



**DEVELOPMENT PERMIT NO. DP001341**

**B.G.R. HOLDINGS INC.**  
Name of Owner(s) of Land (Permittee)

**6450 ISLAND HIGHWAY NORTH**  
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

**LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 12124  
EXCEPT PART IN PLAN 33807  
PID NO. 000-180-807**

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Subject Property Map**  
**Schedule B Site and Parking Plans**  
**Schedule C Building Elevations and Details**  
**Schedule D Landscape Plan and Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

### TERMS OF PERMIT

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted height of a fence within a front yard setback from 1.2m to 1.8m as shown on Schedule D.
2. *Section 10.5.1 Siting of Buildings* – to reduce the minimum required north side yard setback from 3.0m to 1.5m as shown on Schedule B.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.2(i) All Other Uses Parking Table* – to reduce the minimum required number of off-street parking spaces from 69 to 63 spaces.

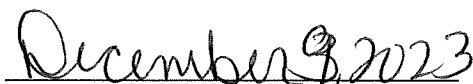
### CONDITIONS OF PERMIT

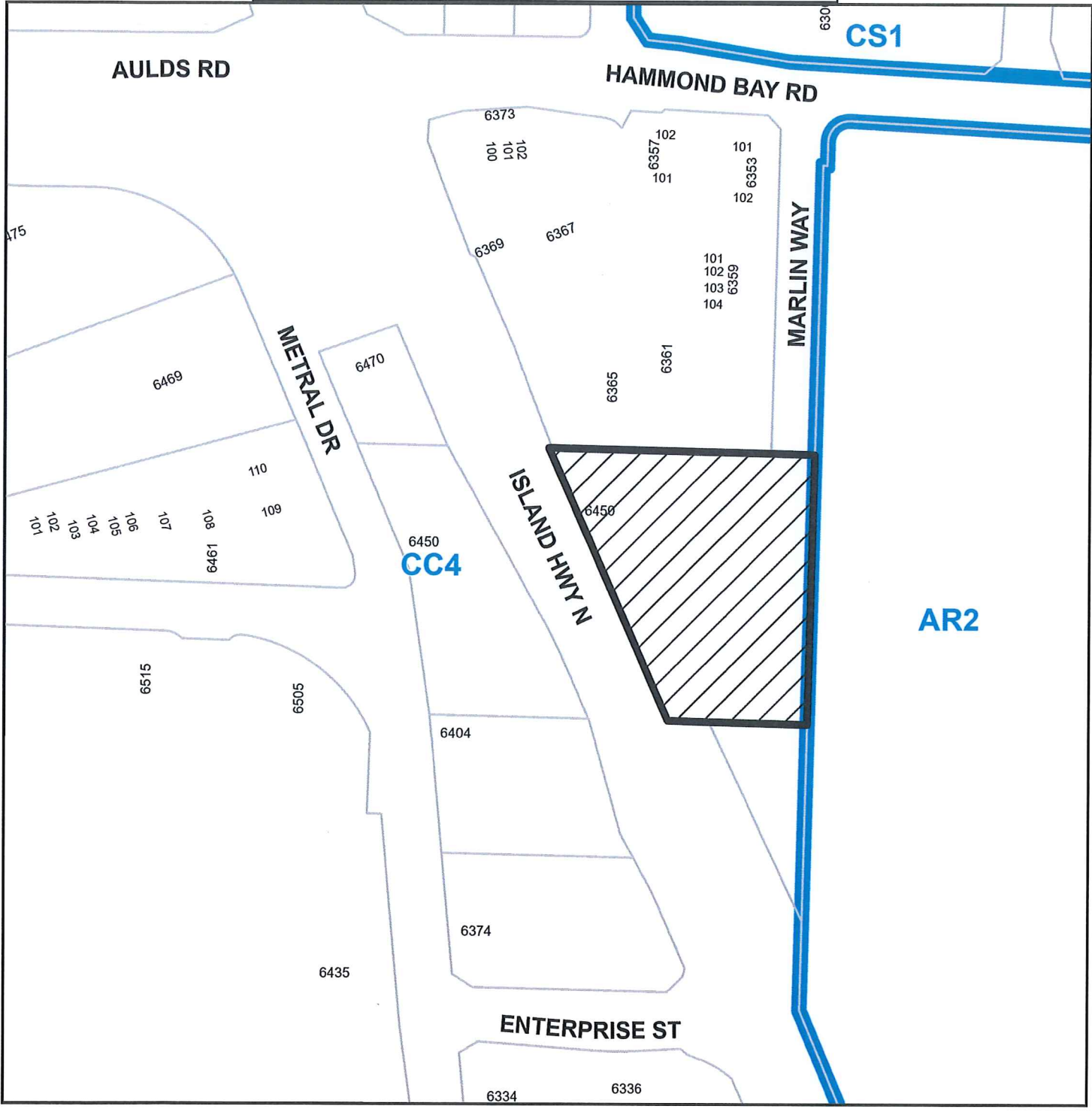
1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by O.C.A. Architecture Inc., dated 2024-AUG-11, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by O.C.A. Architecture Inc., dated 2024-AUG-11, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Victoria Drakeford Landscape Architect, dated 2024-AUG-20, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 2ND DAY OF DECEMBER, 2024.

