



**SITE DATA:**

ZONING: C04 NORTH NANAIMO URBAN CENTRE  
 CIVIL ADDRESS: 6450 N ISLAND HWY.  
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807  
 SITE AREA: 125,166 sf (11,628.29sm)  
 1076 sf (100sm) DEDICATION  
 124,090 sf (11,528.29sm)

BUILDING AREA:  
 BUILDING A 16,709 sf  
 BUILDING B 16,472 sf  
 BUILDING C 12,475 sf  
 45,656 sf

COVERAGE:  
 Permitted: 50% (5 x 124,090 SF = 62,045 SF)  
 Proposed:  
 EXTG. BLDG. A 16,709 sf  
 EXTG. BLDG. B 16,472 sf  
 PROPOSED BLDG. C 13,547 sf  
 46,728 sf / 124,090 sf x 100 = 38% Proposed

DENSITY:  
 Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)  
 Proposed: 134,410 sf = 1.08 Proposed  
 124,090 sf

G.F.A.:

EXTG. BUILDING A	GRD FLOOR 16,709 sf	
	2ND FLOOR 16,709 sf	33,418 sf / 3,105 sm
EXTG. BUILDING B	GRD FLOOR 16,472 sf	
	2ND FLOOR 16,472 sf	
	3RD FLOOR 16,472 sf	49,416 sf / 4,591 sm
PROPOSED BUILDING C	GRD FLOOR 11,621 sf	
	2ND FLOOR 13,547 sf	
	3RD FLOOR 13,547 sf	
	4TH FLOOR 12,861 sf	
	51,576 sf	51,576 sf / 4,791 sm
		134,410 sf / 12,487 sm

REQUIRED PARKING:  
 MINI STORAGE:  
 1 SPACE PER 200sm (2152sf) OF GROSS FLOOR AREA  
 3 LOADING SPACES FOR 4,650sm + 1 PER ADDITIONAL 4,650sm  
 OFFICE:  
 1 SPACE PER 22sm (236.8sf) OF GROSS FLOOR AREA

PARKING CALCS:  
 EXTG. BUILDING A 33,418 sf / 2152 sf = 16 SPACES  
 EXTG. BUILDING B 49,416 sf / 2152 sf = 23 SPACES  
 PROPOSED BUILDING C 49,914 sf / 2152 sf = 24 SPACES  
 MINI STORAGE 1,662 sf / 236.8 sf = 7 SPACES  
 OFFICE 70 SPACES

PARKING:  
 Provided: 30 regular car spaces  
 14 small spaces (14/44+32x)  
 2 h/c spaces  
 20 spaces in front of OHD @ Bldg. A & B  
 66 spaces provided

LOADING CALCS:  
 Required: 12.487sm - 4,650sm = 3 + (7.837sm / 4,650 = 1.6) 2 = 5 LOADING SPACES  
 Provided: 5 LOADING SPACES REQUIRED.

BUILDING HEIGHT:  
 Permitted: 14m  
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13  
 Proposed: 13.27m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION  
 3.2.2.77. GROUP F, DIV 2. UP TO 4 STOREYS, SPRINKLERED  
 MAX. BLDG. AREA = 3,200 S.M.(34,444 SF) IF 3 STY.  
 MAX. BLDG. AREA = 2,400 S.M.(25,833) IF 4 STY.  
 COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:  
 FLOORS: 3/4 HR.  
 I.B. WALLS, COLNS. ETC.: 3/4 HR. OR NON-COMBUSTIBLE  
 ROOF: 0 min.

GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

SETBACKS:

FRONT YARD - ISLAND HWY.	REQ'D.	PROPOSED	VARIANCE
REAR YARD - MARLIN WAY	7.5m	7.5m	NONE
SIDE YARD (SOUTH):	3.0m	3.0m	NONE
SIDE YARD (NORTH):	3.0m	1.5m	1.5m

① SITE DATA



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CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL OCCUPANCIES, ZONING OF USES, AND TO BE REFERRED TO THE CITY OF NANAIMO. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN, SPECIFICATIONS AND RELATED DOCUMENTS, AND THE CONTRACTOR'S PROPERTY OF THE ARCHITECT'S REPRESENTATION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS SHALL BE IN PART BE PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1	10m x 10m DEDICATION AT MARLIN WAY	12/7/23
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3	REVISION & LP	7/7/23
2	PLANNING PRE APP	4/18/23
1	REVIEW	4/10/22

BUDGET SELF STORAGE  
 6450 N ISLAND HWY.  
 NANAIMO, B.C.

**SITE PLAN**



Scale: 1/250'-1"=0'  
 Drawn By:  
 Checked By:  
 Project Number: 2115  
 Date: JUNE 2021  
 Drawing Number:

**A01.1**

RECEIVED  
 RA97  
 2023-DEC-11  
 Current Planning