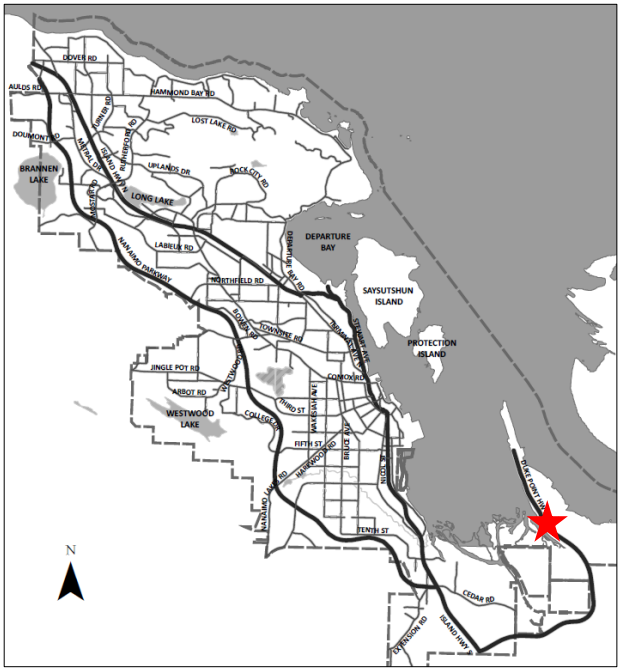
CITY OF NANAIMO
THE HARBOUR CITY

Delegated Approval Report

File Number: DP001419

DATE	September 14, 2026
AUTHORED BY	TOVE LUNDSTEN, PLANNER I, CURRENT PLANNING
SUBJECT	**DEVELOPMENT PERMIT APPLICATION NO. DP1419 – 901 MAUGHAN ROAD**



Proposal:
An industrial shop and storage building

Zoning:
I4 – Industrial

City Plan Land Use Designation:
Industrial

Development Permit Area:
DPA8 – Form & Character

Lot Area:
5,847m^2

DP



OVERVIEW

Purpose of Report
To present for delegated approval, a development permit application for an industrial development at 901 Maughan Road.

Recommendation
That Development Permit No. DP1419 be issued for a proposed industrial building at 901 Maughan Road.

BACKGROUND

A development permit application, DP1419 was received from Kevin Lamont Project Facilitator Ltd., on behalf of 1359659 B.C. LTD., for a proposed industrial building at 901 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 is vacant 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 (DP001407) from the same applicant for an industrial shop and storage building was issued on 2026-AUG-17 for the property directly to the south at 921 Maughan Road.

DISCUSSION

Proposed Development

The applicant is proposing a long-format industrial shop containing a two-storey accessory administrative office. The combined gross floor area is 2,146m^2. The building would accommodate the storage, assembly, shipping, and packing of various manufactured metal products, along with a two-storey accessory administrative office within the north portion of the building. 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 west half 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 along the north and east property lines. A total of 11 parking spaces are required under the Off-Street Parking Regulations Bylaw 2026 No. 7453, including one accessible space. 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

across the drive aisle, 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 building primarily consists of industrial shop space with a two-storey administrative office component within the north portion of the building. The office area and main entry are clearly defined with a canopy feature and glazing. The balance of the building includes vertical red access bands, and translucent wall panels to visually break down the horizontal massing and provide access to natural light.

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 to provide year-round greenery and seasonal interest. Additional planting is proposed near the outdoor staff amenity area. The existing perimeter chain link fencing will be retained.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2026-MAY-28, accepted DP001419 as presented and provided the following recommendations:

- Consider adding trees to reduce the visual dominance of the building;
- Consider adding a bioswale to manage stormwater runoff;
- Consider stronger wayfinding, such as light bollards, to better guide pedestrians to entrances and crosswalks;
- Consider extending the planting area and provide privacy screening;
- Consider ensuring continuity of the pedestrian walkway and sidewalk; and
- Consider matching the flashing and mullion colours to the façade.

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

- A stormwater retention pit is to be provided in the front parking area;
- Lighting is to be provided on the building and within the parking area;
- Improved pedestrian access and safety through the site between the building and the garbage enclosure by providing a marked pedestrian path; and
- Mullions and flashing will be changed to one consistent colour of white/off-white.