  
\_\_\_\_\_  
Corporate Officer

Shelle Gurrie  
Corporate Officer  
City of Nanaimo

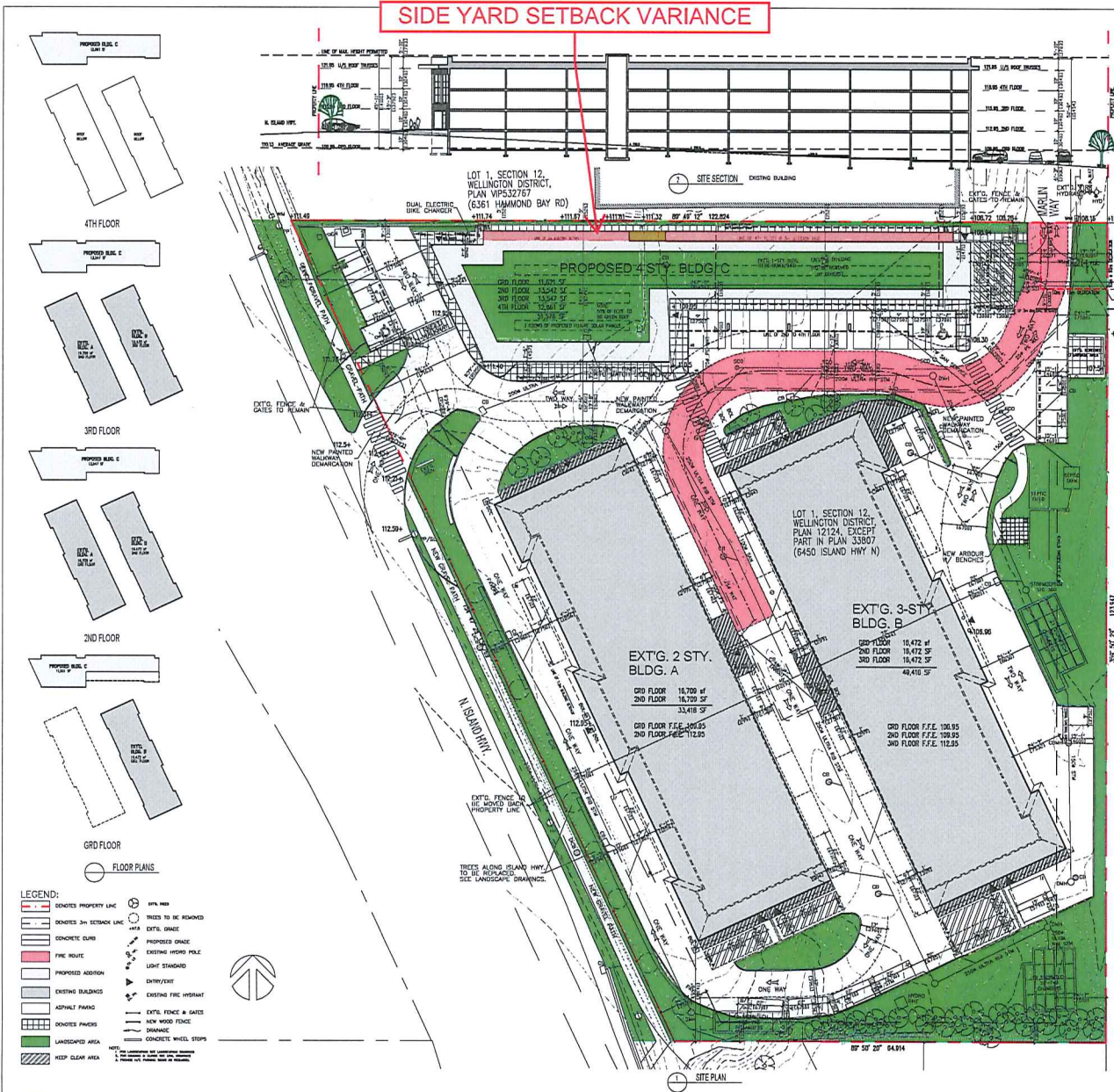
  
\_\_\_\_\_  
Date



 6450 ISLAND HIGHWAY N

SITE AND PARKING PLANS

SIDE YARD SETBACK VARIANCE



SITE DATA:

ZONING: OCA NORTH NANAIMO URBAN CENTRE  
 CIVIL ADDRESS: 6450 N ISLAND HWY.  
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807  
 SITE AREA: 123,166 sf (11,828.29sqm)  
 1070 sf (100sqm) REDUCATION  
 124,000 sf (11,328.29sqm)  
 BUILDING AREA:  
 BUILDING A: 16,709 sf  
 BUILDING B: 16,472 sf  
 BUILDING C: 12,475 sf  
 43,656 sf

COVERAGE:

Permitted: 50% (5 x 124,000 SF = 62,045 SF)  
 Proposed:  
 EXIST. BLDG. A: 16,709 sf  
 EXIST. BLDG. B: 16,472 sf  
 PROPOSED BLDG. C: 12,547 sf  
 45,728 sf / 124,000 sf = 100 = 38% Proposed

DENSITY:

Permitted: 1.25 (1.25 x 124,000 sf = 155,112.5 sf ALLOWED)  
 Proposed: 134,410 sf = 1.08 Proposed  
 124,000 sf

G.F.A.:

EXIST. BUILDING A: GRD FLOOR 16,709 sf  
 2ND FLOOR 16,709 sf  
 33,418 sf / 2,105 sm  
