

DATE August 6, 2026

AUTHORED BY CAMERON SALISBURY, PLANNER II, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1407 – 921
MAUGHAN ROAD**



Proposal:

An industrial shop and storage building

Zoning:

I4 – Industrial

City Plan Land Use Designation:

Industrial

DP

Development Permit Area:

DPA8 – Form & Character

Lot Area:

5,847m²



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for an industrial development at 921 Maughan Road.

Recommendation

That Development Permit No. DP1407 be issued for a proposed industrial shop and storage building at 921 Maughan Road.

BACKGROUND

A development permit application, DP1407 was received from Kevin Lamont Project Facilitator Ltd., on behalf of 1359659 B.C. LTD., for a proposed industrial building at 921 Maughan Road.

Subject Property & Site Context

The subject property is located in the Duke Point industrial area between Maughan Road and Duke Point Highway approximately 2km southeast of the Duke Point Ferry Terminal. The property contains an existing 100m² office building and slopes down from Duke Point Highway to Maughan Road by approximately 3m. The surrounding area consists of a mix of heavy industrial uses (processing, assembling, and outdoor storage). A concurrent development permit application (DP001419) from the same applicant for a proposed industrial shop and accessory office is under review for the property to the north at 901 Maughan Road.

DISCUSSION

Proposed Development

The applicant is proposing a single-storey industrial shop and storage building while retaining the existing building for accessory office use. The combined gross floor area is 1,726m². The building would accommodate the storage, assembly, shipping, and packing of various manufactured metal products. There is no maximum FAR in the I4 zone, but development in this zone is regulated by the maximum lot coverage, maximum building height, and minimum building setbacks.

Site Design

The proposed building will be located within the western portion of the property, with vehicular access retained from Maughan Road. The site layout is designed to maximize on-site truck maneuvering and operational efficiency. Required parking is proposed on the north side of the building and in front of the existing office building. A total of 17 parking spaces are required under the Parking Bylaw, including one accessible space, and the applicant has confirmed that all required parking will be provided. Two loading spaces are proposed within the building. No short-term bicycle parking spaces are required. However, two long-term bicycle parking spaces are required and will be provided within the existing building. The proposal includes a marked pedestrian walkway through the site, wayfinding signage, site lighting, and a covered outdoor amenity space for employees.

Building Design

The proposed building design presents an industrial character in compliance with the applicable Form and Character Design Guidelines using metal cladding, coloured vertical accent panels, and canopies over the entrances. The long, rectangular pre-engineered steel structure will include a well-defined entry, increased transparency through translucent glazing, access to natural light, and façade articulation.

Landscape Design

There is a landscape buffer proposed along the west property line facing Duke Point Highway with a mix of coniferous and deciduous trees and shrubs. The existing landscaping along Maughan Road is well established and will be retained. The proposed landscaping supports the front yard setback by ensuring the area between the front face of the building and the property line is landscaped and not used for parking. A waste management enclosure is proposed on the west side of the existing building, and the existing perimeter chain link fencing will be retained.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2026-FEB-12, deferred consideration of DP001407 to a future meeting with the following 11 recommendations:

- Consider clearly defining the entrance and enhancing transparency (i.e. canopies, double doors, differentiated façade treatments, or glass doors);
- Consider providing rough-ins for future solar installations;
- Consider incorporating natural light into the workshop space and entrance lobby;
- Consider updating the existing building façade so that it complements the proposed building;
- Consider providing safe pedestrian access that is separated from vehicle areas;
- Consider relocating the two overhead doors to the south end of the proposed building along the same elevation;
- Consider providing wayfinding signage for both pedestrian walkways and vehicles;
- Consider relocating parking stalls or other strategies to retain onsite trees and protect adjacent mature offsite trees;
- Consider incorporating lighting throughout the site to ensure safety;
- Consider adding visual interest along the Duke Point Highway frontage; and,
- Consider providing a covered outdoor amenity area for employees.

The Design Advisory Panel, at its meeting held on 2026-APR-23, accepted the revised plans for DP001407 as presented, and provided the following recommendations:

- Consider extending the walkway to the garbage enclosure;
- Considering providing lighting at the garbage enclosure; and
- Consider providing a fully glazed entry door for the warehouse.

