



**DEVELOPMENT VARIANCE PERMIT NO. DVP00475**

**THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 68 (NANAIMO-LADYSMITH)  
Owner(s) of Land (Permittee)**

**355 WAKESIAH AVENUE  
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 1 NANAIMO DISTRICT PLAN VIP71878 EXCEPT  
PART IN PLANS VIP71881 AND EPP70668  
PID NO. 025-088-777**

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 Proposed Site Plan  
Schedule C Proposed Elevations**

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.

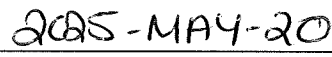
**TERMS OF PERMIT**


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

1. *Section 4.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 4.0m to 0.0m, for the proposed development.

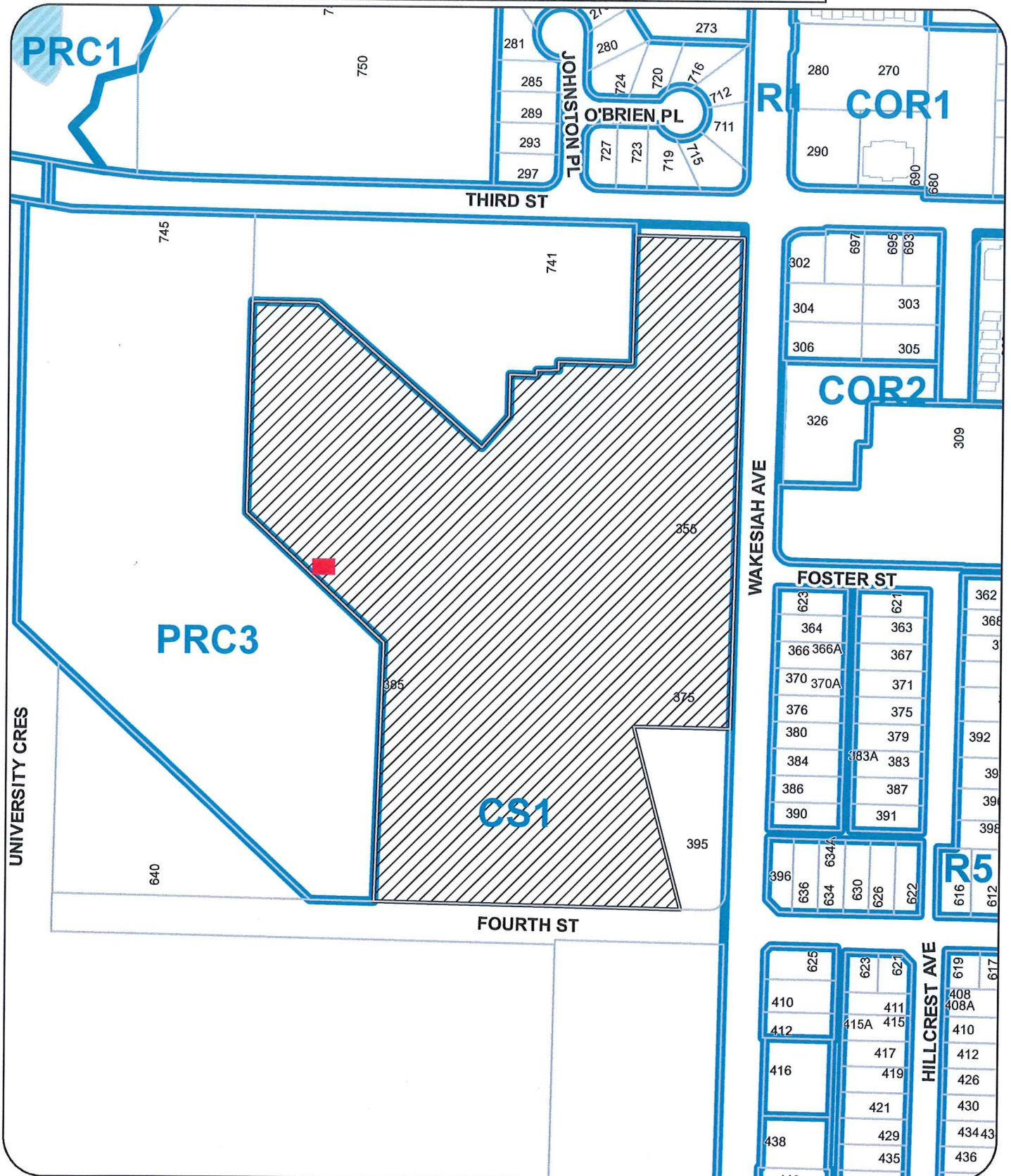
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 5TH DAY OF **MAY, 2025.**