 EXIST. BUILDING B: GRD FLOOR 16,472 sf  
 2ND FLOOR 16,472 sf  
 3RD FLOOR 16,472 sf  
 49,416 sf / 4,591 sm  
 PROPOSED BUILDING C: GRD FLOOR 11,921 sf  
 2ND FLOOR 13,547 sf  
 3RD FLOOR 13,547 sf  
 4TH FLOOR 12,581 sf  
 51,576 sf / 4,791 sm  
 134,410 sf / 72,487 sm

REQUIRED PARKING:

MIN. STORAGE:  
 1 SPACE PER 200sm (2150sf) OF GROSS FLOOR AREA  
 3 LOADING SPACES FOR 4350sm = 1 PER ADDITIONAL 4,650sm  
 OFFICE:  
 1 SPACE PER 22sm (238.8sf) OF GROSS FLOOR AREA

PARKING CALC.:

EXIST. BUILDING A: 33,418 sf / 2152 sf = 16 SPACES  
 EXIST. BUILDING B: 49,416 sf / 2152 sf = 23 SPACES  
 PROPOSED BUILDING C: 49,416 sf / 2152 sf = 24 SPACES  
 MIN. STORAGE: 1,602 sf / 238.8 sf = 7 SPACES  
 OFFICE: 70 SPACES

PARKING Provided:

27 regular car spaces  
 12 small spaces (12/63-192)  
 2 3/4 bays  
 20 spaces in front of CHD @ Bldg. A & B  
 2 extra inside spaces  
 63 spaces provided

LOADING:

Required: 12,487sm x 4.65sm = 3 + (7,827sm / 4,650 x 1.6) 2 = 5 LOADING SPACES  
 Provided: 5 LOADING SPACES REQUIRED.