The proposed building design presents an industrial character that substantially meets the applicable design guidelines including a functional industrial form with strong visual interest, clear wayfinding and pedestrian connections, improved streetscape, staff amenity space, and appropriate site lighting.

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.

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. DP1419 is for a long-format industrial building containing a two-storey accessory administrative office use at 901 Maughan Road.
- The proposed building and site designs present an industrial character that substantially meets the applicable design guidelines and complements the surrounding Duke Point industrial area.
- Staff support the proposed setback variance to achieve a functional site configuration.

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 reduce the minimum required south side yard setback from 6.0m to 3.0m.

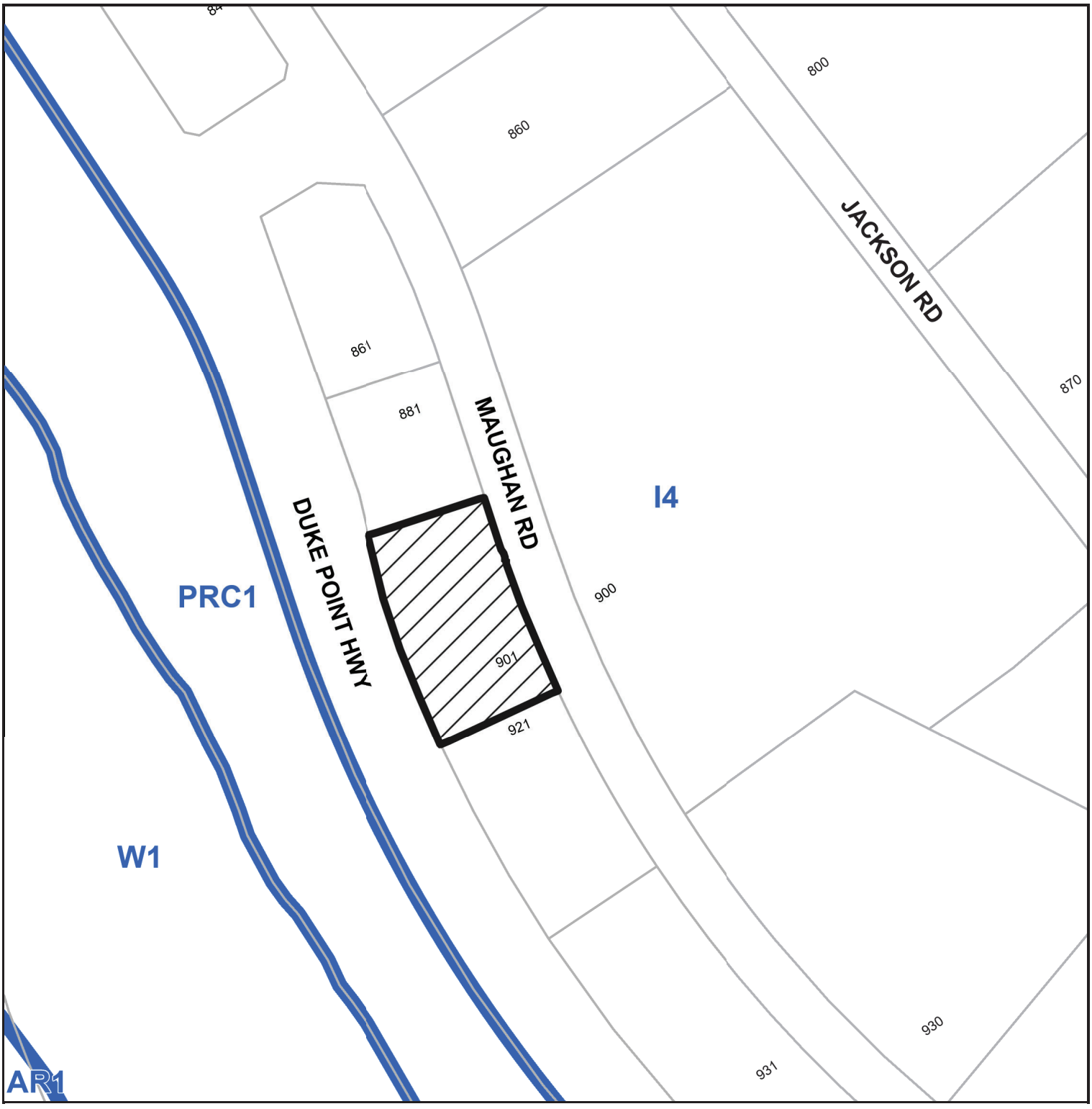
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan and Parking Plan prepared by Venture Architecture Inc., dated 2026-AUG-25, 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-JUN-19, as shown on Attachment D.

