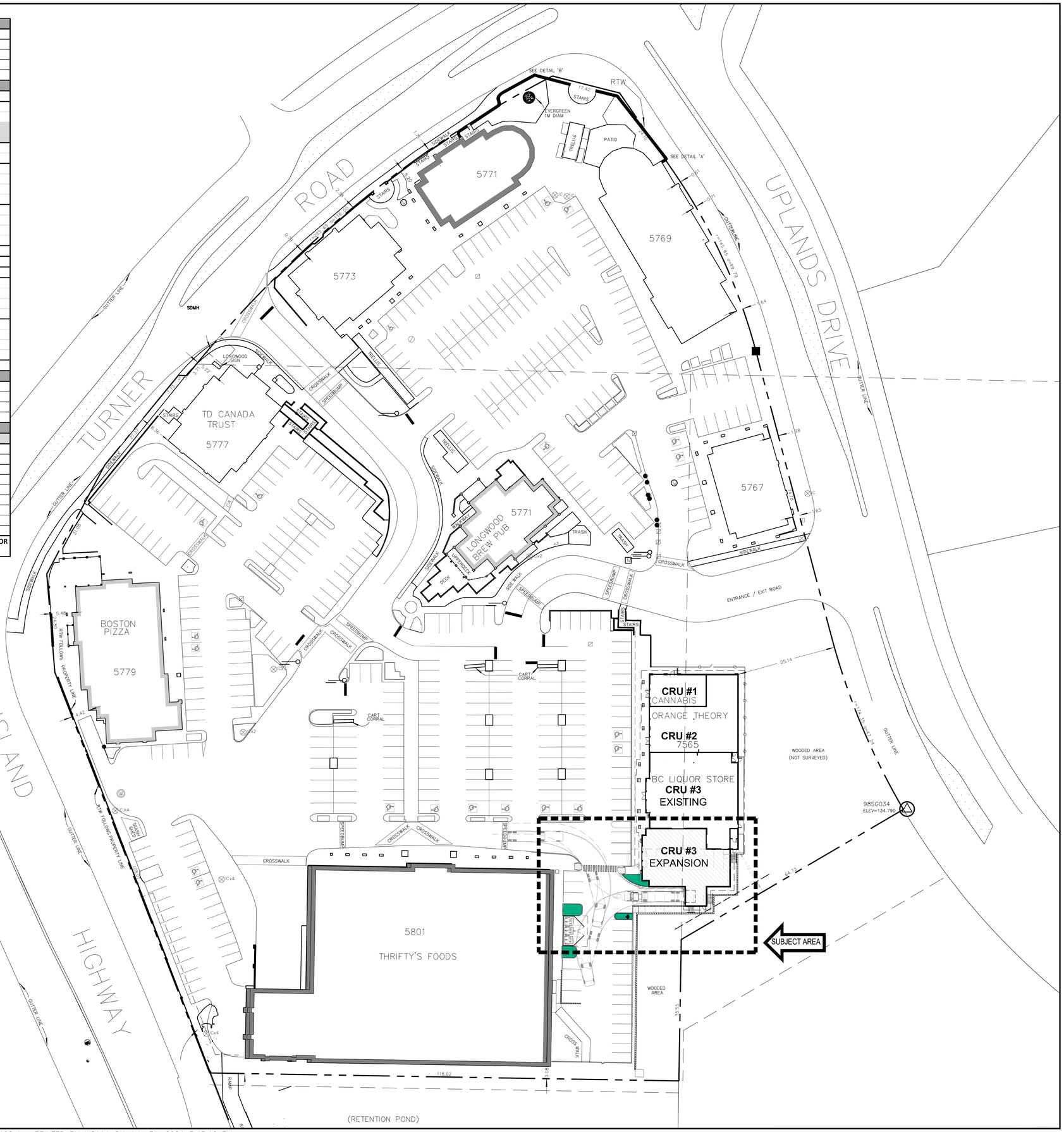
SITE INFORMATION								
LEGAL DESCRIPTION:	LOT C, DISTRICT LOTS 14, 23G & 30, WELLINGTON DISTRICT, PLAN VIP66085							
MUNICIPAL ADDRESS:	3-5765 TURNER ROAD, NANAIMO, BC							
ZONING:	CC3 - CITY COMMERCIAL CENTRE							
SITE AREA:	36,573	SM	393,525	SF	9.0	AC		
LOT COVERAGE	10,175	SM /	36,573	SM	X 100 =	27.82%		