BICYCLE PARKING:

Required:  
 OFFICE: SHORT TERM: 1/100sm LONG TERM: 35/100sm  
 155/100x1=1 SPACE 155sm/100x.35=1 SPACE  
 INDUSTRIAL: SHORT TERM: N/A LONG TERM: 1/100sm  
 0 REQ'D. 4,637sm/100x1=5 SPACES  
 Provided:  
 SHORT TERM: 6 SPACES  
 LONG TERM: 6 SPACES

BUILDING HEIGHT:

Permitted: 14m  
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13  
 Proposed: 13.8m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION

3.2.2.77. GROUP F, DIV 2, UP TO 4 STORIES, SPRINKLERED  
 MAX. BLDG. AREA = 3,200 SM (24,444 SF) IF 3 STY.  
 MAX. BLDG. AREA = 2,400 SM (20,833 SF) IF 4 STY.  
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION  
 F.B.R. FLOORS: 3/4 HR  
 L.B. WALLS, COLNS, ETC.: 3/4 HR OR NON-COMBUSTIBLE  
 ROOF: 0 min.  
 GROUP D: UNDER SIDE OF FLOOR AREA = NOT A MAJOR OCCUPANCY

SETBACKS:

	REQ'D.	PROPOSED	VARIANCE
FRONT YARD - ISLAND HWY.	7.5m	9.7m @ 11.5m	NONE
REAR YARD - WALKWAY	7.5m	7.5m	NONE
SIDE YARD (SOUTH):	3.0m	1.5m	NONE
SIDE YARD (NORTH):	3.0m	1.5m	1.5m



O.C.A. ARCHITECTURE INC.  
 274 W. 14th AVENUE VANCOUVER BC V6K 1K3  
 Tel: 604-408-8970 Email: info@ocaa.com

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS FROM TO BE SHOWN ON THE PERMIT. ALL DIMENSIONS SHOWN ON DRAWINGS TO BE REFERRED TO THE PERMIT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE PERMIT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE PERMIT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE PERMIT.

#	DESCRIPTION	DATE
1	CONCEPTUAL LETTER REVISIONS	8/1/24
2	10m x 10m REDUCION AT WALKWAY	12/7/23

#	REVISION	DATE
4	REVISION	7/1/24
5	REVISION	3/26/24
7	PLANNING PERMIT	1/7/23
1	REVIEW	4/1/23

BUDGET SELF STORAGE  
 6450 N ISLAND HWY.  
 NANAIMO, B.C.

SITE PLAN



Date: 1/27/24  
 Drawn By:  
 Checked By:  
 Project Number: 315  
 Date: JUNE 2021  
 Drawing Number:

A01.1



O.C.A. ARCHITECTURE INC.  
 2724 W. 76 AVENUE, VANCOUVER BC V6K 1W3  
 Tel: 604-408-8970 Email: info@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, OMISSIONS OR OVERTIGHTS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RELATED DOCUMENTATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND RELATED DOCUMENTATION WHICH OR IN PART IS PROVIDED HEREON. THE ARCHITECTS ACCEPTS NO LIABILITY.

1	COMPREHENSIVE LETTER REVISIONS	8/1/24
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3	REVISION A DP	3/26/24
2	PLANNING PER APP	7/7/23
1	REVIEW	4/1/23