3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by New Landscapes, dated 2026-MAR-27, as shown on Attachment E.
   (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
   (b) A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

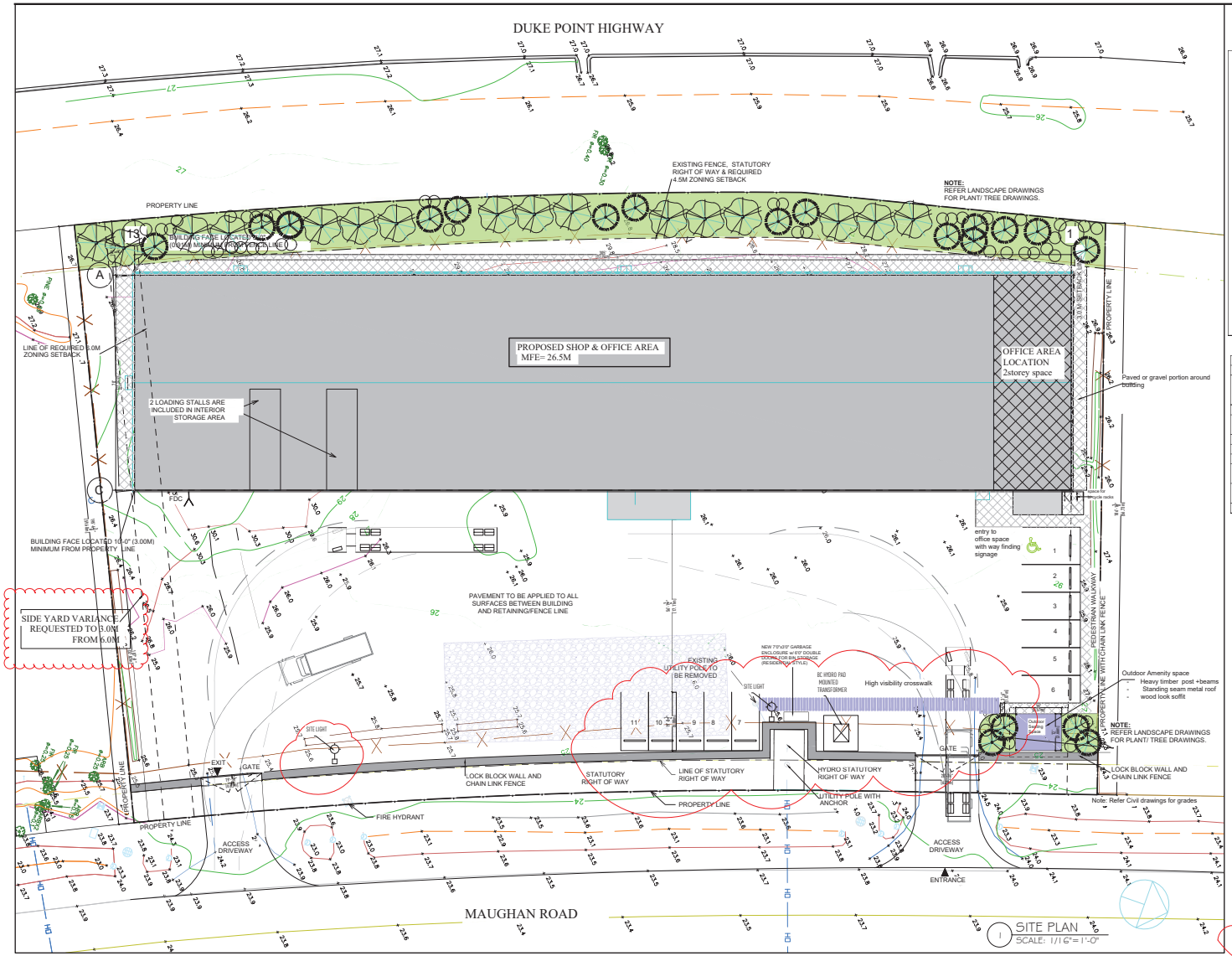
ATTACHMENT B
SUBJECT PROPERTY MAP



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901 MAUGHAN ROAD

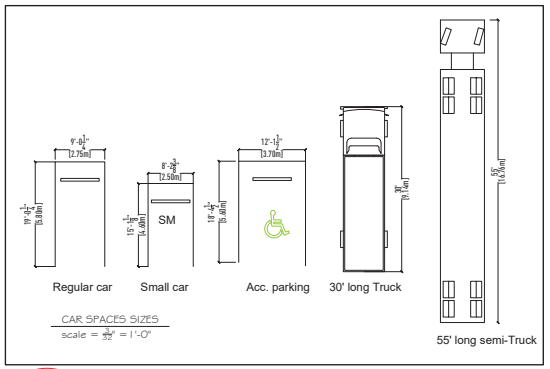
ATTACHMENT C
SITE PLAN AND PARKING PLAN



ZONING RECONCILIATION- CITY OF NANAIMO			
	Project Data:		
	Name	NAK FORM STORAGE	
	Civic Address	901 MAUGHAN ROAD , NANAIMO, BC	
	Legal Description	LOT26, SECTION 9,NANAIMO DISTRICT PLAN VIP63717	
	Lot Area	5,847 SQM	
	ZONE	INDUSTRIAL I4	
	ZONING DATA	Permitted	Proposed /Provided
13.1	Description of Zones	I4 - THIS ZONE PROVIDES FOR HEAVY INDUSTRIAL DEVELOPMENT THAT IS NOT COMPATIBLE WITH RESIDENTIAL USES.	
13.2	Permitted Uses	INDUSTRY	INDUSTRY
13.3	Lot size and Dimensions	minimum lot area : 1,800 sqm minimum lot frontage : 15m minimum lot depth : 45m	5,847 sqm 102.32m 60.09m
13.4	Siting of Building		
	North side (office)	3.0m	3.00m
	East side (front - office)	4.5m	32.82m
