m²
 TOTAL BUILDING FOOTPRINT: 5,538.6m²

GROSS FLOOR AREA:
 MAIN FLOOR A: INDUSTRIAL USE: 2,099m²
 OFFICE: 336m²
 ELEC ROOM: 9m²
 STARWELL: 9m²
 SUBTOTAL: 2,334m²
 MAIN FLOOR B: INDUSTRIAL USE: 2,690m²
 OFFICE: 320m²
 ELEC ROOM: 9m²
 STARWELL: 62m²
 SUBTOTAL: 2,981m²

UPPER FLOOR A: OFFICE: 281m²
UPPER FLOOR B: OFFICE: 321m²

**GROSS FLOOR AREA 'A': 2,362m²
 GROSS FLOOR AREA 'B': 3,304m²**

TOTAL COMBINED GROSS FLOOR AREA:
 COMBINED TOTAL BUILDING A AND B: 5,666m²
 INDUSTRIAL: 4,829m²
 OFFICE: 1,198m²
 ELEC ROOM: 18m²
 STARWELL: 15m²
 TOTAL GROSS FLOOR AREA: 6,060m²

MAX OFFICE TO BE 20% GROSS FLOOR AREA ON THE LOT:
 BUILDING A: 2,592 * 20% = 518m² OFFICE SHOWN 619m²
 BUILDING B: 3,594 * 20% = 719m² OFFICE SHOWN 849m²
 TOTAL: 5,186 * 20% = 1,037m² OFFICE SHOWN 1,468m² (19.6% OF GROSS)

WAREHOUSE - ONLY WORKS AS WAREHOUSE - NOT MIXED INDUSTRIAL:
 REQUIRED PARKING CARS 12 * 1582.0 = 18,984
 OFFICE: 102m² = 1,158.00 = 62.5
 WAREHOUSE: 1200m² = 4,829.00 = 25.1
 PROVIDED: 75.8 * 16 STALLS
 2 STALLS = 2 FLEX AMENITY/PARKING SPACE

MIXED INDUSTRIAL REQUIRED PARKING CAN PB 7.2 - TABLE 4:
 OFFICE: 120m² = 1,158.00 = 62.5
 INDUSTRIAL: 1700m² = 4,829.00 = 25.1
 REQUIRED: 192 * 8 = 1,536 STALLS
 PROVIDED: 14 STALLS - NEED 14 MORE STALLS

EV CHARGING:
 EV CHARGERS: 12
 ACCESSIBLE PARKING CAN PB 7.5 - TABLE 6
 REQUIRED PARKING 33 - 160 STALLS * 1.76M X 3.3M STALLS
 3 ACCESSIBLE REQ'D
 4 ACCESSIBLE PROVIDED

BIKE PARKING - CAN PB 7.6:
 USE: SHORT TERM LONG TERM
 OFFICE: 0.1000m² * 1.58m * 1.1 0.3500m² * 1.58m * 0.9
 INDUSTRIAL: NA 0.1100m² * 4.829m * 4.6 0.5100m² * 4.829m * 4.6
 TOTALS: 2 RACK PER UNIT-12 8.5 * 9 SPACES - GREAT SET 6 UNITS

PARKING LIGHTING CAN PB 5.4:
 PARKING: SITE LIGHTING TO BE BULB MOUNTED (w/ CUTOFF TO PREVENT LIGHTING SPILLING ON ADJACENT PROPERTY). LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP DESIGN PHASE.

LANDSCAPE CAN PB 12.1:
 MIN LANDSCAPE AREA 1.8m

TREATMENT LEVELS 17.1.1 - TO BE DESIGNED BY LANDSCAPE ARCHITECT:
 ZONE FRONT YARD: SIDE Y: REAR Y: GARB: B:
 1: 1: 1: 1: 2: 2

KEY PLAN:
 LEGAL DESCRIPTION:
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143
 PID: 023-074-361
 AND LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VPR1143
 PID: 023-074-353
MUNICIPAL ADDRESS:
 1950 & 1960 ISLAND DIESEL WAY NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
1	Revision Schedule	

CONSULTANT LOGO:
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 Consulting Engineers
 3701 Shenton Rd, Nanaimo, BC V9T 2H1
 T: 250.751.8558 | F: 250.751.8559
 E: mail@heroldengineering.com

#	CHK	REVISION FOR DEVELOPMENT	DATE
1	DK	REVISION FOR DEVELOPMENT	2024 02 27
2	DK	ISSUE FOR DEVELOPMENT	2023 11 10

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PROFESSIONAL SEAL:
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 DP1326
 2024-FEB-28
 Current Planning

