



SITE DATA:

ZONING: CC4 NORTH NANAIMO URBAN CENTRE
 CIVIL ADDRESS: 6450 N ISLAND HWY.
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33007
 SITE AREA: 125,166 sf (11,628.29sqm)
 1076 sf (100sqm) DEDICATION
 124,090 sf (11,528.29sqm)

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 = 620,450 SF)
 Proposed: 46,728 sf / 124,090 sf of 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 sqm
 EXTG. BUILDING B: GRD FLOOR 16,472 sf
 2ND FLOOR 16,472 sf
 3RD FLOOR 16,472 sf
 49,416 sf/4,591 sqm
 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 sqm
 134,410 sf/12,487 sqm

REQUIRED PARKING:
 MIN STORAGE:
 1 SPACE PER 200sqm (215sqm) OF GROSS FLOOR AREA
 3 LOADING SPACES FOR 4,650sqm + 1 PER ADDITIONAL 4,650sqm
 OFFICE:
 1 SPACE PER 22sqm (236.8sqm) 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: 49,814 sf/2152 sf = 24 SPACES
 MIN STORAGE: 1,662 sf/236.8 sf = 7 SPACES
 OFFICE: 70 SPACES

PARKING:
 Provided: 27 regular car spaces
 12 small spaces (12/63-195)
 2 1/2' x 6' spaces
 20 spaces in front of GHF @ Bldg. A & B
 2 extra loading spaces
 63 spaces provided

LOADING:
 Required: 12,487sqm-4,650sqm = 3 + (7,837sqm/4,650-1.6) 2 = 5 LOADING SPACES
 Provided: 5 LOADING SPACES REQUIRED.

BICYCLE PARKING:
 Required:
 OFFICE: SHORT TERM: 1/100sqm LONG TERM: 35/100sqm
 155/100sqm=1 SPACE 155sqm/100sqm=1 SPACE
 INDUSTRIAL: SHORT TERM: N/A LONG TERM: 1/100sqm
 0 REQD. 4,637sqm/100sqm=5 SPACES
 Provided: SHORT TERM: 6 SPACES
 LONG TERM: 6 SPACES

BUILDING HEIGHT:
 Permitted: 14m
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13
 Proposed: 13.8m (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 SF) IF 4 STY.
 COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION

F.F.R.: 3/4 HR.
 FLOORS: L.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:
 REAR: 7.5m
 FRONT - ISLAND HWY: 7.5m
 REAR YARD - MARLIN WAY: 9.7m & 11.5m
 REAR YARD - MARLIN WAY: 7.5m
 SIDE YARD (SOUTH): 3.0m
 SIDE YARD (NORTH): 3.0m
 SIDE YARD (NORTH): 1.5m
 SIDE YARD (NORTH): 1.5m



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2	COMPREHENSIVE LETTER REVISIONS	6/1/24
1	10m x 10m DEDICATION AT MARLIN WAY	12/7/23

4	REVISION 6 IP	3/2/24
3	REVISION 6 IP	3/26/24
2	PLANNING PRE_APP	1/7/23
1	REVIEW	4/11/23

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

SITE PLAN



Scale: 1/20"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2015
 Date: JUNE 2021
 Drawing Number:

A01.1

RECEIVED
 DP1341
 2024-AUG-12
 Current Planning