BUILDING AREAS							
TENANT	UNIT / ADDRESS		MAIN FLOOR				
INSPIRED CANNABIS	1-5765	TURNER ROAD	107	SM	1,149	SF	
ORANGETHEORY FITNESS	2-5765	TURNER ROAD	325	SM	3,496	SF	
BC LIQUOR STORE	3-5765	TURNER ROAD	465	SM	5,000	SF	
BC LIQUOR STORE EXPANSION	3-5765	TURNER ROAD	318	SM	3,421	SF	
RAYMOND JAMES	1-5767	TURNER ROAD	134	SM	1,437	SF	
MAHALO VETERINARY HOSPITAL	3-5767	TURNER ROAD	238	SM	2,563	SF	
MD FINANCIAL	1-5769	TURNER ROAD	320	SM	3,442	SF	
UPLANDS DENTAL CLINIC	4-5769	TURNER ROAD	201	SM	2,158	SF	
VITALAIRE	5-5769	TURNER ROAD	107	SM	1,146	SF	
3 CEDARS WELLNESS COLLECTIVE	6-5769	TURNER ROAD	219	SM	2,354	SF	
K.C.'S BOUTIQUE	1-5771	TURNER ROAD	116	SM	1,247	SF	
POSH NAILS SPA	2-5771	TURNER ROAD	153	SM	1,651	SF	
PINNACLE PHARMACY	3-5771	TURNER ROAD	103	SM	1,113	SF	
CAFÉ TODAY	4-5771	TURNER ROAD	93	SM	1,000	SF	
VALHALLA PURE OUTFITTERS	1-5773	TURNER ROAD	467	SM	5,020	SF	
LONGWOOD BREW PUB	1-5775	TURNER ROAD	878	SM	9,442	SF	
TD CANADA TRUST	1-5777	TURNER ROAD	782	SM	8,416	SF	
NEXGEN HEARING	1A-5779	TURNER ROAD	117	SM	1,260	SF	
H&R BLOCK	1B-5779	TURNER ROAD	115	SM	1,237	SF	
POPEYE'S SUPPLEMENTS	1C-5779	TURNER ROAD	130	SM	1,400	SF	
BOSTON PIZZA	2-5779	TURNER ROAD	613	SM	6,594	SF	
BC EMERGENCY HEALTH SERVICES	1-5801	TURNER ROAD	190	SM	2,040	SF	
ANDRITZ AUTOMATION	2-5801	TURNER ROAD	441	SM	4,745	SF	
ANDRITZ AUTOMATION	3-5801	TURNER ROAD	127	SM	1,364	SF	
THRIFTY FOODS	4-5801	TURNER ROAD	3,419	SM	36,792	SF	
		TOTAL GROSS FLOOR AREA	10,175	SM	109,487	SF	

PARKING SUMMARY		
TOTAL PARKING REQUIRED	339 STALLS	PER SHOPPING CENTRE USE = 1 PER 30 SM GFA
TOTAL EXISTING PARKING	487 STALLS	(366 SURFACE, 61 ABOVE GROUND, 60 BELOW GROUND)
TOTAL PROPOSED PARKING	469 STALLS	(LESS 18 STALLS TOTAL)
PARKING RATIO	4.6 /100 SM	4.3 /1,000 SF

BYLAW REQUIREMENTS								
	REQUIRED				PROPOSED			
MINIMUM FLOOR AREA RATIO (FAR):	0.045				0.28			
MINIMUM LOT SIZE:	1200	SM	12912	SF	NO CHANGE			
MAXIMUM LOT COVERAGE:	50%				27.82%			
MAXIMUM BUILDING HEIGHT:	14	M	45.934	FT	NO CHANGE			
MIN. BUILDING SETBACK (FRONT YARD)	7.5	M	24.608	FT	NO CHANGE			
MIN. BUILDING SETBACK (SIDE YARD)	3	M	9.843	FT	3	M	9.843	FT
MIN. BUILDING SETBACK (FLANKING SIDE YARD)	6	M	19.686	FT	NO CHANGE			
MIN. BUILDING SETBACK (REAR YARD)	7.5	M	24.608	FT	NO CHANGE			
MIN. LANDSCAPE BUFFER	1.8	M	5.906	FT	NO CHANGE			

GENERAL NOTE: BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



1 A-1.1 SITE PLAN
SCALE: 1/32" = 1'-0"

ORIGINAL SHEET SIZE IN ARCH E1 30x42 – P:\5749\6) Submission\1) DP\2024-07-31\CAD\5749A-101-102.dwg PRINTED BY WS114 ON July 31, 2024 3:43:19 PM

revisions

No	Date	Description
	2024-07-31	ISSUED FOR DP

NORTH

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DP1354
2024-SEP-03
Current Planning

