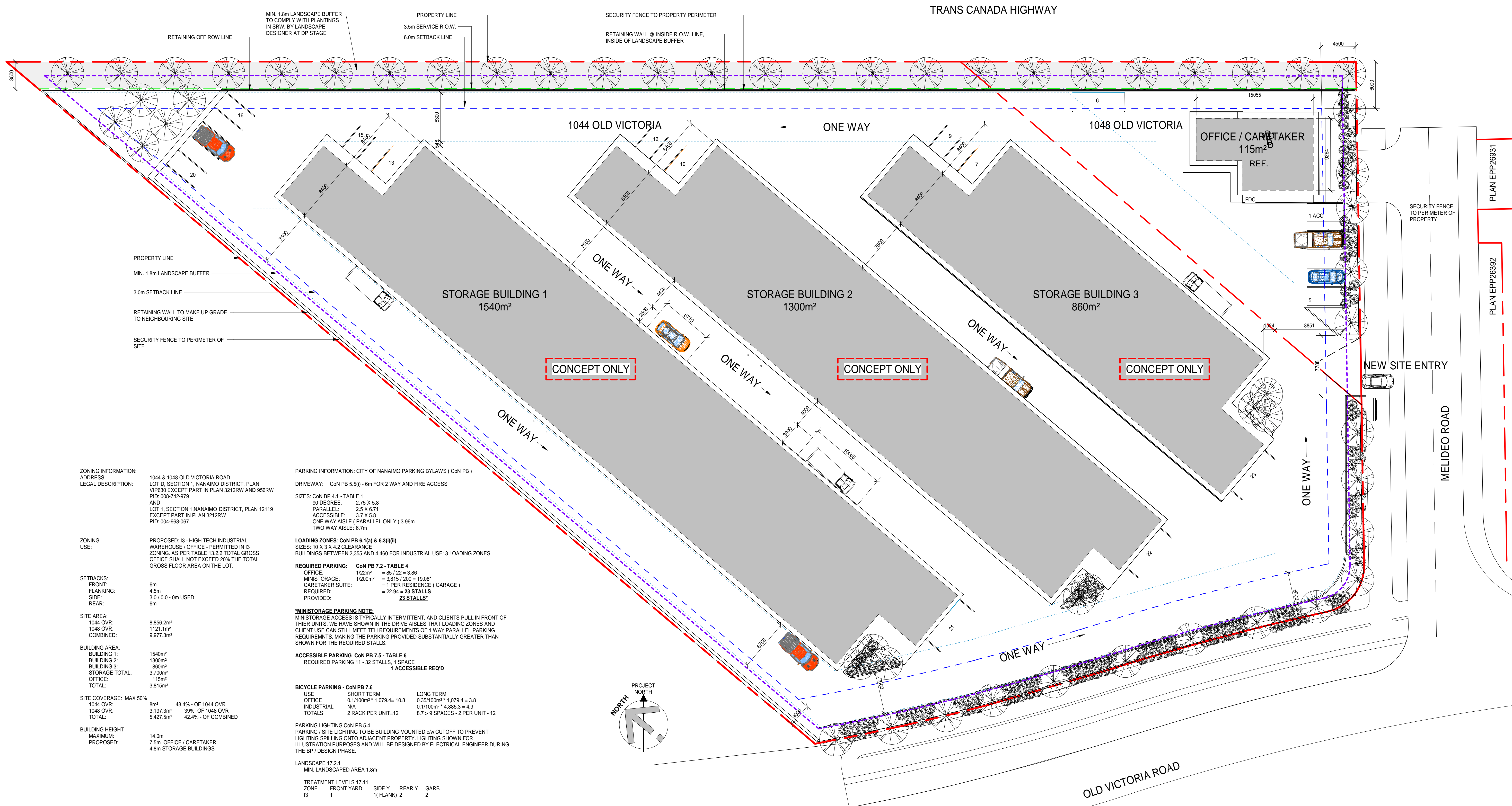


ISSUES		
No.	DATE	ISSUED FOR
1	2023.03.27	REVISED REZONING

SUB CONSULTANT



ZONING INFORMATION:
 ADDRESS: 1044 & 1048 OLD VICTORIA ROAD
 LEGAL DESCRIPTION: LOT D, SECTION 1, NANAIMO DISTRICT, PLAN V1P630 EXCEPT PART IN PLAN 3212RW AND 956RW PID: 008-742-979 AND LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12119 EXCEPT PART IN PLAN 3212RW PID: 004-963-067