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

- Defined building entrances and improved wayfinding through coloured canopies, and clear signage near the main office entrance;
- Enhanced visual interest with translucent panels, complementary building colours, company signage, and paint updates to the existing building;
- Improved pedestrian access and safety through the site between the buildings and to the garbage enclosure;
- Ensured that building siting and parking improvements would not impact trees to be retained; and
- Provided site lighting and employee amenity improvements, with a covered outdoor seating space with durable materials.

The proposed building design presents an industrial character that meets the applicable design guidelines through revisions that define the entrances, improve pedestrian connections, increase natural light, provide site lighting, and enhance the visual character of the building elevations.

Proposed Variance

Side Yard Setback

The applicant is requesting a variance to reduce the minimum required south side yard setback from 6.0m to 3.0m to accommodate a functional building footprint and parking area adjacent to the existing accessory office building.

Staff support the proposed variance as the reduced side yard achieves a functional site design for the intended industrial use. The 3.0m setback will allow for maintenance access and support efficient site configuration without negatively impacting neighbouring industrial properties. |

SUMMARY POINTS

- Development Permit application No. DP1407 is for a single-storey industrial building at 921 Maughan Road.
- The proposed building and site designs present an industrial character that meets the applicable design guidelines and complements the surrounding Duke Point industrial area.
- Staff support the proposed development permit that will allow for heavy industrial development on an existing parcel.

ATTACHMENTS

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

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

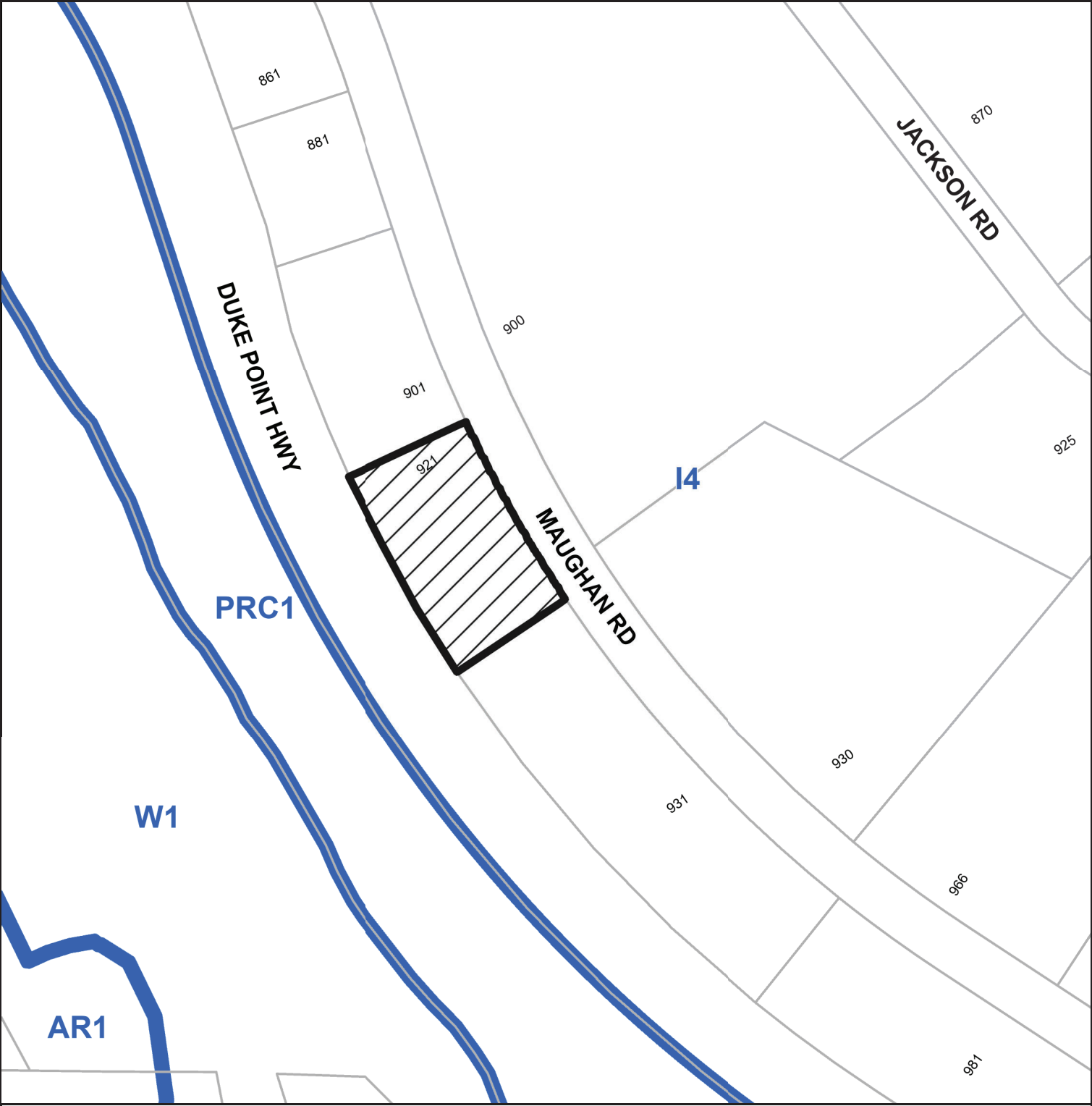
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 13.4.1 Siting of Buildings* – to decrease the minimum allowed side yard setback from 6m to 3m, as shown on Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan prepared by Venture Architecture Inc., dated 2026-MAY-22, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Venture Architecture Inc., dated 2026-MAY-22, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Janice New L.A.T. New Landscapes, dated 2026-APR-10, as shown on Attachment E.