DRAWING TITLE:
SITE LAYOUT

DRAWN BY: BIC
CHECKED BY: JK / DK

SCALE: 1:250

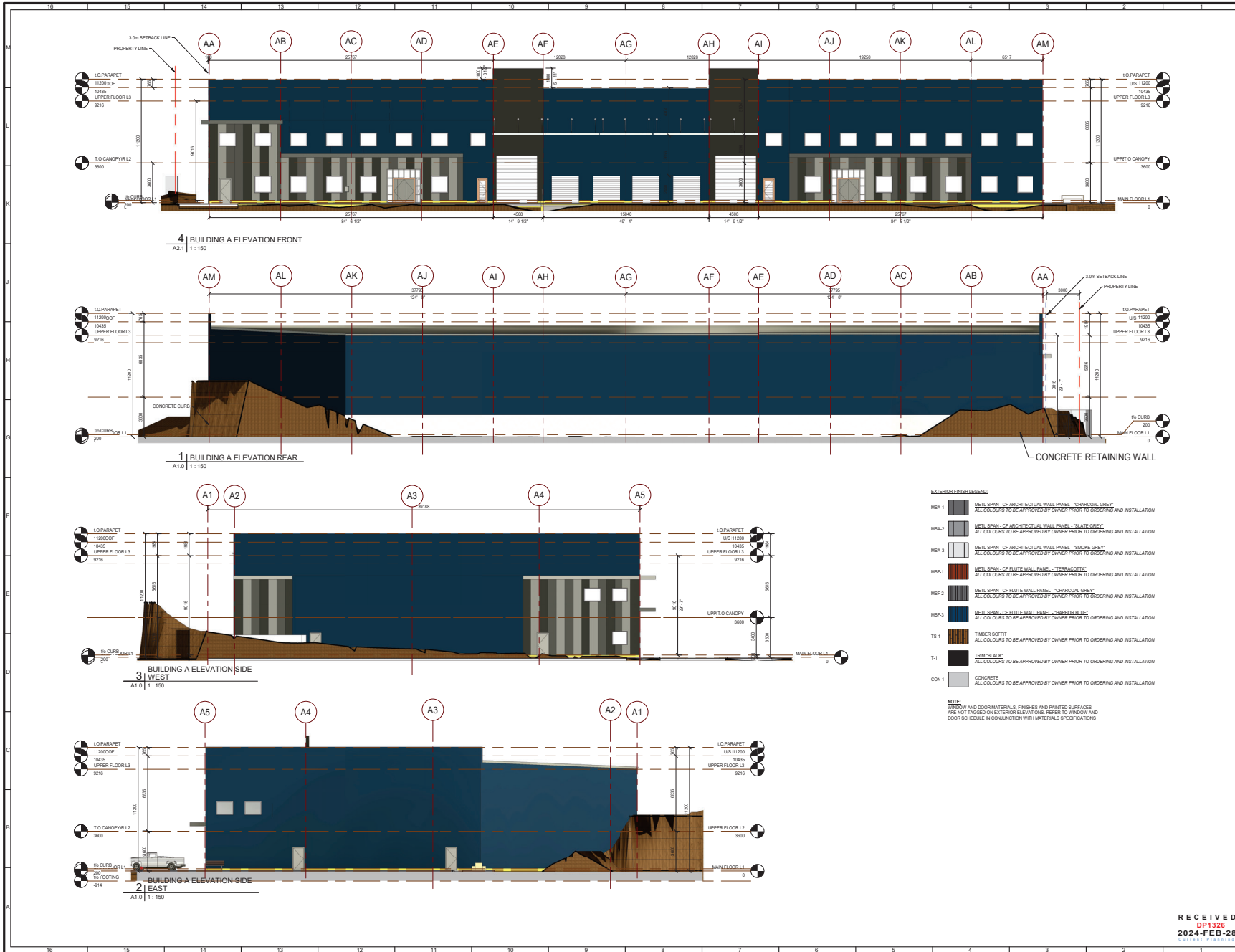
PROJECT: 23055 NHIC

ISSUE FOR DEVELOPMENT PERMIT

ISSUE DATE: 2024 02 27

REV NO: A1.0

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



- EXTERIOR FINISH LEGEND**
- MSA-1 METL SPAN - OF ARCHITECTURAL WALL PANEL - "CHARCOAL GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - MSA-2 METL SPAN - OF ARCHITECTURAL WALL PANEL - "SLATE GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - MSA-3 METL SPAN - OF ARCHITECTURAL WALL PANEL - "BROOK GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - MSF-1 METL SPAN - OF ELITE WALL PANEL - "TERRACOTTA"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - MSF-2 METL SPAN - OF ELITE WALL PANEL - "CHARCOAL GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - MSF-3 METL SPAN - OF ELITE WALL PANEL - "BURBORG BLUE"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - TS-1 TIMBER SOFFIT
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - T-1 TRIM "SLACK"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
 - CON-1 CONCRETE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- NOTE**
WINDOW AND DOOR MATERIALS, FINISHES AND PAINTED SURFACES ARE NOT TAGGED ON EXTERIOR ELEVATIONS. REFER TO WINDOW AND DOOR SCHEDULE IN CONSULTATION WITH MATERIALS SPECIFICATIONS

KEY PLAN:
LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP161143 PID: 023-074-361
AND
LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP161143 PID: 023-074-353
MUNICIPAL ADDRESS:
1950 & 1960 ISLAND DIESEL WAY
NANAIMO, BC

CLIENT INFORMATION:

Revision Schedule

#	Description	Date	
2	DK	ISSUE FOR DEVELOPMENT	2024 02 27
1	DK	ISSUE FOR DEVELOPMENT	2023 11 10

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PROFESSIONAL SEAL:

