



KEYPLAN:
LEGAL DESCRIPTION:
 LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN
 EPP129672
ZONING: I3
PROPERTY NUMBER: 157184
PID: 032-263-805
MUNICIPAL ADDRESS:
 1044 OLD VICTORIA ROAD
 NANAIMO, BC

CLIENT INFORMATION:

RECEIVED
DP1362
2025-FEB-24
 Current Planning

#	Description	Date
2	Pedestrian Crossing Revision	2025 02 19

Revision Schedule

CONSULTANT LOGO:
HEROLD ENGINEERING LIMITED
 Consulting Engineers
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NO.	BY	DESCRIPTION	DATE
2	DK	DP REVISIONS	2025 02 19
1	DK	DEVELOPMENT PERMIT	2024 10 18

ALVIN REINHARD FRITZ ARCHITECT INC.
 Norland Coach House
 #10 90001 Range Road 212,
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PROFESSIONAL SEAL:

ZONING INFORMATION:
 ADDRESS: 1044 & 1048 OLD VICTORIA ROAD
 LEGAL DESCRIPTION: LOT D, SECTION 1, NANAIMO DISTRICT, PLAN V1930 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: PROPOSED: I3 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE - PERMITTED IN I3
USE: 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: 1,121.1m²
 COMBINED: 9,977.3m²

BUILDING AREA:
 BUILDING 3: 1,520m²
 BUILDING 2: 1,281m²
 BUILDING 1: 838m²
 STORAGE TOTAL: 3,639m²
 OFFICE: 118m²
 TOTAL: 3,757m²

SITE COVERAGE: MAX 50%
 COMBINED SITE: 9,977.3m²
 TOTAL FLOOR AREA: 3,757.5m² 37.7% - OF COMBINED

BUILDING HEIGHT:
 MAXIMUM: 14.0m
 PROPOSED: 7.5m OFFICE BUILDING
 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
 90 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: 1 LOADING ZONE PROVIDED

REQUIRED PARKING: CoN PB 7.2 - TABLE 4
 OFFICE: 1/220m² = 85 / 22 = 3.86
 MINI STORAGE: 1/200m² = 3,815 / 200 = 19.08*
 CARETAKER SUITE: = 1 PER RESIDENCE (GARAGE)
 REQUIRED: = 22.94 = 23 STALLS
 PROVIDED: **24 STALLS***

***MINI STORAGE PARKING NOTE:**
 MINI STORAGE 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 STALLS.

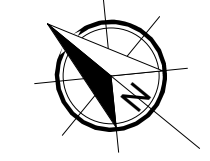
ACCESSIBLE PARKING CoN PB 7.5 - TABLE 6
 REQUIRED PARKING 11 - 32 STALLS, 1 SPACE
1 ACCESSIBLE REQ'D

BICYCLE PARKING - CoN PB 7.6
 USE SHORT TERM LONG TERM
 OFFICE 0.1/100m² * 118m = 0.1 0.35/100m² * 86m = 0.1
 INDUSTRIAL N/A 0.1/100m² * 3,639m = 3.6
 DWELLING 0.1 per dwelling* 0.1 0.5 per dwelling* 0.5 (in garage)
 TOTALS 0.2 3.7 > 4 SPACES - 2 IN OFFICE

PARKING LIGHTING CoN PB 6.4
 PARKING / SITE LIGHTING TO BE BUILDING MOUNTED ON 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
 IS 1 1 (FLANK) 2 2



1 | Site Plan
 1 : 250

SITE LEGEND:

	PROPERTY LINE		METAL SIGN - BARRIER-FREE PARKING ONLY
	SETBACK LINE		METAL SIGN - NO PARKING ANYTIME FIRE LANE
	UTILITY RIGHT OF WAY		FIRE HYDRANT
	FENCE LINE		1 METER LANDSCAPE BUFFER
	2750X5500 PARKING STALL		2 METER CURB AND SIDEWALK BUFFER
	3700X5500 PARKING STALL		MAN DOOR
			ROLL-UP DOOR

DRAWING TITLE:
Site Plan & Zoning Information

DRAWN BY: CH BC
CHECKED BY: DK JK

SCALE: As indicated
PROJECT: 24059 NHOVM / 0696-019
ISSUE FOR: DP REVISIONS
ISSUE DATE: 2025 02 19
REV. NO.: 2
SHEET NO.: A1.1