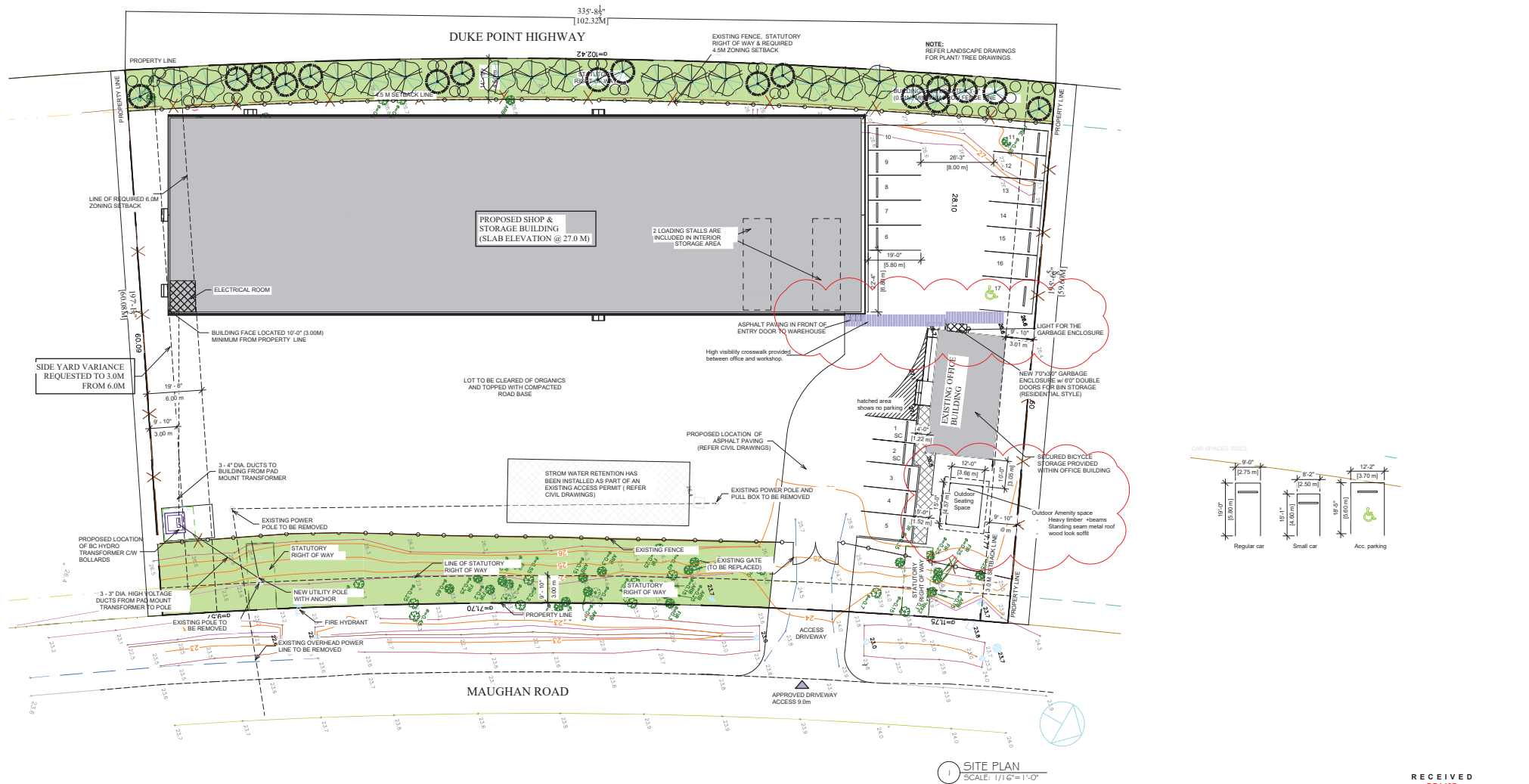
ATTACHMENT B
SUBJECT PROPERTY MAP



 921 MAUGHAN ROAD

ATTACHMENT C

SITE PLAN AND PARKING PLAN



RECEIVED
DP1407
2026-MAY-22
Current Planning

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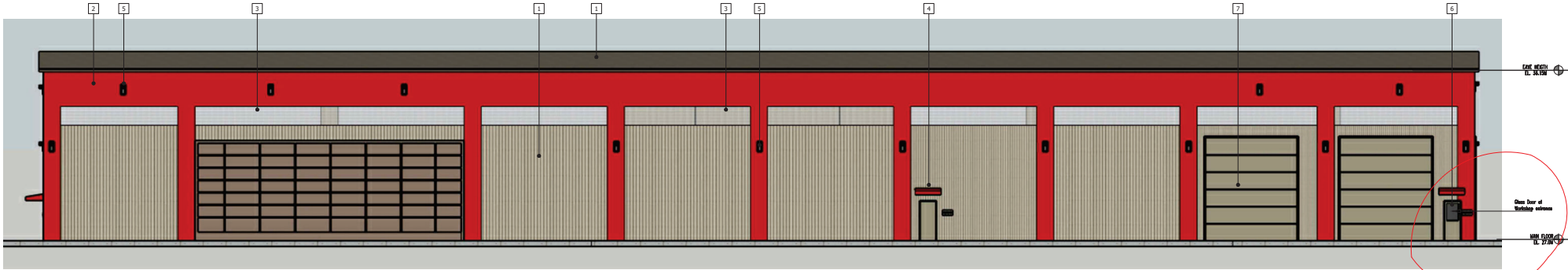