DRAWING TITLE:
1960 BUILDING A ELEVATIONS

DRAWN BY: BIC
CHECKED BY: JK / DK

SCALE: As indicated

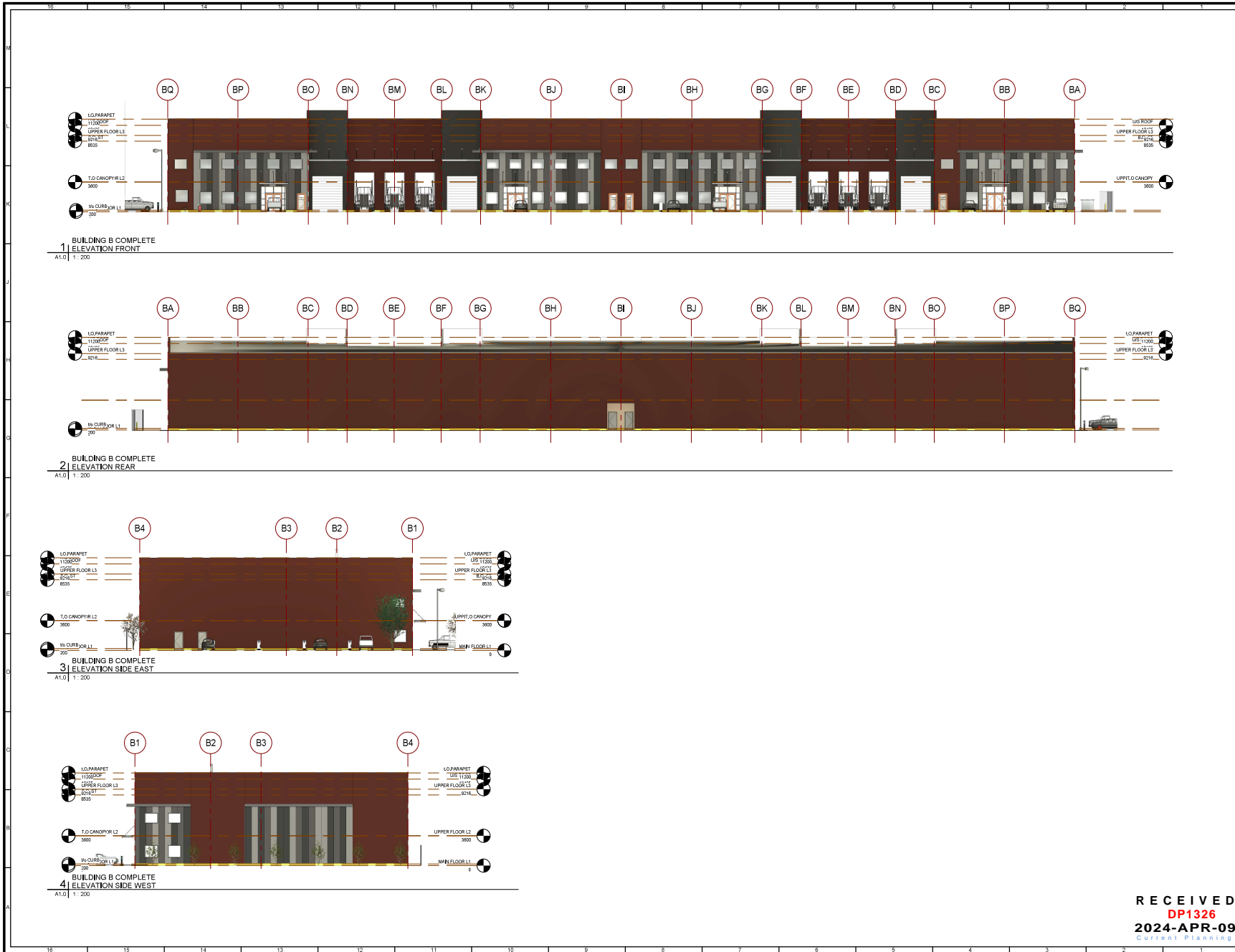
PROJECT: 23055 NHIC

ISSUE FOR: DEVELOPMENT PERMIT

ISSUE DATE: 2024 02 27

REV NO: A3.1

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DPT 3326
2024-FEB-28
City of Nanaimo



REVISION PLAN

LEGAL DESCRIPTION
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN W/P61143
 PID: 024-074-361

MUNICIPAL ADDRESS
 LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN W/P61143
 PID: 024-074-363

MUNICIPAL ADDRESS
 1950 & 1960 ISLAND DIESEL WAY
 NANAIMO, BC

CLIENT INFORMATION

#	Description	Date	
3	DK	REISSUE FOR DEVELOPMENT	2024 04 09
2	DK	REISSUE FOR DEVELOPMENT	2024 02 27
1	DK	ISSUE FOR DEVELOPMENT	2023 11 19

CONSULTANT LOGO

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ALVIN REINHARD PRITZ
ARCHITECT
 INC.

PROFESSIONAL SEAL

REGISTERED ARCHITECT
 ALVIN REINHARD PRITZ
 BRITISH COLUMBIA
 2024-04

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DP1326
2024-APR-09
 Current Planning