LONGWOOD STATION BUILDING H - EXPANSION

GWL REALTY ADVISORS

3-5765 TURNER ROAD, NANAIMO, BC

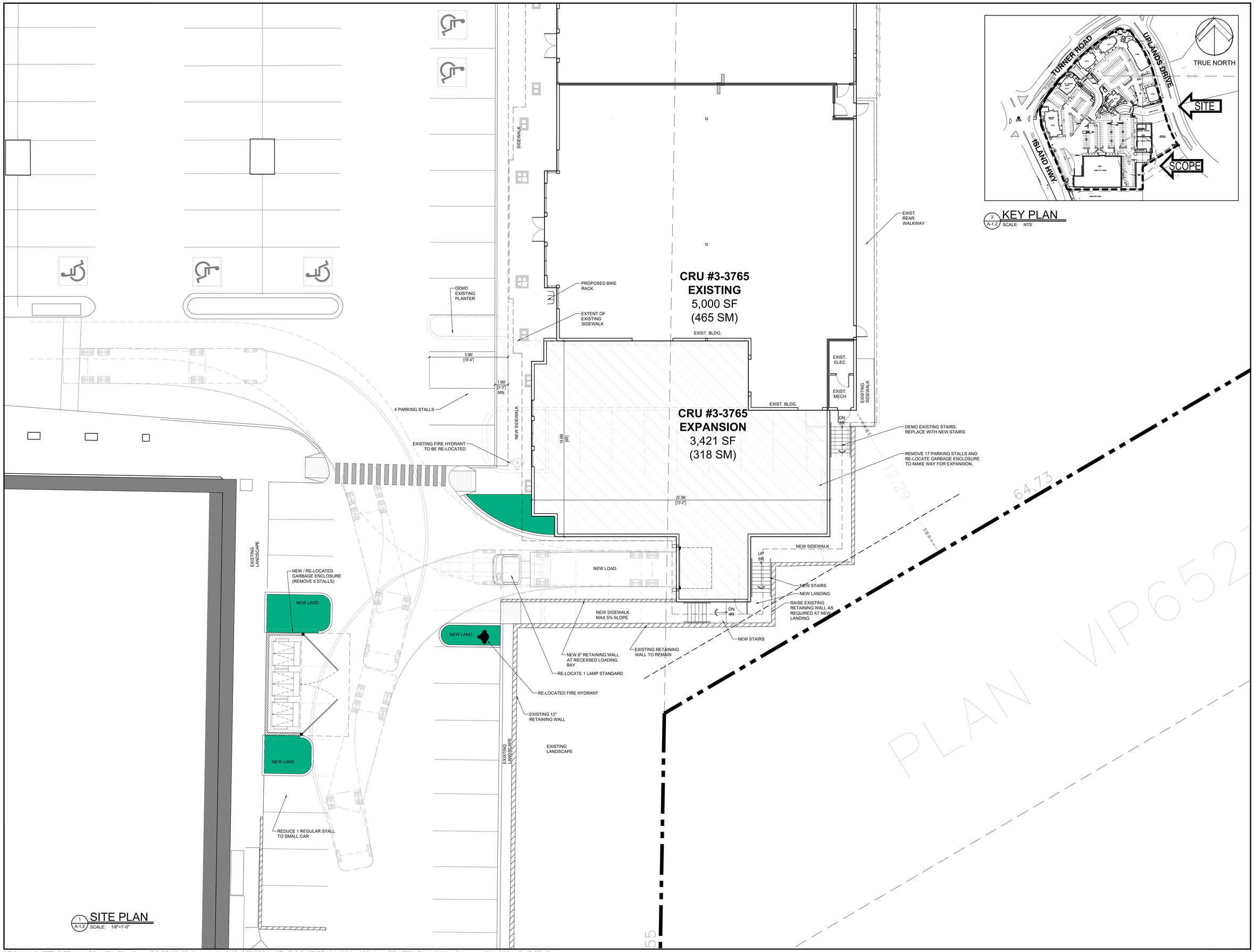
REGISTERED ARCHITECT DAVID C. CHUI 2024-07-31 BRITISH COLUMBIA

URBAN DESIGN GROUP ARCHITECTS LTD.
SUITE 1920 - 777 HORNBY STREET
VANCOUVER, BC V6Z1S4 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5749

sheet title
OVERALL PROPOSED SITE PLAN

date	2024-05-03	sheet number	A-1.1
scale	AS NOTED		
drawn	CDC		
checked	AV		



1 A-1.2 SITE PLAN
SCALE: 1/8"=1'-0"

2 A-1.2 KEY PLAN
SCALE: NTS

revisions

No.	Date	Description
	2024-07-31	ISSUED FOR DP

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LONGWOOD STATION BUILDING H - EXPANSION

GWL REALTY ADVISORS

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REGISTERED ARCHITECT PAUL V. CHIU BRITISH COLUMBIA 2024-07-31

URBAN DESIGN GROUP ARCHITECTS LTD.
SUITE 1920 - 777 HORNBY STREET
VANCOUVER, BC V6Z1S4 CANADA
TEL 604.687.2334 WWW.UDGA.COM

project number 5749

sheet title
ENLARGED PROPOSED SITE PLAN

date	2024-05-03	sheet number	A-1.2
scale	AS NOTED		
drawn	CDC		
checked	AV		