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 seemu@venturearchitecture.ca - E

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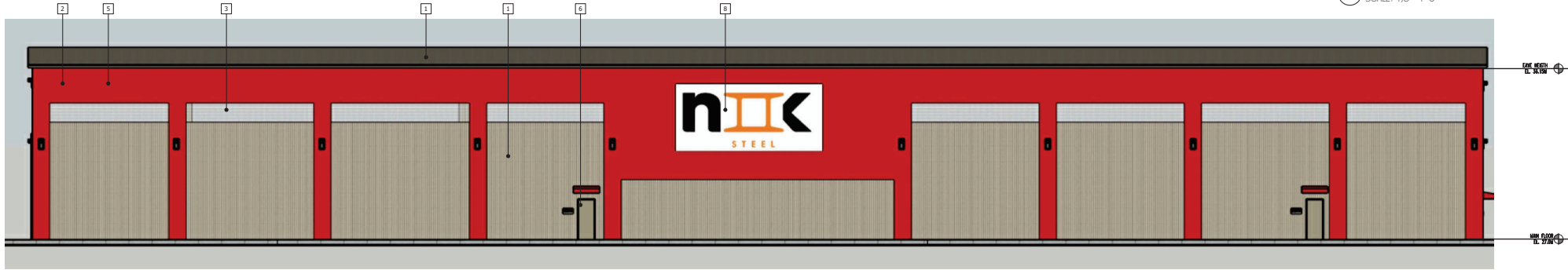
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ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS

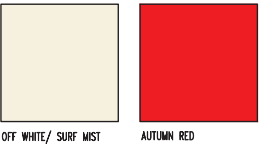


1 EAST ELEVATION
SCALE: 1/8"= 1'-0"

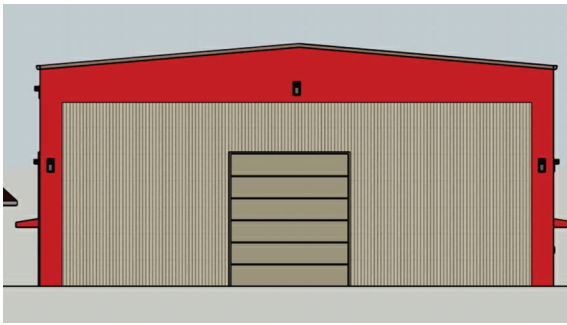


2 WEST ELEVATION (DUKE POINT HWY SIDE)
SCALE: 1/8"= 1'-0"

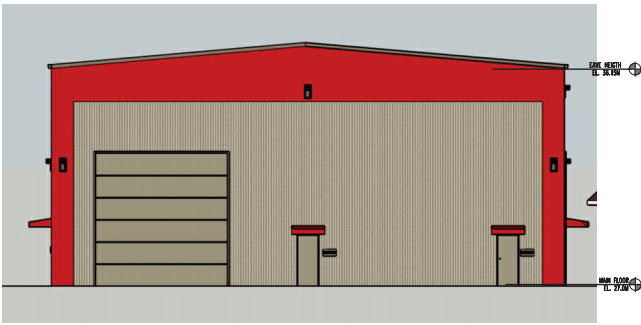
COLOR LEGEND
ROOFING/CLADDING - TRACDEK COLORS



MATERIAL/COLOR SELECTION		
BUILDING MATERIALS	COLOUR	MANUFACTURER /SUPPLIER
1. HI-RIB WALL - METAL CLADDING	OFF-WHITE /SURF MIST	INTERACH
2. HI-RIB WALL - METAL CLADDING	AUTUMN RED	INTERACH
3. TRANSLUCENT PANELS		TBD
4. CANOPY	AUTUMN RED	
5. LIGHT FIXTURE	BLACK	
6. DOORS	OFF-WHITE /SURF MIST	
7. OVERHEAD DOORS	OFF-WHITE /SURF MIST	
8. COMPANY SIGNAGE		



4 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

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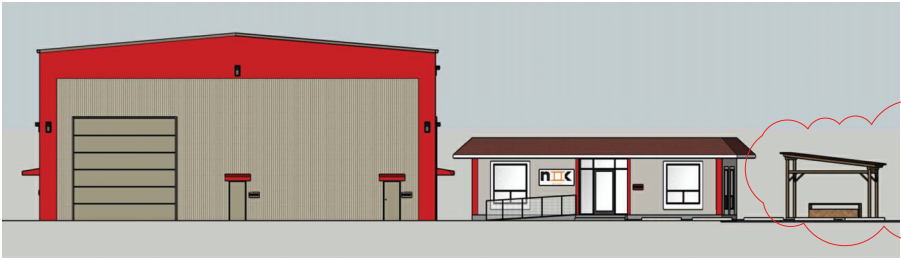
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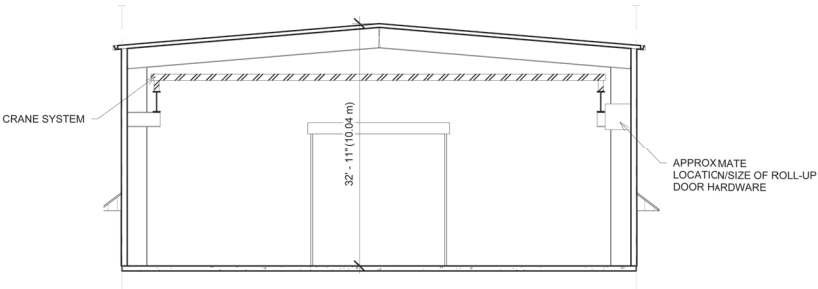
ARCHITECT SEAL				PROJECT NAME NIIK STEEL STORAGE 921 MAUGHAN ROAD VANANCO BC RECEIVED DP1407 2026-MAY-22 CLIENT INFO: NIIK STEEL INC.	
2	2026-05-22	re-issued TO CITY	SM	DATE	2
1	2026-05-13	ISSUED TO CITY TO ADDRESS AIP COMMENTS	SM	DR.	SM/CH.
REV	DATE	DESCRIPTION	BY	DO NOT SCALE DRAWING	
PROJECT NO.				SHEET NO.	
2026-02				A-201	
SHEET TITLE				ELEVATIONS	