	South side (shop)	6.0m	3.00m (Request for Variance)
	West /Front (shop)	4.5m	5.50m
13.5	Size of Buildings	Maximum 50%	33.90%
	Height of Buildings	18m max.	10.06M

Building Area	
Office Area Total (2 Floors)	3,500 sqft | 325.16 sqm
Shop Area	19,600 sqft | 1820.89 sqm
Total	23,100 sq ft | 2146 sqm

PARKING BYLAW REQUIREMENTS (PART VII) REQUIRED NO. OF OFF-STREET PARKING SPACES	REQUIRED	PROVIDED
Industrial	1 SPACE PER 200 SQM OF GROSS FLOOR AREA	
	REQUIRED 11 SPACES	10regular spaces
Acc. Parking	1 space	1 space
Secure Bicycle parking	2 spaces	2 (inside the office building)
Total cars		23 cars spaces including 1 accessible space + 3 Small cars spaces
Loading Bays	2 Loading spaces for 465sqm to 2325 sqm	2 Loading Spaces (inside the shop)



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NAK FORM

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REV	DATE	DESCRIPTION	BY
5	2026-08-25	RE- ISSUED TO CITY FOR DP APPLICATION	SM
4	2026-06-19	RE- ISSUED TO CITY FOR DP APPLICATION	SM
3	2026-05-24	RE- ISSUED TO CITY FOR DP APPLICATION	SM
2	2026-05-26	ISSUED TO CITY FOR DP APPLICATION	SM
1	2026-03-23	ISSUED TO COORDINATION	SM