DRAWING TITLE:
BUILDING B ELEVATIONS

DRAWN BY: CH
 CHECKED BY: JJK / DK

SCALE: 1:200


PROJECT: 230561-NHBC

ISSUE FOR: DEVELOPMENT PERMIT


ISSUE DATE: 2024 04 09

REV. NO. SHEET NO.
A3.2A


ISLAND DIESEL WAY INDUSTRIAL COMPLEX
 LOCATION: 1950 & 1960 ISLAND DIESEL WAY



CHARCOAL GRAY MSA-1
E: 0.86 SRI: 39




SLATE GRAY MSA-2
E: 0.86 SRI: 39




SMOKE GRAY MSA-3
E: 0.86 SRI: 57


METL SPAN - CF ARCHITECTUAL WALL PANEL IN VERTICAL APPLICATION
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE



TERRACOTTA MSF-1
E: 0.87 SRI: 41




CHARCOAL GRAY MSF-2
E: 0.86 SRI: 39




HARBOR BLUE MSF-3
E: 0.86 SRI: 25

METL SPAN - CF FLUTE WALL PANEL IN VERTICAL APPLICATION
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE




REGAL GRAY
E: 0.86 SRI: 64


METL SPAN - CFR METAL ROOF STANDING SEAM PANEL
PRODUCT SHOWN - METAL SPAN EXAMPLE IMAGE




GLASS AND STEEL AWNING
STEEL TIE BACK SUPPORTS
PRODUCT SHOWN - INTERNET IMAGE



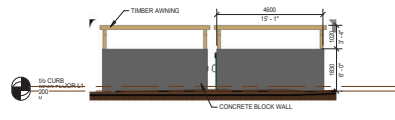
TIMBER SOFFIT
PRODUCT SHOWN - INTERNET IMAGE FOR
EXAMPLE OF OVERALL LOOK



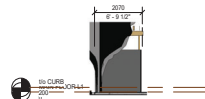
'BLACK' GALVANIZED STEEL WIRE CHAIN LINK
FENCE INTERNET IMAGE



1 | GARBAGE ENCLOSURE - FRONT
A.T.O | 1: 100



2 | GARBAGE ENCLOSURE - REAR
A.T.O | 1: 100



3 | GARBAGE ENCLOSURE - SIDE
A.T.O | 1: 100

EXTERIOR FINISH LEGEND


- MSA-1 METL SPAN - CF ARCHITECTUAL WALL PANEL - "CHARCOAL GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSA-2 METL SPAN - CF ARCHITECTUAL WALL PANEL - "SLATE GREY"
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- MSA-3 METL SPAN - CF ARCHITECTUAL WALL PANEL - "SMOKE GREY"
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- MSF-1 METL SPAN - CF FLUTE WALL PANEL - "TERRACOTTA"
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- MSF-3 METL SPAN - CF FLUTE WALL PANEL - "HARBOR BLUE"
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- TS-1 TIMBER SOFFIT
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- C-1 'BLACK' GALVANIZED STEEL WIRE CHAIN LINK FENCE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION
- CON-1 CONCRETE
ALL COLOURS TO BE APPROVED BY OWNER PRIOR TO ORDERING AND INSTALLATION

NOTE:
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DP 1326
2024-FEB-28
CITY OF NANAIMO

KEYPLAN:
LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-361
AND
LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-353
MUNICIPAL ADDRESS:
1550 & 1760 ISLAND DIESEL WAY NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date											
Revision Schedule													
CONSULTANT LOGO:													
 HEROLD ENGINEERING LIMITED Consulting Engineers 3701 Sherrington Rd, Nanaimo, BC V9T 2H1 T: 250 751 8558 F: 250 751 8559 E: mail@heroldengineering.com <small>© Copyright reserved. This drawing remains the exclusive property of Herold Engineering Ltd. and shall not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Herold Engineering Ltd. and Herold Engineering Limited.</small>													
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2	DK	REISSUE FOR DEVELOPMENT	2024 02 27										
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ALVIN REINHARD FRITZ ARCHITECT INC.
 1950 & 1960 ISLAND DIESEL WAY
 NANAIMO, BC V9T 2H1
 PH: (250) 751-8558
 FAX: (250) 751-8559
 EMAIL: alvin@alvinfritzarchitect.com

PROFESSIONAL SEAL:


EXTERIOR TITLE:
EXTERIOR MATERIALS & COLOURS

DRAWN BY: JBC
 CHECKED BY: JK / DK
 SCALE: 1:100
 PROJECT: 23055 MHHC
 ISSUE FOR: DEVELOPMENT PERMIT
 ISSUE DATE: 2024 02 27
 REV NO: A3.5
 SHEET NO: A3.5

ATTACHMENT E BUILDING RENDERINGS



KEYPLAN:

LEGAL DESCRIPTION:
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143
 PID: 023-074-361

AND

**LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143
 PID: 023-074-353**

MUNICIPAL ADDRESS:
 1950 & 1960 ISLAND DIESEL WAY
 NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date	
Revision Schedule			
2	DK	REISSUE FOR DEVELOPMENT	2024 02 27
1	DK	ISSUE FOR DEVELOPMENT	2023 11 10
NO.	BY	DESCRIPTION	DATE

CONSULTANT LOGO:

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ALVIN FRIZ ARCHITECT INC.

PROFESSIONAL SEAL:

DRAWING TITLE:
 3-D VIEWS

DRAWN BY: BIC
CHECKED BY: JK / DK

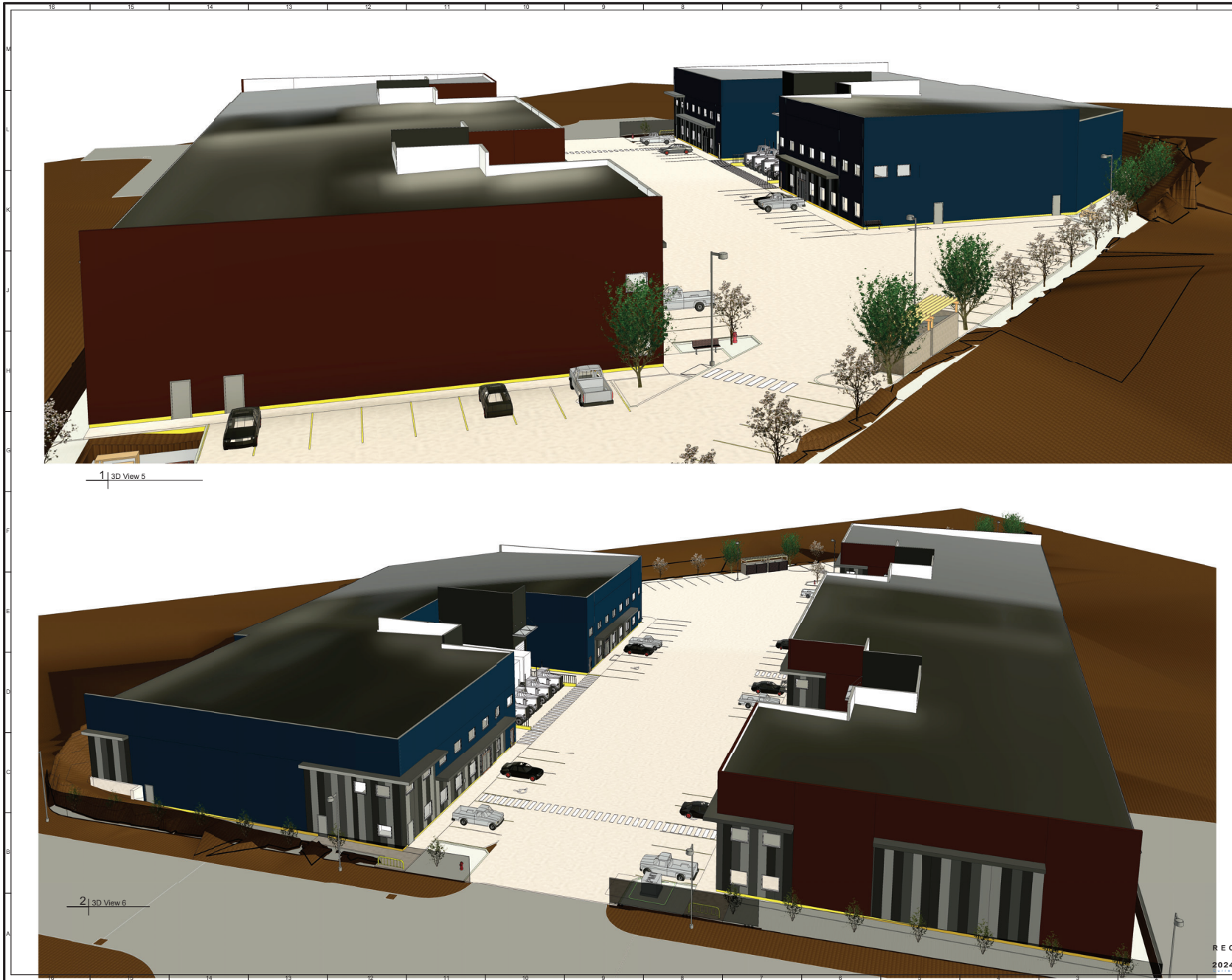
SCALE:

PROJECT: 23055 NHIC
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2024 02 27

REV NO. **SHEET NO.**
 1950 & 1960 ISLAND DIESEL WAY
A1.2

RECEIVED
 DP1326
 2024-FEB-28

PROJECT: ISLAND DIESEL WAY INDUSTRIAL COMPLEX
 LOCATION: 1950 & 1960 ISLAND DIESEL WAY
 2024-02-27 7:36:41 AM



1 | 3D View 5

2 | 3D View 6

KEYPLAN:

LEGAL DESCRIPTION:
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-361

AND
 LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-353

MUNICIPAL ADDRESS:
 1950 & 1960 ISLAND DIESEL WAY NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date	
Revision Schedule			
2	DK	RESUBMIT FOR DEVELOPMENT 2024 02 27	
1	DK	ISSUE FOR DEVELOPMENT 2023 11 19	
NO.	BY	DESCRIPTION	DATE

CONSULTANT LOGO:
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ALVIN REINHARD FRITZ
ARCHITECT INC.

PROFESSIONAL SEAL:

PROJECT: ISLAND DIESEL WAY INDUSTRIAL COMPLEX

DRAWING TITLE:
3-D VIEWS

Do not scale this drawing. All dimensions, data and levels shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

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PROJECT: 23055 NHIC	SCALE:
ISSUE FOR: DEVELOPMENT PERMIT	ISSUE DATE: 2024 02 27
REV NO.	SHEET NO. A1.3

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 DP 1326

LOCATION:
 1950 & 1960 ISLAND DIESEL WAY

2024-02-27 7:43:01 AM



1 | 3D View 1

2 | 3D View 2

KEYPLAN:
 LEGAL DESCRIPTION:
 LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-361
 AND
 LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143 PID: 023-074-353
 MUNICIPAL ADDRESS:
 1950 & 1960 ISLAND DIESEL WAY
 NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

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2	DK	REISSUE FOR DEVELOPMENT	2024 02 27
1	DK	ISSUE FOR DEVELOPMENT	2023 11 10