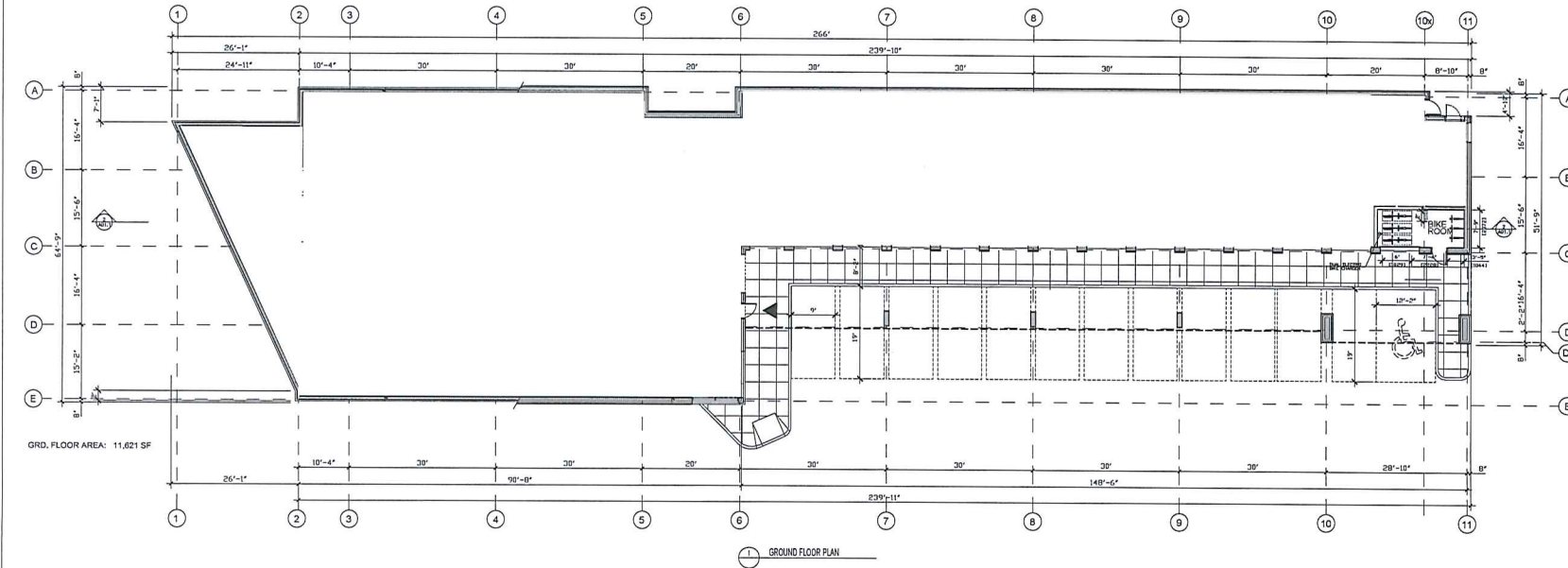
**BUDGET SELF STORAGE**  
 6450 N ISLAND HWY.  
 NANAIMO, B.C.

**GROUND & SECOND FLOOR PLANS**



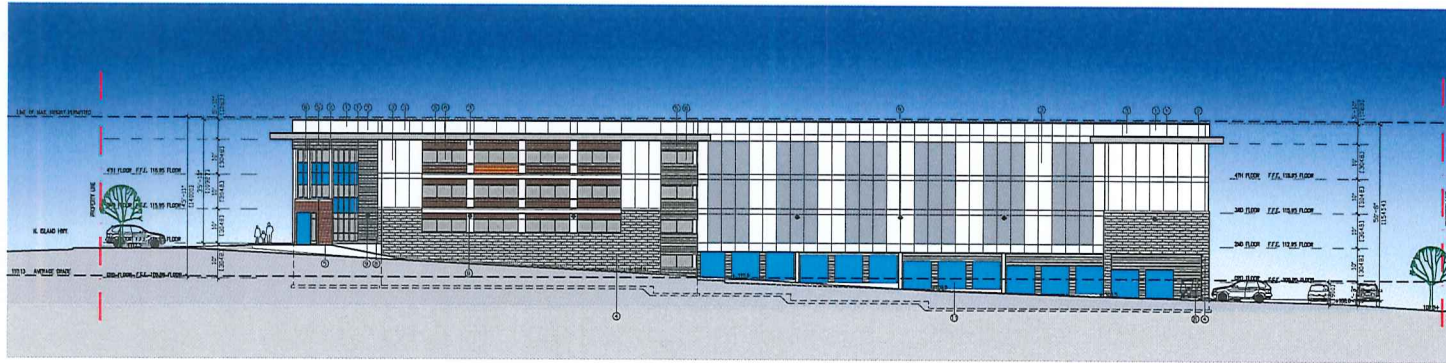
Date: 3/22/24  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project Number: 2315  
 Date: JAN 2023  
 Drawing Number: \_\_\_\_\_

