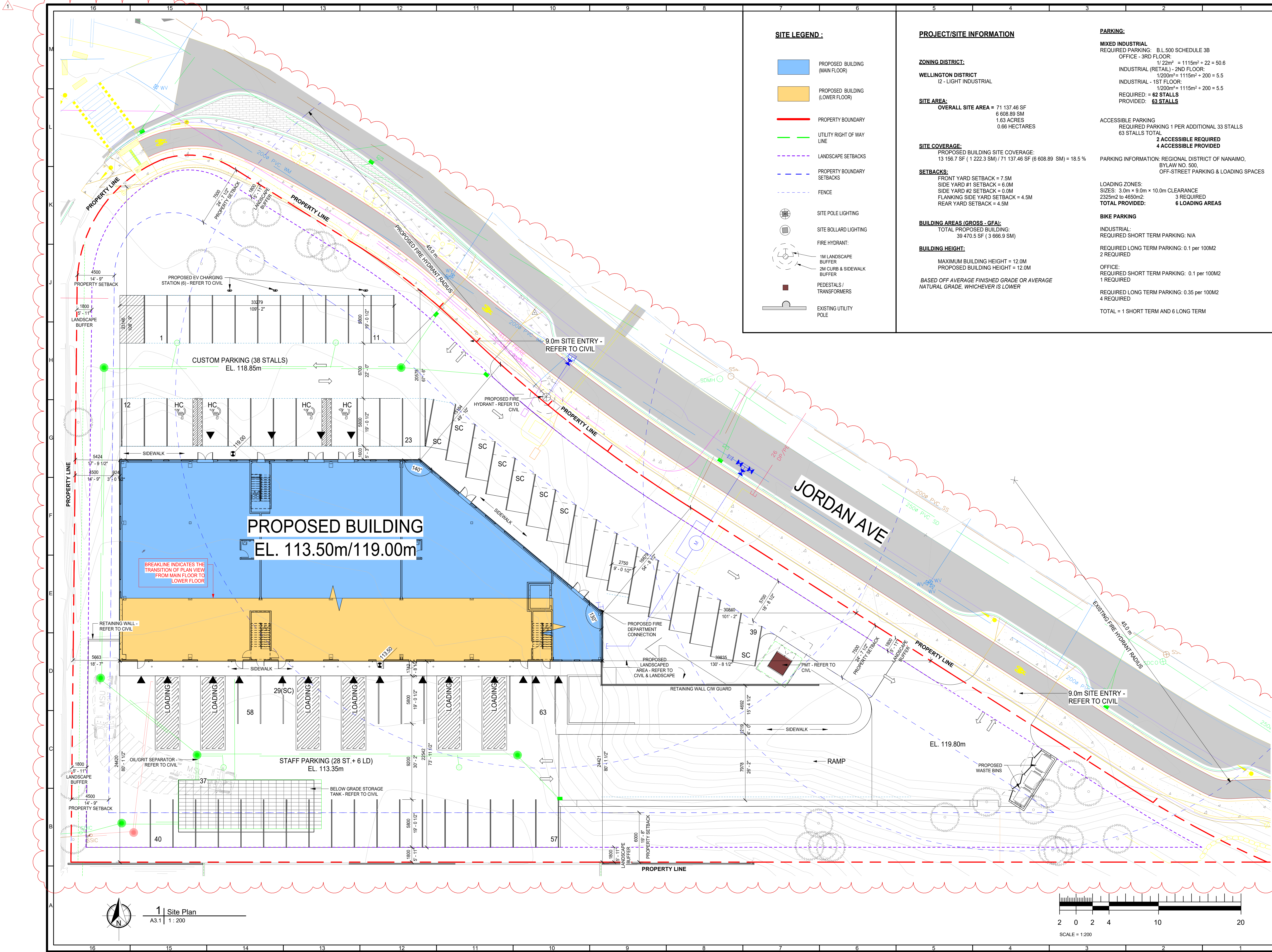




SITE LEGEND :

- PROPOSED BUILDING (MAIN FLOOR)
- PROPOSED BUILDING (LOWER FLOOR)
- PROPERTY BOUNDARY
- UTILITY RIGHT OF WAY LINE
- LANDSCAPE SETBACKS
- PROPERTY BOUNDARY SETBACKS
- FENCE
- SITE POLE LIGHTING
- SITE BOLLARD LIGHTING
- FIRE HYDRANT:
- 1M LANDSCAPE BUFFER
- 2M CURB & SIDEWALK BUFFER
- PEDESTALS / TRANSFORMERS
- EXISTING UTILITY POLE

PROJECT/SITE INFORMATION

ZONING DISTRICT:

WELLINGTON DISTRICT
I2 - LIGHT INDUSTRIAL

SITE AREA:

OVERALL SITE AREA = 71 137.46 SF
6 608.89 SM
1.63 ACRES
0.66 HECTARES

SITE COVERAGE:

PROPOSED BUILDING SITE COVERAGE:
13 156.7 SF (1 222.3 SM) / 71 137.46 SF (6 608.89 SM) = 18.5 %

SETBACKS:

FRONT YARD SETBACK = 7.5M
SIDE YARD #1 SETBACK = 6.0M
SIDE YARD #2 SETBACK = 0.0M
FLANKING SIDE YARD SETBACK = 4.5M
REAR YARD SETBACK = 4.5M

BUILDING AREAS (GROSS - GFA):

TOTAL PROPOSED BUILDING:
39 470.5 SF (3 666.9 SM)

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT = 12.0M
PROPOSED BUILDING HEIGHT = 12.0M

BASED OFF AVERAGE FINISHED GRADE OR AVERAGE
NATURAL GRADE, WHICHEVER IS LOWER

PARKING:

MIXED INDUSTRIAL

REQUIRED PARKING: 8 I.L.500 SCHEDULE 3B
OFFICE - 3RD FLOOR:
1/22m² = 1115m² + 22 = 50.6
INDUSTRIAL (RETAIL) - 2ND FLOOR:
1/200m² = 1115m² + 200 = 5.5
INDUSTRIAL - 1ST FLOOR:
1/200m² = 1115m² + 200 = 5.5
REQUIRED = 62 STALLS
PROVIDED: 63 STALLS

ACCESSIBLE PARKING

REQUIRED PARKING 1 PER ADDITIONAL 33 STALLS
63 STALLS TOTAL

2 ACCESSIBLE REQUIRED
4 ACCESSIBLE PROVIDED

PARKING INFORMATION: REGIONAL DISTRICT OF NANAIMO,
BYLAW NO. 500,
OFF-STREET PARKING & LOADING SPACES

LOADING ZONES:
SIZES: 3.0m x 9.0m x 10.0m CLEARANCE
2325m² to 4650m²: 3 REQUIRED
TOTAL PROVIDED: 6 LOADING AREAS

BIKE PARKING

INDUSTRIAL:
REQUIRED SHORT TERM PARKING: N/A
REQUIRED LONG TERM PARKING: 0.1 per 100M2
2 REQUIRED

OFFICE:
REQUIRED SHORT TERM PARKING: 0.1 per 100M2
1 REQUIRED

REQUIRED LONG TERM PARKING: 0.35 per 100M2
4 REQUIRED
TOTAL = 1 SHORT TERM AND 6 LONG TERM

KEYPLAN:
LEGAL DESCRIPTION:
LOT A
SECTION 5
WELLINGTON DISTRICT
PLAN EPP69857
PID: 030-081-360
MUNICIPAL ADDRESS:
4951 JORDAN AVENUE
NANAIMO, BRITISH COLUMBIA V9T 2H7

CLIENT INFORMATION:

RECEIVED
DP1403
2025-DEC-02
Current Planning

1	Setback Dimensions Added to Site	2025 12 01
#	Description	Date
Revision Schedule		

CONSULTANT LOGO:

HEROLD ENGINEERING

3701 Shenton Rd, Nanaimo, BC V9T 2H1
T: 250 751 8558 | F: 250 751 8558
E: mail@heroldengineering.com
© Copyright reserved. This drawing remains the exclusive property and may not be reused or reproduced without written consent of Alvin Reinhard Fritz Architect Inc. and Herold Engineering Limited.

2	DK	ISSUE FOR DEVELOPMENT PERMIT REVISION	2025 12 01
1	DK	ISSUE FOR DEVELOPMENT PERMIT	2025 10 10
NO.	BY	DESCRIPTION	DATE

ALVIN REINHARD FRITZ ARCHITECT INC.

Norland Coach House
#10 90001 Range Road 212,
Lethbridge County, Alberta
T1J 5N9
alvinfrizarchitect.com
ph. (403) 320-8100
Fax (403) 327-3373
general@alvinfrizarchitect.com

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
ALVIN REINHARD FRITZ
BRITISH COLUMBIA

PROJECT: Hazelwood Industrial Warehouse Development
LOCATION: 4951 Jordan Avenue, Nanaimo, BC

This design is and shall at all times remain the exclusive property of ALVIN REINHARD FRITZ ARCHITECT INC. and shall not be reproduced or used without the architect's written permission.

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.

DRAWING TITLE:
Site Plan

DRAWN BY: CH / DDM
SCALE: As indicated
PROJECT: 25076 NHEJB / 1115-035
ISSUE FOR: DP REV.
ISSUE DATE: 2025 12 01
REV. NO: 1
SHEET NO: A1.1