  
Corporate Officer

  
Date

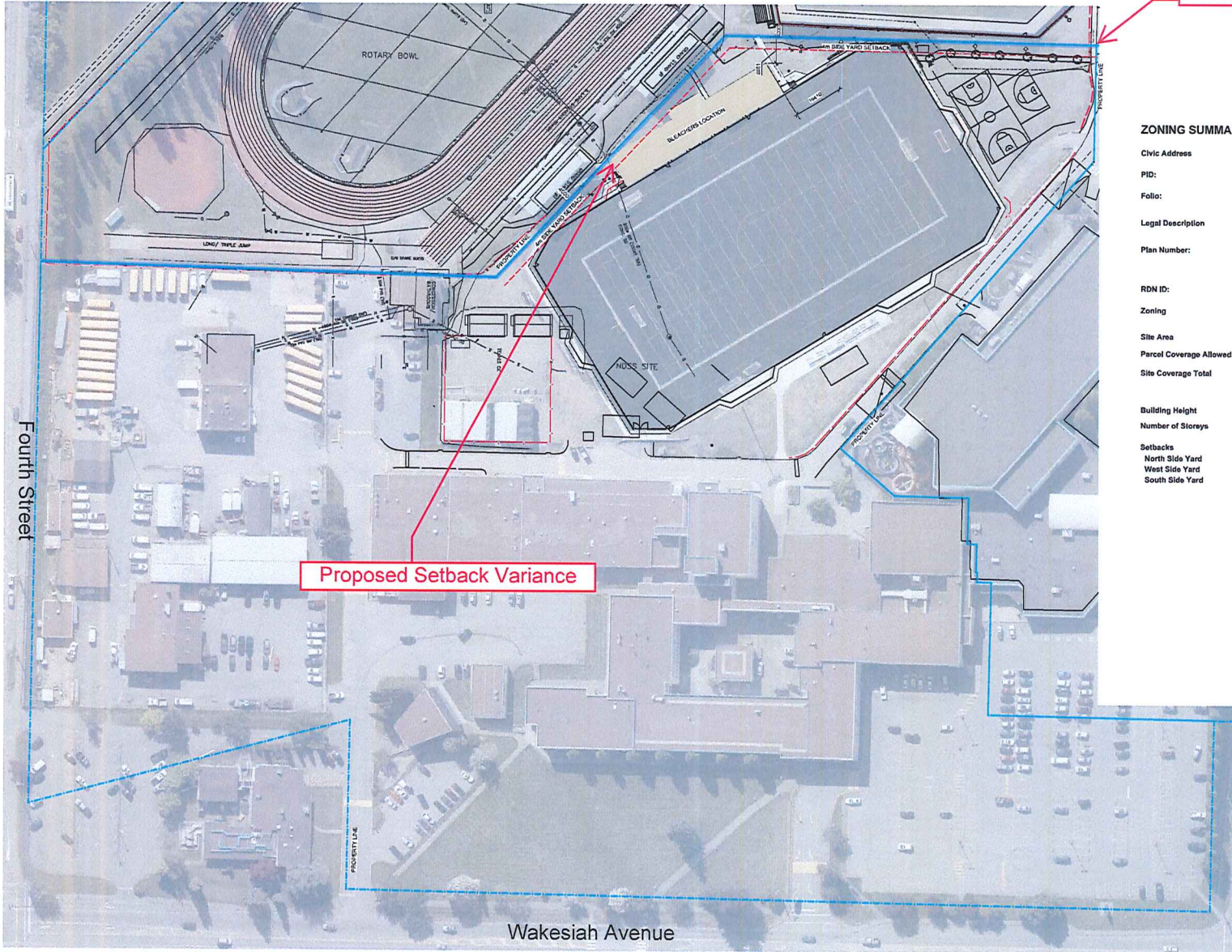
 Acting Deputy Corporate Officer  
City of Nanaimo

