



DEVELOPMENT VARIANCE PERMIT NO. DVP00462

**MID ISLAND CONSUMER SERVICES CO OP
Owner(s) of Land (Permittee)**

**2517 BOWEN ROAD
Civic Address**

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This 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 B, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP80661
PID No. 026-631-431**

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 shall form a part thereof.

Schedule A Subject Property Map

Schedule B Site Plan

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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

TERMS OF PERMIT

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

1. Section 9.2.1 Conditions of Use – to increase the maximum permitted gross floor area of an individual retail use from 750m² to 2,485m² as shown on the Site Plan in Schedule B.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by BJK Architecture Inc., dated 2024-JAN-10 as shown in Schedule B.

**AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
18TH DAY OF MARCH, 2024.**



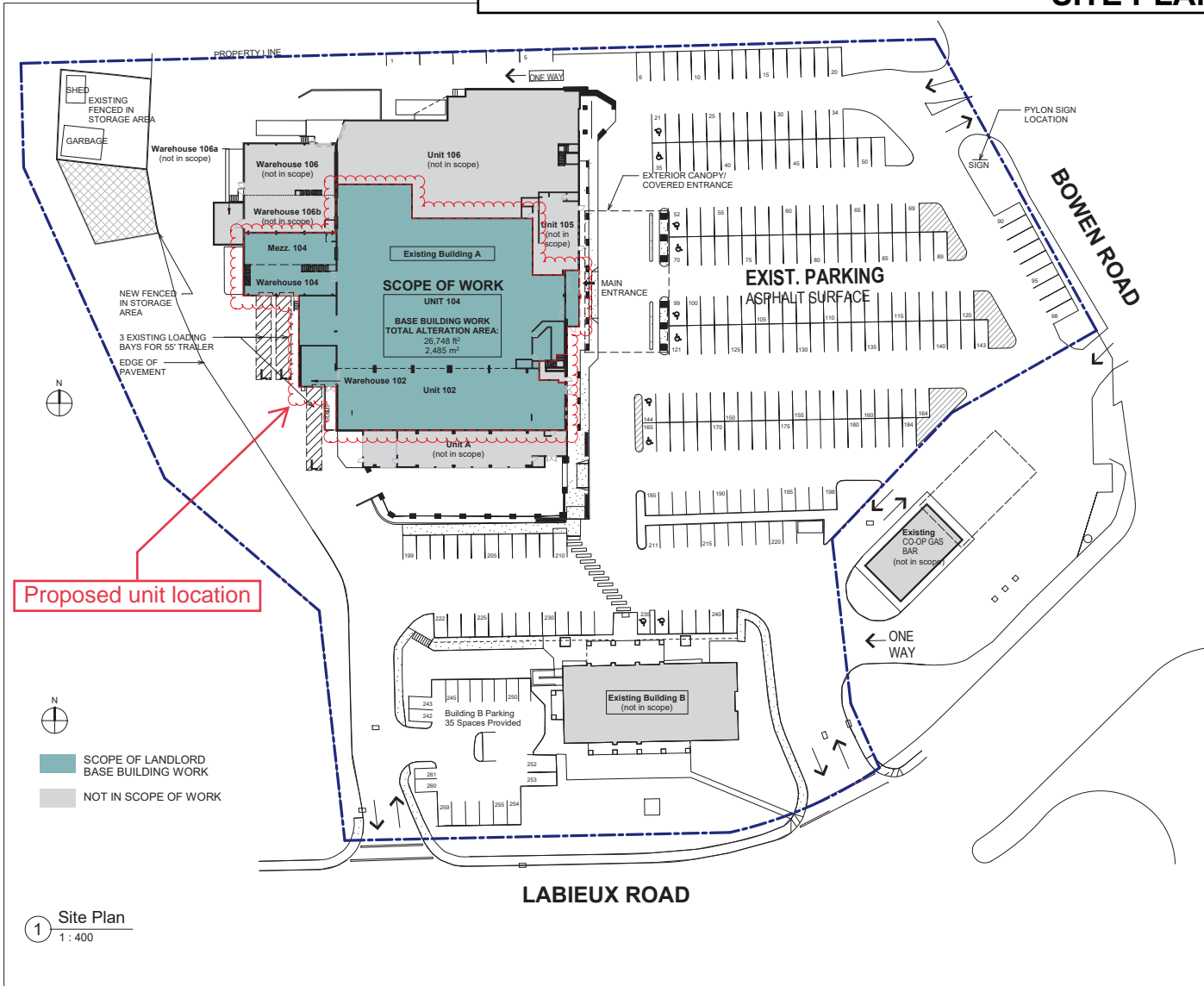
Corporate Officer



Date

AO/lm

Prospero attachment: DVP00462



Key Plan
1 : 2000

SITE INFORMATION

LEGAL DESCRIPTION: PID 026-631-431 LOT B, SECTION 20, RANGE 6, MOUNTAIN DISTRICT
CIVIC ADDRESS: UNIT 102 & UNIT 104, 2517 BOWEN ROAD, NANAIMO, BC, V9T 3L2
EXISTING ZONING: COR3 (COMMUNITY CORRIDOR)

SITE STATISTICS

TOTAL SITE AREA:	23,926 m ² (5.9 ACRES)
TOTAL BUILDING AREA:	EXISTING BUILDING A - 4,225 m ² (45,480 sq ft)
LOT COVERAGE:	EXISTING = 14,225 m ² / 23,926 m ² X 100 = 17.7% PERMITTED = 7%

TOTAL BUILDING GFA (EXISTING BUILDING A & B)