ZONING:
 USE: PROPOSED: I3 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE - PERMITTED IN I3 ZONING. AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
 FRONT: 6m
 FLANKING: 4.5m
 SIDE: 3.0 / 0.0 - 0m USED
 REAR: 6m

SITE AREA:
 1044 OVR: 8,856.2m²
 1048 OVR: 1121.1m²
 COMBINED: 9,977.3m²

BUILDING AREA:
 BUILDING 1: 1540m²
 BUILDING 2: 1300m²
 BUILDING 3: 860m²
 STORAGE TOTAL: 3,700m²
 OFFICE: 115m²
 TOTAL: 3,815m²

SITE COVERAGE: MAX 50%
 1044 OVR: 8m² 48.4% - OF 1044 OVR
 1048 OVR: 3,197.3m² 39% - OF 1048 OVR
 TOTAL: 5,427.5m² 42.4% - OF COMBINED

BUILDING HEIGHT:
 MAXIMUM: 14.0m
 PROPOSED: 7.5m OFFICE / CARETAKER
 4.8m STORAGE BUILDINGS

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CoN PB)
 DRIVEWAY: CoN PB 5.5(i) - 6m FOR 2 WAY AND FIRE ACCESS

SIZES: CoN BP 4.1 - TABLE 1
 80 DEGREE: 2.75 X 5.8
 PARALLEL: 2.5 X 6.71
 ACCESSIBLE: 3.7 X 5.8
 ONE WAY AISLE (PARALLEL ONLY): 3.96m
 TWO WAY AISLE: 6.7m

LOADING ZONES: CoN PB 6.1(a) & 6.3(i)(ii)
 SIZES: 10 X 3 X 4.2 CLEARANCE
 BUILDINGS BETWEEN 2,355 AND 4,460 FOR INDUSTRIAL USE: 3 LOADING ZONES

REQUIRED PARKING: CoN PB 7.2 - TABLE 4
 OFFICE: 1/22m² = 85 / 22 = 3.86
 MINISTORAGE: 1/200m² = 3,815 / 200 = 19.08
 CARETAKER SUITE: = 1 PER RESIDENCE (GARAGE)
 REQUIRED: = 22.94 = 23 STALLS
 PROVIDED: 23 STALLS

MINISTORAGE PARKING NOTE:
 MINISTORAGE ACCESS IS TYPICALLY INTERMITTENT, AND CLIENTS PULL IN FRONT OF THEIR UNITS. WE HAVE SHOWN IN THE DRIVE AISLES THAT LOADING ZONES AND CLIENT USE CAN STILL MEET THE REQUIREMENTS OF 1 WAY PARALLEL PARKING REQUIREMENTS, MAKING THE PARKING PROVIDED SUBSTANTIALLY GREATER THAN SHOWN FOR THE REQUIRED PARKING.

ACCESSIBLE PARKING CoN PB 7.5 - TABLE 6
 REQUIRED PARKING 11 - 32 STALLS, 1 SPACE
 1 ACCESSIBLE REQ'D

BICYCLE PARKING - CoN PB 7.6
 USE SHORT TERM LONG TERM
 OFFICE 0.1/100m² * 1,079.4 = 10.8 0.35/100m² * 1,079.4 = 3.8
 INDUSTRIAL N/A 0.1/100m² * 4,855.3 = 4.9
 TOTALS 2 RACK PER UNIT = 12 8.7 > 9 SPACES - 2 PER UNIT - 12

PARKING LIGHTING CoN PB 5.4
 PARKING / SITE LIGHTING TO BE BUILDING MOUNTED c/w CUTOFF TO PREVENT LIGHTING SPILLING ONTO ADJACENT PROPERTY. LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP / DESIGN PHASE.

LANDSCAPE 17.2.1
 MIN. LANDSCAPED AREA 1.8m

TREATMENT LEVELS 17.11
 ZONE FRONT YARD SIDE Y REAR Y GARB
 I3 1 (FLANK) 2 2

1044 & 1048 OLD VICTORIA MINISTORAGE

1044 & 1048 OLD VICTORIA ROAD, NANAIMO, BC
 WESTMARK CONSTRUCTION LTD.
 1 - REVISED REZONING

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SITE PLAN AND ZONING INFO

DESIGNED LHY / KAR	SEAL
DESIGN REVIEW	RECEIVED RA489 2023-JUN-28 Current Planning
DRAFTED LHY / KAR	
DRAFTING REVIEW	
PROJECT No. 0696-019	CLIENT DRAWING No.
SCALE 1 : 250	PERMIT No.
HEL DRAWING No. A1.1	OF 1