**SUBJECT PROPERTY MAP**



-  Approximate location of proposed bleachers
-  355 WAKESIAH AVENUE

PROPOSED SITE PLAN



Property Line

Proposed Setback Variance

ZONING SUMMARY

Civic Address: 335 Wakesiah Avenue, Nanaimo BC.  
 PID: 025-086-777  
 Folio: 16000.009  
 Legal Description: Lot B, Section 1, Nanaimo District, Plan VIP11878 Except Part in Plan VIP1881, Plan EPP170658 and Lot 2, Section 1, Nanaimo District, Plan 6245  
 Plan Number:  
 RDN ID: 3700  
 Zoning: CS1  
 Site Area: 20 Acres (80957.76 sq.m)  
 Parcel Coverage Allowed: 40%  
 Site Coverage Total: 31%  
 Building Height: Permitted/Required 14m, Proposed ~7.5m  
 Number of Storeys: 1, 1  
 Setbacks: Permitted/Required North Side Yard 4m, West Side Yard 4m, South Side Yard 4m; Proposed North Side Yard 16.4m, West Side Yard 0m, South Side Yard 0m

1 Site Plan  
Scale: 1:500

ISSUES	
No.	DATE ISSUED FOR

IREDALE ARCHITECTURE

Suite 202 - One Alexander Street  
 Vancouver BC V6A 1B2  
 T: 778-5561 F: 778-5585  
 architecture@iredale.ca  
 www.iredale.ca  
 16 Balfour Square  
 Victoria BC V8W 1H9  
 T: 250-381-5582  
 architecture@iredale.ca  
 www.iredale.ca



PROJECT-TITLE  
**NDSS BLEACHERS**  
 LOCATION: 355 WAKESIAH AVENUE  
 (NANAIMO DISTRICT SECONDARY SCHOOL)  
 CLIENT: NANAIMO PARKS