BUILDING A -	4,441 m ² (47,800 sq ft)
BUILDING B -	1,050 m ² (11,300 sq ft)
TOTAL EXISTING GFA:	5,491 m² (59,100 ft²)

GFA FOR UNIT 102 & 104

EXTNG CRU & WAREHOUSE & MEZZ 104 -	1,876.8 m ² (20,201 sq ft)
EXTNG CRU & WAREHOUSE 102 -	608.2 m ² (6,547 sq ft)
TOTAL GROSS FLOOR AREA:	2,485 m² (26,748 ft²)
TOTAL NET FLOOR AREA:	2,485 m² x 90% = 2,236.5m² (24,073.2 ft²)

PARKING

REQUIRED PARKING:
SHOPPING CENTRE:
1 SPACE PER 30m² OF GROSS FLOOR AREA = 5,491 m² / 30m² = 183 SPACES REQUIRED FOR BLDG A & BLDG B

REQUIRED PARKING FOR UNIT 102 & 104:
2,485m² / 30m² = (82.83 ROUND UP) 83 SPACES REQ. FOR UNIT 102 & 104
1 ACCESSIBLE SPACE PER 33 SPACES = 2 ACCESSIBLE SPACES REQ. OUT OF 83 SPACES TOTAL

LOADING REQUIRED FOR UNIT 102 & 104:
TOTAL GROSS FLOOR AREA 2,325m² TO 4,650m² = 3 SPACES REQUIRED FOR UNIT 102 & 104

PROVIDED PARKING FOR UNIT 102 & 104:
REGULAR CAR PROVIDED = 77 SPACES
ACCESSIBLE PARKING PROVIDED = 2 SPACES
EV STALLS PROVIDED (5% - 4 REQUIRED) = 4 SPACES

TOTAL PARKING PROVIDED = 83 SPACES
TOTAL LOADING PROVIDED = 3 SPACES

NUMBER OF SHORT TERM BICYCLE PARKING SPACES:
0.2 spaces per 100m² for the first 5000m² (with a minimum of 6 spaces required) Plus 0.04 spaces for each additional 100m²
REQUIRED: 6 SPACES PROVIDED: 6 SPACES

NUMBER OF LONG TERM BICYCLE PARKING SPACES:
0.1 space per 100m² gross floor area for the first 5000m² plus 0.02 spaces for each additional 100m²
REQUIRED: 3 SPACES PROVIDED: 3 SPACES

1 Site Plan
1 : 400



Base Building Landlord Work - Unit 102 & 104

2517 Bowen Rd
Nanaimo, BC V9T 3L2

Site Plan & Site Data

SCALE: As indicated
DRAWN BY: SD
CHECKED BY: BJK
DATE: 2024-01-10

A.1

RECEIVED
DVP462
2024-JAN-23
Contract Planning