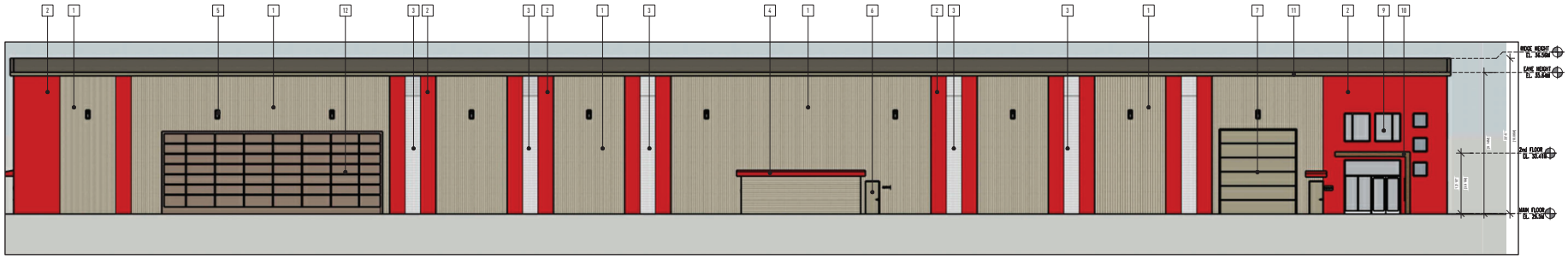
ARCHITECT SEAL

DATE MARCH 2026 | REV 5
DR. SM | CH. SM
DO NOT SCALE DRAWING

PROJECT NAME
NIIK FORM
901 MAUGHAN ROAD
NANAIMO BC
CLIENT INFO:
NIIK STEEL INC.

SHEET TITLE
SITE PLAN
PROJECT No 2026-02
SHEET NO. A-100

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS



1 EAST ELEVATION
SCALE: 3/32"= 1'-0"



2 WEST ELEVATION (DUKE POINT HWY)
SCALE: 3/32"= 1'-0"

COLOR LEGEND

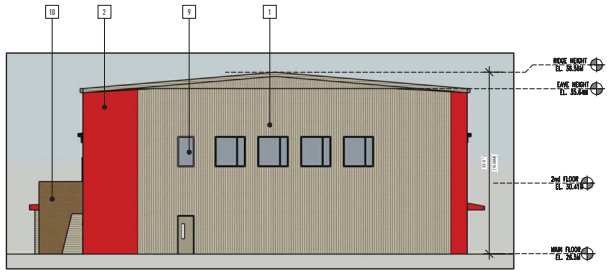
ROOFING/CLADDING - TRACDEK COLORS

OFF WHITE/ SURF MIST

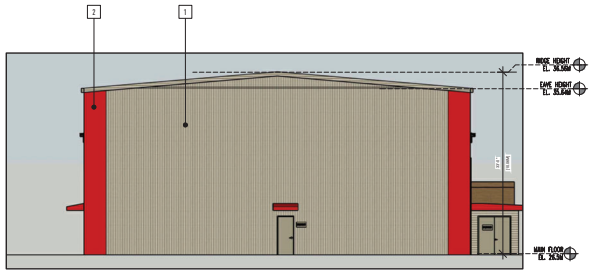
AUTUMN RED

MATERIAL/COLOUR 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		
9	AL. STOREFRONT DOOR /WINDOWS	BLACK	TBD
10	METAL PANELS	WOOD LOOK	TBD
11	ROOF GUTTERS	TO MATCH WITH METAL CLADDING	TBD
12	SLIDING DOORS	OFF-WHITE /SURF MIST	