**A02.1**

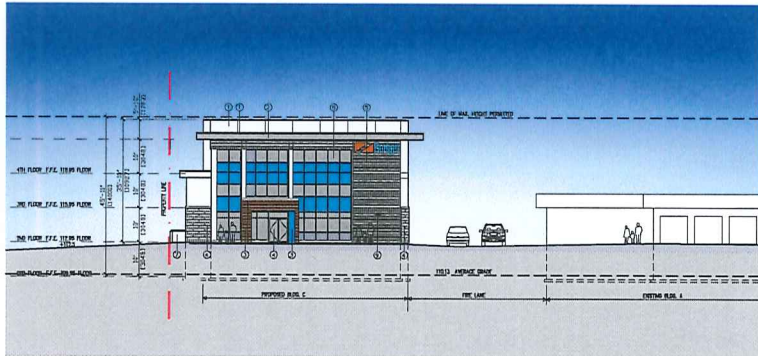


RECEIVED  
**DP1341**  
 2024-AUG-12  
 Current Planning

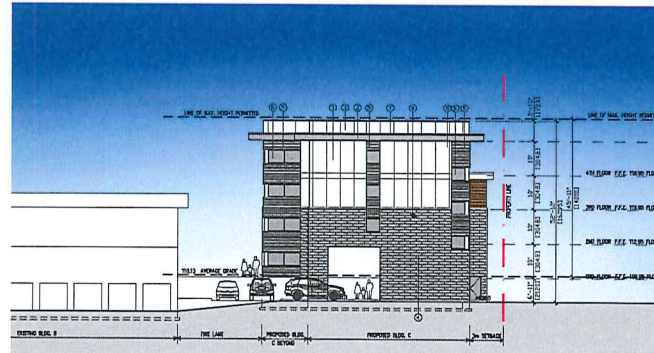
**BUILDING ELEVATIONS AND DETAILS**



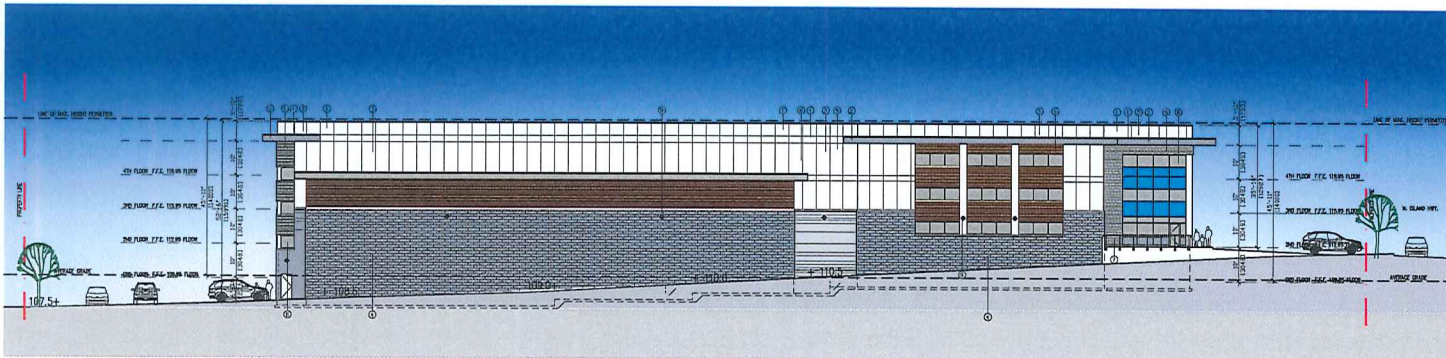
1 SOUTH ELEVATION



2 WEST ELEVATION (FACING ISLAND HIGHWAY)



3 EAST ELEVATION



4 NORTH ELEVATION

**MATERIALS:**

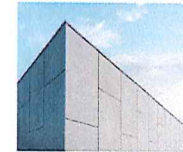
- |                             |            |
|-----------------------------|------------|
| EXTERIOR MATERIAL FINISHES: | COLOURS:   |
| 1. PVC-FIN. METAL FLASHING  | CHARCOAL   |
| 2. WOOD GRAIN & METAL SPLIT | WINDY GREY |
| 3. WOOD GRAIN               | CHARCOAL   |
| 4. WOODGRAIN                | CHARCOAL   |
| 5. WOODGRAIN                | CHARCOAL   |
| 6. WOODGRAIN                | CHARCOAL   |
| 7. WOODGRAIN                | CHARCOAL   |
| 8. WOODGRAIN                | CHARCOAL   |
| 9. WOODGRAIN                | CHARCOAL   |
| 10. WOODGRAIN               | CHARCOAL   |
| 11. WOODGRAIN               | CHARCOAL   |



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METAL FLASHING



HARDIE PANEL



METAL SIDING



SPLITFACE BLOCK



STOREFRONT GLAZING



LIGHTING



GLASS & METAL RAILING

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES, OMISSIONS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ARCHITECT'S PROFESSIONAL DESIGN AND RELATED DOCUMENTATION. THE ARCHITECT'S DESIGN AND RELATED DOCUMENTATION SHALL NOT BE PART OF THE CONTRACT UNLESS THE ARCHITECT'S WRITTEN CONSENT.