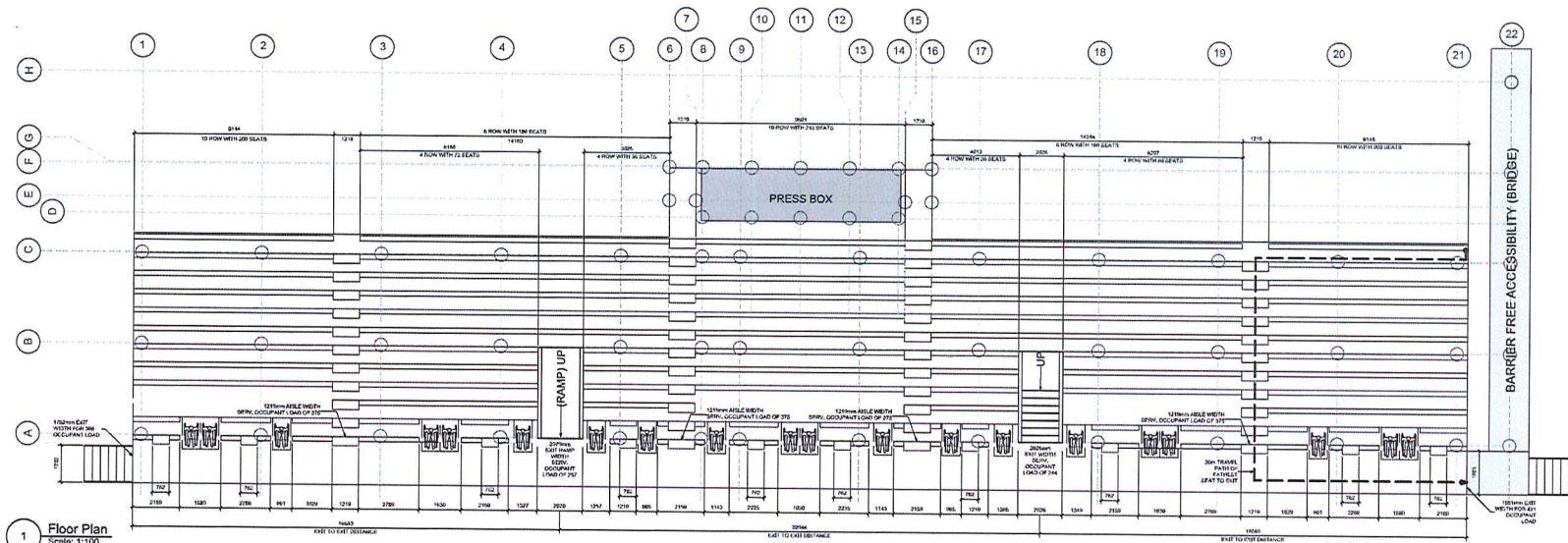
**HEROLD ENGINEERING**  
 3781 George St., Nanaimo, BC V9T 2H1  
 Tel: 250-714-8254 Fax: 250-751-6224  
 Email: herold@heroldengineering.com

TITLE  
 Stadium Site Plan

DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	<b>RECEIVED</b> DVP 475 2025-MAR-05 Contact Planning
DRAWN RH	
DRAFTING REVIEW	PROJECT No. 22017
SCALE As Noted	CLIENT DRAWING No. A-100
DATE	REVISION

VERIFY ALL DIMENSIONS SHOWNED PREVIOUS REVISION

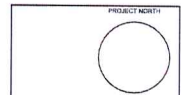
PROPOSED ELEVATIONS



ISSUES	
NO.	DATE



Site 202 - One Alexander Street  
 Vancouver BC V6A 1B2  
 T: 778-5581 F: 778-5585  
 arch@iredale.ca  
 www.iredale.ca  
 16 Blanton Square  
 Victoria BC V8W 1H9  
 T: 250-281-5582  
 arch@iredale.ca  
 www.iredale.ca



PROJECT-TITLE  
**NDSS BLEACHERS**  
 LOCATION: 355 WAKESIAH AVENUE  
 (NANAIMO DISTRICT SECONDARY SCHOOL)  
 CLIENT: NANAIMO PARKS



TITLE  
 Building Code Review

DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	RECEIVED DVP475 2025-MAR-05 Local Planning
DRAWN BY RH	
DRAFTING REVIEW	
PROJECT NO. 22017	CLIENT DRAWING NO. A-101
SCALE As Noted	REFER TO
DATE	REVISION

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISIONS

1 Floor Plan  
 Scale: 1:100

**BUILDING CODE REVIEW**

**1. Referenced Documents**

British Columbia Building Code 2024 - Part 3

**2. Building Classification**

Group "A" Division "4" 3.2.2.28  
 Number of Storeys 1

**3. Occupant Load**

Seating Capacity = 1251  
 Companion Benches = 40  
 Barrier Free Seating = 20  
 Total Load 1311

**4. Number of Exits Required**

More than 1000 or 4000 person not less than 4 exits 3.3.2.11  
 Number of exit provided = 4  
 Not more than 45m path of travel from seat to exit 3.3.2.11.(2)  
 Maximum travel path from seat to exit = 30m  
 Exit shall be located not more than 25m apart 3.3.2.11.(3)  
 Maximum distance between 2 exits = 22m