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DRAWING TITLE:
3-D VIEWS

DRAWN BY: BC	CHECKED BY: JK / DK
SCALE:	
PROJECT: 23055 NHIC	
ISSUE FOR:	
ISSUE DATE:	2024 02 27

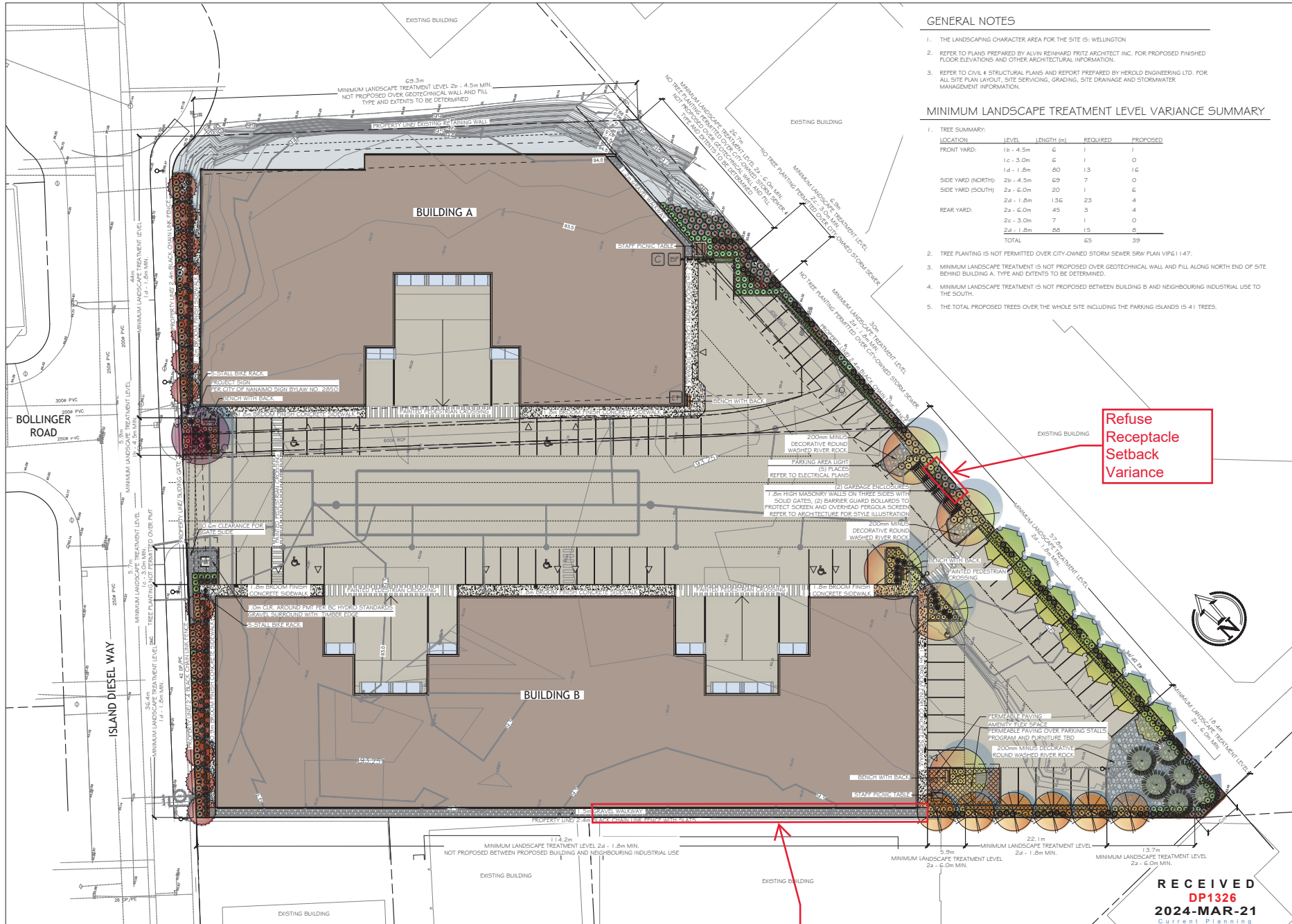
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	A1.4

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 DP1326
 2024-FEB-28

PROJECT: ISLAND DIESEL WAY INDUSTRIAL COMPLEX
 LOCATION: 1950 & 1960 ISLAND DIESEL WAY

\\s01\02\Drawings\Draw\23055\NHIC\23055-NHIC01.dwg (PLOT) - 2024-02-27 14:16:54

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



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Island Diesel Way Industrial Complex
341234 BC Ltd
 1950 & 1960 Island Diesel Way, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

