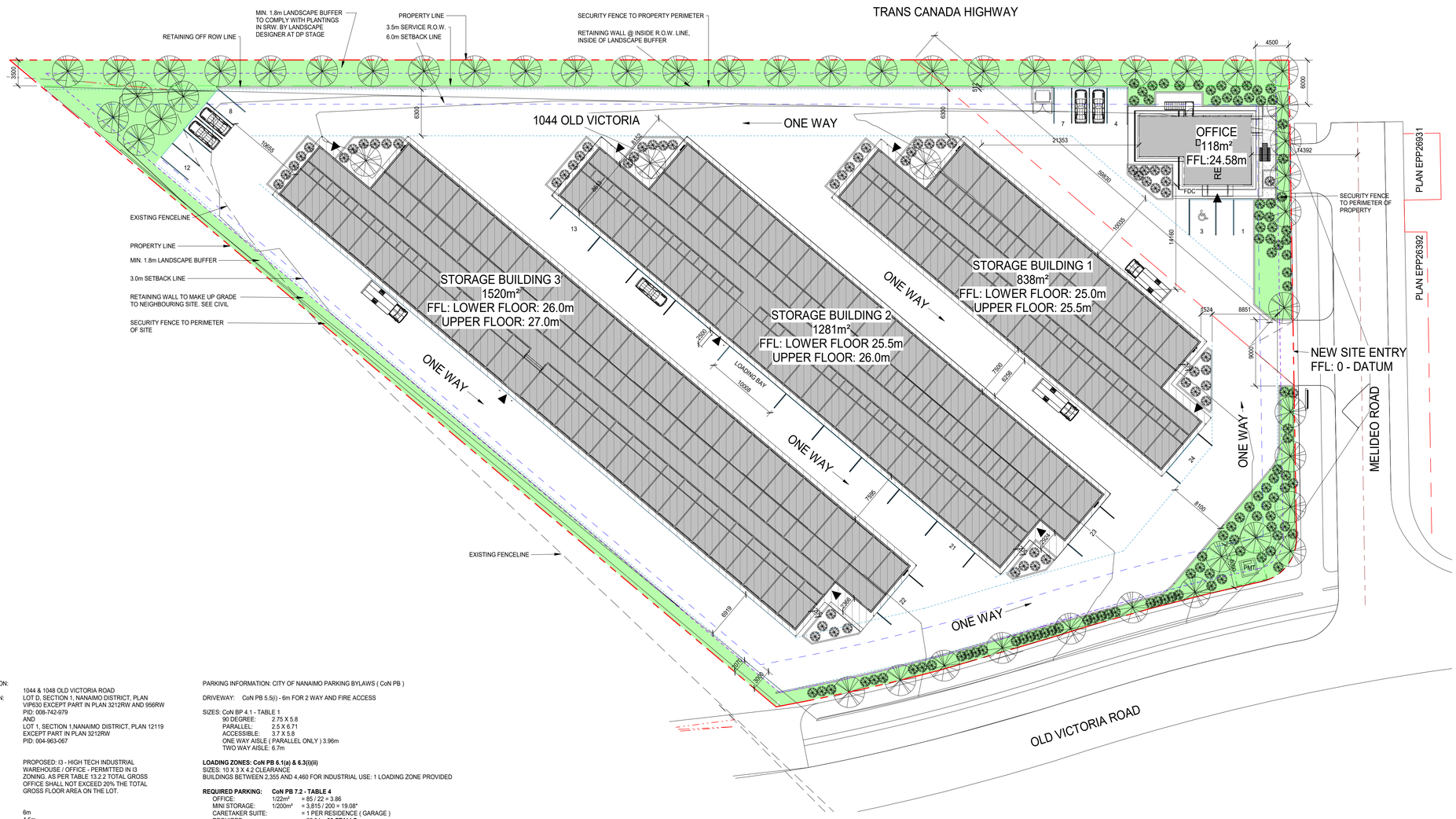

1 | Site Plan
1 : 250

ZONING INFORMATION:
ADDRESS: 1044 & 1048 OLD VICTORIA ROAD
LEGAL DESCRIPTION: LOT O, SECTION 1, NANAIMO DISTRICT, PLAN VIP630 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
USE: 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: 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: 1/22m² = 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 THIER UNITS. WE HAVE SHOWN IN THE DRIVE AISLES THAT LOADING ZONES AND CLIENT USE CAN STILL MEET THE REQUIREMENTS OF 1 WAY PARALLEL PARKING REQUIREMNTS, 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 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	1(FLANK)	2	2

SITE LEGEND:

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

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:

#	Description	Date
	Revision Schedule	

CONSULTANT LOGO:
HEROLD ENGINEERING LIMITED
Consulting Engineers
3701 Shenton Rd, Nanaimo, BC V9T 2H1
T: 250 751 8558 | F: 250 751 8559
E: mail@heroldengineering.com
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NO.	BY	DESCRIPTION	DATE
1	DK	DEVELOPMENT PERMIT	2024 10 18

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2024-10-18

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DRAWING TITLE:
Site Plan & Zoning Information

DRAWN BY : CH BC
CHECKED BY : DK JK
SCALE : As indicated
PROJECT : 24059 NHOVM / 0696-019
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2024 10 18
REV. NO.
SHEET NO. **A1.1**

PROJECT : **OLD VICTORIA RD MINISTORAGE**
LOCATION : **1044 & 1048 OLD VICTORIA RD**