**5. Aisles Width**

Not more than 20 seats between any seat and nearest aisle 3.3.2.11.(5)(a)  
 Minimum number of seat before an aisle = 20 seats  
 Not less than 1200mm wide of aisles 3.3.2.11.(5)(b)  
 All aisles have 1215mm width  
 Minimum aggregate width of means of egress 3.4.3.2.(3)(a)(i)  
 Total Occupant Load (1311) per aisle x 1.8mm per person = 2360mm  
 Aggregate aisles width provided = 4876mm

**6. Exit Width**

Minimum aggregate width of means of egress 3.4.3.2.(3)(b)  
 Total Occupant Load (1311) x 2.4mm per person = 3147mm  
 2 exit with 1524mm width, 2 exit with 1981mm and 1626mm width = 6855mm  
 Actual Exit Width 2026mm, 1981mm, 2070mm, 1702mm = 7779mm

**7. Aisles Steps**

Provided 200mm riser and 419mm run

**WASHROOM REQUIREMENT BASED ON BLEACHER SEATING**

NET SEATING = 1311, 656 FEMALE, 656 MALE

FEMALE WC REQUIREMENT BASED ON SEATING OF 1315  
 400 = 13 WC  
 256 WC / 100 = 2.56 WC  
 TOTAL REQUIRED = 16 WC

MALE WC REQUIREMENT BASED ON SEATING OF 1315  
 400 = 7 WC  
 256 WC / 200 = 1.28 WC  
 TOTAL REQUIRED = 9 WC

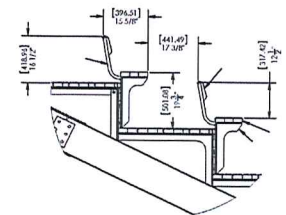
Number of Persons of Each Sex	Minimum Number of Water Closets	
	Male	Female
50 - 60	1	2
61 - 75	2	3
76 - 100	2	4
101 - 125	3	5
126 - 150	3	6
151 - 175	4	7
176 - 200	4	8
201 - 250	5	9
251 - 300	5	10
301 - 350	6	11
351 - 400	6	12
Over 400	2 plus 1 for each additional increment of 200 males in excess of 400	13 plus 1 for each additional increment of 100 females in excess of 400

FEMALE CAPACITY BASED ON 35 EXISTING WASHROOMS  
 13 WC = 400  
 22 WC x 100 = 2,200  
 TOTAL CAPACITY = 2,600

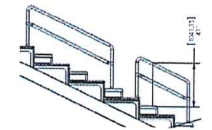
MALE CAPACITY BASED ON 51 EXISTING WASHROOMS  
 7 WC = 400  
 44 WC x 200 = 8,800  
 TOTAL CAPACITY = 9,200

BUILDING CODE SAYS TO ASSUME EQUAL FEMALE AND MALE FOR WASHROOM COUNT  
 SO 2 X 2,600 = 5,200

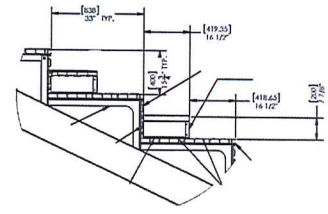
SEATING MANIFEST (12 TIER BLEACHER 15.75° RISE 33" RUN 36" ELEVATION)	
SEATING CAPACITY	1251 BENCH SEATS
	40 COMPANION BENCHES
	20 BARRIER FREE SEATING
TOTAL CAPACITY	1311



3 TYPICAL SEAT WITH BACKREST LAYOUT  
 Scale: 1:20



4 TYPICAL AISLE HANDRAIL  
 Scale: 1:20



2 TYPICAL AISLE LAYOUT  
 Scale: 1:20