Date: March 20, 2024
 Drawn: CW
 Checked: CW
 Scale: 1:250 metric
 Project Number: 23-0345
 DRAWING NUMBER: **L1 of 2**

REVISION SCHEDULE

#	Date	NOTES
0	02AUG2023	DP Pre-app Meeting
1	18OCT2023	DP Coordination
2	06NOV2023	Issued for DP
3	11JAN2024	DAP Meeting
4	12FEB2024	Reissued for DP
5	20MAR2024	Reissued for DP

Refuse
Receptacle
Setback
Variance

Landscape Buffer Variance

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2024-MAR-21
 Current Planning



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Island Diesel Way Industrial Complex
341234 BC Ltd
1950 & 1960 Island Diesel Way, Nanaimo, BC

LEGENDS & NOTES

Date:	March 20, 2024
Drawn:	CW
Checked:	CW
Scale:	N/A
Project Number:	23-0345
DRAWING NUMBER:	L2 of 2

#	DATE	NOTES
0	02AUG2023	DP Pre-App Meeting
1	18OCT2023	DP Coordination
2	06NOV2023	Issued for DP
3	11JAN2024	DAP Meeting
4	12FEB2024	Reissued for DP
5	20MAR2024	Reissued for DP

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DP1326
2024-MAR-21
Current Planning

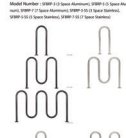
IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN BUILDING A ELECTRICAL ROOM
	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN ELECTRICAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN., TYP. MAINLINE: 4 CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A SMART (ET) WEATHER-BASED IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

SURF DRIE BACK



DESIGN NOTES

The proposed pipe SDR 35 PVC shall be installed on a 150mm sand bedding. The bedding shall be compacted to 95% relative density. The bedding shall be compacted to 95% relative density. The bedding shall be compacted to 95% relative density.

RECYCLE CONTENT

100% RECYCLABLE



Wishbone

DESIGN NOTES

100% Recycled Structural Extrusion (SR35) 100% Recycled High Strength Polymer (SR35) 100% Recycled High Strength Polymer (SR35) 100% Recycled High Strength Polymer (SR35) 100% Recycled High Strength Polymer (SR35)

DESIGN NOTES

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PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	6cm CAL.	4.5m O.C.	16	DROUGHT TOLERANT
	FAGUS SYLVATICA EUROPEAN BEECH	6cm CAL.	SEE PLAN	5	DROUGHT TOLERANT
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2.5m	4.5m O.C.	6	NATIVE SPECIES, CONIFEROUS
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE FLOWERING PEAR	6cm CAL.	6.0m O.C.	7	DROUGHT TOLERANT
	QUERCUS PALustris PIN OAK	6cm CAL.	SEE PLAN	1	DROUGHT TOLERANT
	SORBUS ALUCIFABA CARDINAL ROYAL CARDINAL ROYAL MOUNTAIN ASH	6cm CAL.	6.0m O.C.	6	DROUGHT TOLERANT
SHRUBS					
	GAULTHERIA SHALLOX SIALAL	#2 POT	1.0m O.C.	89	NATIVE SPECIES
	PINUS MUGO VAR. PUMILO DWARF MOUNTAIN PINE	#2 POT	1.0m O.C.	76	DROUGHT TOLERANT
	POLYSTICHUM MANITUM SWORD FERN	#2 POT	1.0m O.C.	76	NATIVE SPECIES
	FOTENTILLA FRUITICOSA 'PINK BEAUTY' & 'YELLOW GOLD' PINK & YELLOW SHRUBBY CINQUEFOIL	#2 POT	0.9m O.C.	40	NATIVE CULTIVARS
	RISES SANGUINUM RED FLOWERING CURRANT	#2 POT	1.0m O.C.	94	NATIVE SPECIES
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	60	NATIVE SPECIES
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	76	NATIVE SPECIES
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS LVA-LURSH KINKRINDICK	#1 POT	0.45m O.C.	300	NATIVE SPECIES
	HELICOTRICHON SEMPERVIRENS BLUE OAT GRASS	#2 POT	1.0m O.C.	14	DROUGHT TOLERANT

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED IN THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-G.3.5.2. PROPERTIES FOR GROWING MEDIA: LEVEL 2 "GROOMED" - 3P; GROWING MEDIUM DEPTHS: SHRUBS - 450mm TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUNDCOVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING SMART (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.