1 IMPROVED LETTER SIGNAGE 8/11/24

4 REVISION & DP	7/7/24
3 REVISION & DP	3/26/24
2 PLANNING PRE APP	1/7/23
1 REVIEW	4/11/22

BUDGET SELF STORAGE  
6450 N ISLAND HWY.  
NANAIMO, B.C.

**ELEVATIONS**



Scale: 1/8"=1'-0"  
Drawn By:  
Checked By:  
Project Number: 2315  
Date: JAN 2021  
Drawing Number:

**A03.1**

Development Permit No. DP001341 Schedule D  
 6450 Island Highway North  
**LANDSCAPE PLAN AND DETAILS**

WOODGROVE SELF STORAGE - - - - - LANDSCAPE CONCEPT - - - - - 6450 NORTH ISLAND HWY

**PLANT LIST**

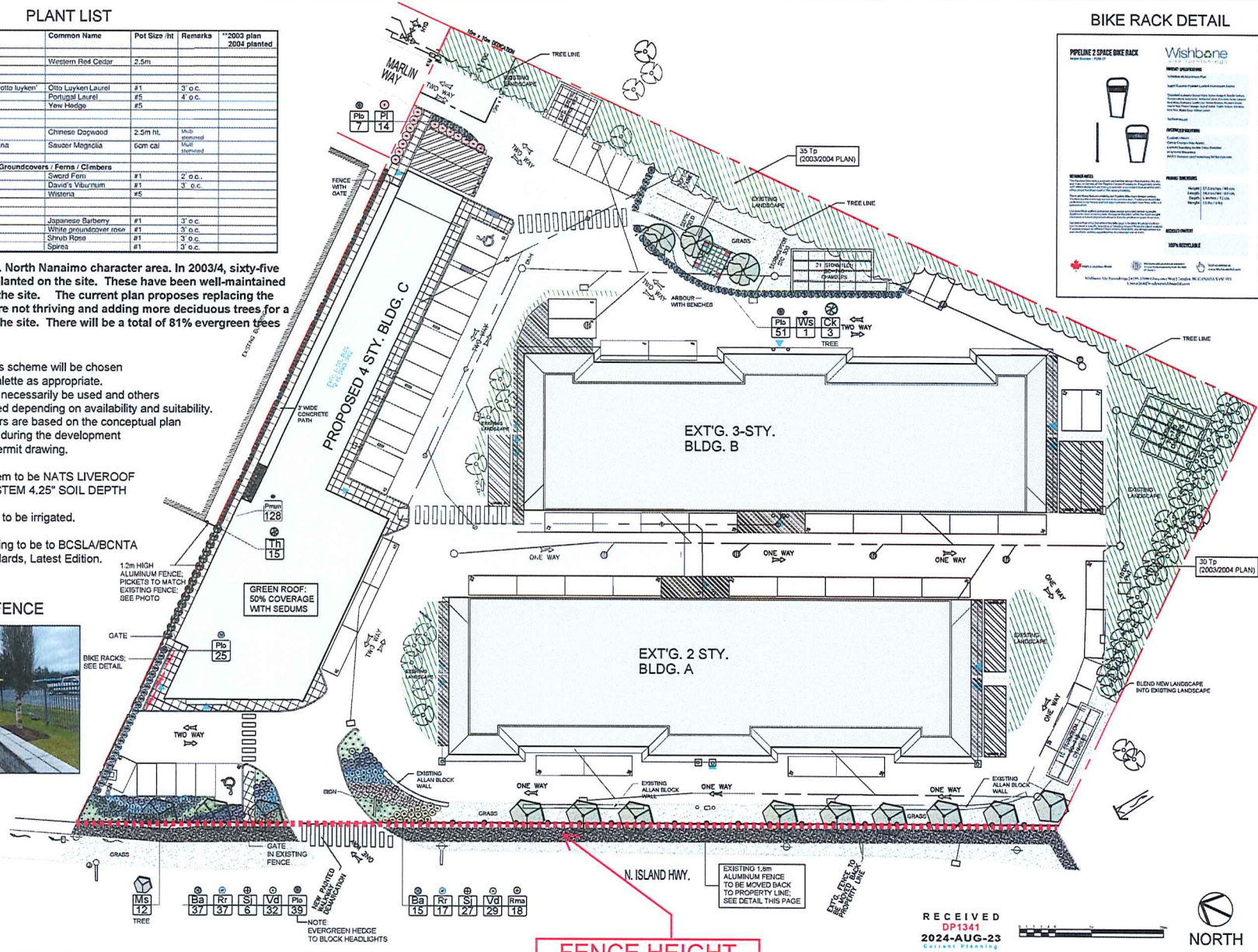
Key	Qty	Botanical Name	Common Name	Pot Size /ht	Remarks	**2003 plan 2004 planted
<b>Evergreen Trees</b>						
**Tp	65	<i>Thuja plicata</i>	Western Red Cedar	2.5m		
<b>Evergreen Hedging</b>						
Plo	122	<i>Prunus laurocerasus 'otto luyken'</i>	Otto Luyken Laurel	#1	3' o.c.	
Pl	14	<i>Prunus laurocerasus</i>	Portugal Laurel	#5	4' o.c.	
Th	15	<i>Taxus bickelii</i>	Yew Hedging	#5		
<b>Deciduous Trees</b>						
Ca	3	<i>Cornus koda</i>	Chinese Dogwood	2.5m RL	Mid-summer	
Ma	12	<i>Magnolia x soulangiana</i>	Sauvier Magnolia	60m call	Mid-summer	
<b>Evergreen Shrubs / Groundcovers / Ferns / Climbers</b>						
Pman	128	<i>Polystichum murinum</i>	Sword Fern	#1	2' o.c.	
Vd	61	<i>Viburnum davidii</i>	David's Viburnum	#1	3' o.c.	
Wp	1	<i>Wisteria sinensis</i>	Wisteria	#5		
<b>Deciduous Shrubs</b>						
Ba	52	<i>Barberry thunbergii</i>	Japanese Barberry	#1	3' o.c.	
Rm	18	<i>Rosa white meriland</i>	White groundcover rose	#1	3' o.c.	
Rr	54	<i>Rosa rugosa</i>	Shrub Rose	#1	3' o.c.	
Si	33	<i>Spiraea japonica</i>	Spiraea	#1	3' o.c.	