1 SITE ELEVATION - EAST SIDE



2 SITE ELEVATION - SOUTH SIDE



3 WAREHOUSE BUILDING SECTION
SCALE: 1/8"=1'-0"

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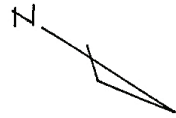
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ARCHITECT SEAL				PROJECT NAME NIIK STEEL STORAGE 921 MAUGHAN ROAD VANUOVO BC RECEIVED DP1407 2026-MAY-22 CLIENT INFO: NIIK STEEL INC. SHEET TITLE SITE ELE & BLDG SECTION	
DATE 1				PROJECT NO. 2026-02	SHEET NO. A-202
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REV DATE DESCRIPTION					

ATTACHMENT E LANDSCAPE PLAN AND DETAILS



DUKE POINT HIGHWAY

REQUIRED DUKE POINT LANDSCAPE SCHEME



2.5m Ht. CONIFEROUS TREES - Sm. P.
- PINUS CONTORTA VAR.



6cm CALIPER DECIDUOUS TREES - Sm. P.
- ACER RUBRUM

PROPOSED STEEL BLDG.

PROPOSED
RELOCATION OF
OFFICE PARKING

CROWN WALK

EXISTING
OFFICE

PROPOSED
LOCATION OF
ASPHALT
PAVING

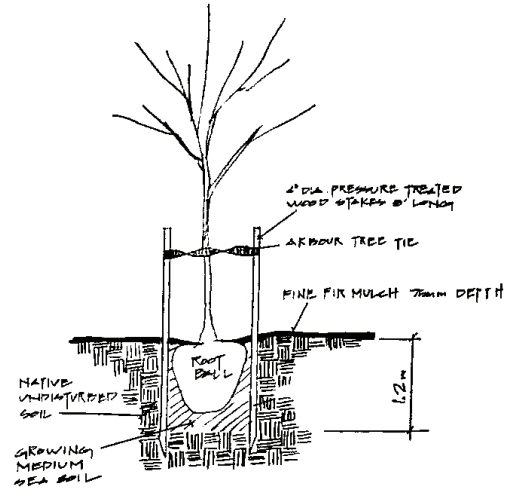
SEAL
STACK

EXISTING
GATE

PROPOSED LOCATION OF
PG HYDRO TRANSFORMER
C/W BOLLARDS

EXISTING FENCE

MAUGHAN ROAD



TREE PLANTING DETAIL N.T.S.

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE
TREES			
a	11	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER
p	11	PINUS CONTORTA VAR. CONTORTA / SHORE PINE	2.5m HT.
SHRUBS			
v	10	ACER CIRCINATUM / VINE MAPLE	H 2
n	40	ROSA NUTKANANA / NOOTKA ROSE	#1
h	10	HOLODISCUS DISCOLOR / OCEANSpray	#1

NOTES:

1. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES.
2. ALL TREES TO BE STAKED & IRRIGATED WITH MICRO-D RIP SYSTEM.
3. ALL TREES TO BE MULCHED WITH FINE PIR MULCH TO A MIN. DEPTH OF 75mm.

PROPOSED LANDSCAPING 921 MAUGHAN ROAD

SCALE: 1/16" = 1'0"

DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES

DATE: APRIL 7, 2025

REVISIONS: MAY 6, 2025 (ADDED NATIVE SHRUBS TO SCREEN PLANTINGS)
OCTOBER 16, 2025 (ADDED BLDG, ENLARGED PARKING AREA & PG HYDRO TRANSFORMER)
APRIL 10, 2026 (ADDED GRADING AREA, REVISED PARKING LOT)

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