4 NORTH ELEVATION
SCALE: 3/32"= 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32"= 1'-0"

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DR. SM | CH. SM

PROJECT NAME
NIIK FORM STORAGE
901 MAUGHAN ROAD
NANAIMO BC

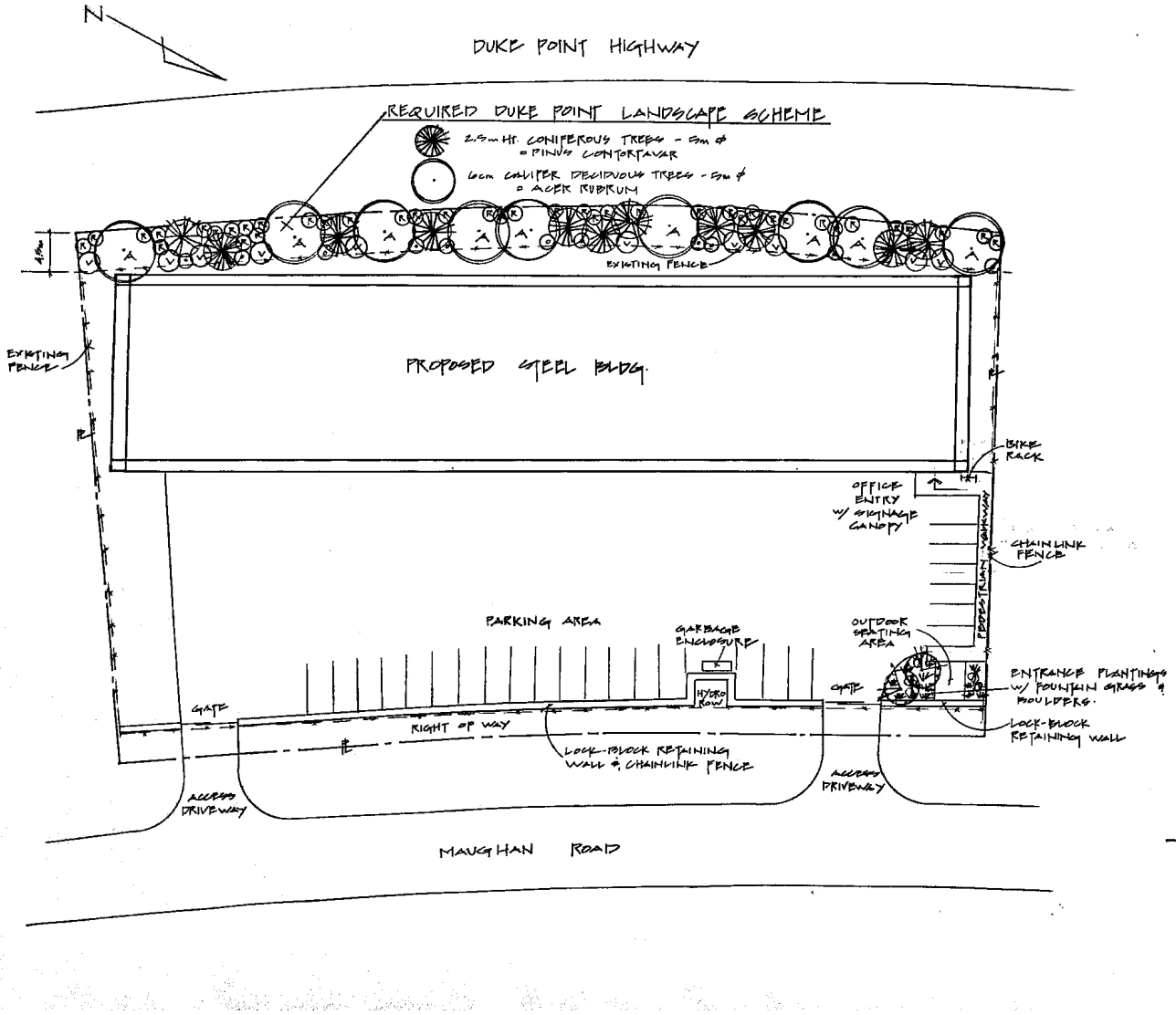
CLIENT INFO:
NIIK STEEL INC.

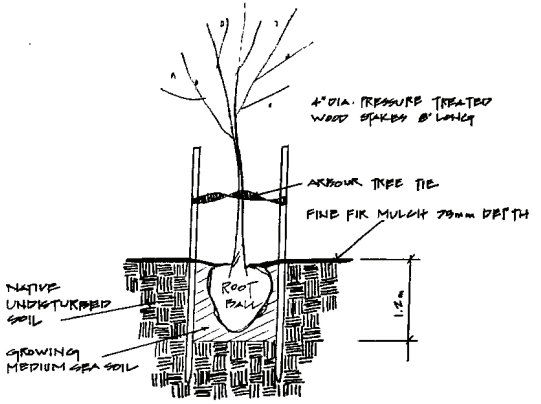
SHEET TITLE
ELEVATIONS

PROJECT No 2026-02

SHEET NO. A-201

ATTACHMENT E
LANDSCAPE PLAN AND DETAILS





TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

	SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE & REMARKS
TREES	A	9	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER 2.5 Ht.
		11	PINUS CONTORTA VAR / SHORE PINE	
		2	AMELANCHIER 'AUTUMN BRILLIANCE'	#15
SHRUBS	V	10	ACER CIRCINATUM / VINE MAPLE	#2
	R	40	ROSA NUTKANA / NOOTKA ROSE	#1
	○	10	HOLODISCUS DISCOLOR / OCEANSPRAY	#1
		12	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS	#1

NOTES:

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

PROPOSED LANDSCAPING 901 MAUGHAN ROAD

SCALE: 1:250

DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES PH. 250-701-7645

DATE: JANUARY 5, 2026

REVISIONS: MARCH 27, 2026 (ADDED ENTRANCE PLANTINGS, PEDESTRIAN WALKWAY, BIKE RACK, BLDG ADJUSTMENTS, SEATING AREA, GARBAGE ENCLOSURE) jn

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