\*\*Bylaw section 17.12. North Nanaimo character area. In 2003/4, sixty-five *Thuja plicata* were planted on the site. These have been well-maintained and are thriving on the site. The current plan proposes replacing the street trees which are not thriving and adding more deciduous trees for a total of 80 trees on the site. There will be a total of 81% evergreen trees on the site.

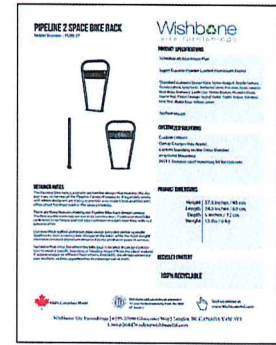
**NOTES:**

- The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.
- Green Roof system to be NATS LIVEROOF STANDARD SYSTEM 4.25" SOIL DEPTH
- All new plantings to be irrigated.
- All plants & planting to be to BCSLA/BCNTA Landscape Standards, Latest Edition.

**EXISTING FENCE**



**BIKE RACK DETAIL**



NOTES:

**REVISIONS:**

- Issued for DP Review - 2023Jul08
- Issued for DP Review - 2023Jul09
- Issued for DP Review - 2023Jul10
- Issued for DP - 2024Mar20
- CoN Comprehensive Letter - 2024Jul01
- CoN Comments - 2024Aug20

**CONSULTANTS:**



**PROJECT:**

6450 NORTH ISLAND HWY  
 NANAIMO, BC

**SITE LEGAL DESCRIPTION:**

LOT 1, SECTION 12,  
 WELLINGTON DISTRICT,  
 PLAN 12124,  
 EXCEPT PART IN 33807

**SHEET TITLE:**

CONCEPTUAL  
 LANDSCAPE  
 DESIGN SCHEME

**SCALE:**

1" = 20'-0"

DATE: JUL 5, 2023

DRAWN: DR CHECKED: WJD

PROJECT NUMBER: WOODGROVE SELF STORAGE 2023

DRAWING NUMBER:

**LO.1/DP**

MUN. DWG#:

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 DP1341  
 2024-AUG-23  
 Current Planning



**FENCE HEIGHT VARIANCE**