



AGENDA DESIGN ADVISORY PANEL MEETING

January 25, 2018, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. INTRODUCTION OF NEW PANEL MEMBERS

Mr. Martin Hagarty, Architect AIBC

Mr. Frank Basciano, Landscape Architect (BCSLA)

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES:

a. Meeting Minutes of January 11, 2018

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-JAN-11.

[Document to be distributed on Addendum.]

5. PRESENTATIONS:

a. Development Permit Application No. DP1086 - 1100 Maughan Road

2 - 27

A development permit application DP1086 was received from Herold Engineering (Mr. Kyle Riley), on behalf of Dorada Ventures Ltd., to develop a two-storey office and warehouse space and a connecting single storey wing. The subject property is legally described as Lot A, Section 2, Range 8, Nanaimo District, Plan EPP72318.

6. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP1086 – 1100 MAUGHAN ROAD

Applicant/Building Designer: HEROLD ENGINEERING (Kyle Riley)

Owner: DORADA VENTURES LTD.

Landscape Architect: TOPOGRAPHICS LANDSCAPE ARCHITECTURE (Laura-Jean Kelly)

Subject Property:

<i>Zoning</i>	I4 – Industrial
<i>Location</i>	The subject property is one property south of the Jackson Road/Maughan Road intersection.
<i>Total Area</i>	22,264m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Industrial; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

PROPOSED DEVELOPMENT

The proposed development is a two-phase addition to Tilray's main two-storey building. Phase 1 consists of a 900m², two-storey office and 505m², single-storey warehouse space designed to accommodate future expansion. Phase 2 includes a 1,470m² expansion of the one-storey addition to accommodate an expanded production area.

Site Context

The subject property is located in the Duke Point Industrial Park and currently consists of two buildings: a two-storey tilt-up concrete production facility (3,244m²) to the north and a two-storey 840m² pre-engineered steel warehouse/support building to the south.

The site is visible from the Duke Point Highway and one of the first areas of the city visitors view on their drive into Nanaimo from the BC Ferries terminal.

Site Design

The proposed addition will occupy the space between the two existing buildings currently used as a gravel parking lot. The staff parking area will be relocated to the southernmost portion of the site and will be paved. A pathway is provided along the front of the property from the parking lot to the main building to allow staff safe site access. The applicant is preparing a site lighting plan.

A smaller paved area will be located in front of the addition, which will be used primarily for loading with a small parking area. Another loading area is located to the rear of the building.

Health Canada requires the site to be fenced and secured.

Staff Comments

- A lighting program should be provided to address site safety concerns and for design enhancements to the building.
- The pedestrian pathway should be paved and adequately separated from the parking area.
- The landscaped strip between the main building and the parking lot should be re-designed to accommodate the pedestrian pathway across it to access the building entrance.

Building Design

The two-storey addition (Phase 1) will occupy a recessed area to the rear of the main building. The design is intended to complement the existing building and includes cladding with vertical corrugated metal and ACP panels in Tilray blue that frame the second storey windows.

The single storey, processing wing (Phase 1 and Phase 2) front façade also consists of vertical corrugated metal with a horizontal band of Tilray blue metal cladding running across the top of the building. A charcoal metal detail proud of the corrugated metal cladding is used to articulate the long wall face. A steel canopy is provided over the charcoal overhead doors.

Staff Comments

- The design of the single storey addition results in a long, uninterrupted building mass, which is not consistent with the design guidelines. While the design is utilitarian in nature to maximize design flexibility for the internal floor space, what façade improvements could be implemented to visually break up the long, linear wall face and roofline?

Landscape Design

The landscape plan consists of two parts: a forest along the east property line as compensation for previous tree cutting, and a landscape buffer with street trees along Maughan Road. Tree species of limited height have been selected due to the existence of a utility corridor along the frontage. The street trees are used to define site entranceways. Due to security concerns, the owner wants to limit the height of landscaping.

Staff Comments

- The required landscape buffer is intended to screen parking areas and provide an aesthetically pleasing streetscape. The previously planted buffer in front of the existing pre-engineered warehouse is sparse. Staff are concerned that the proposed landscaping buffer is not of adequate density and scale.

PROPOSED VARIANCES

There are no proposed variances.

TR/ln

November 29th, 2017

3399-006/02

City of Nanaimo
Development Services Division
238 Franklyn Street
Nanaimo, BC V9R 5J6

Attn: Gary Noble
Planner - Development Approvals

**Re: Development Permit for Proposed Tilray Office and Processing Addition
1100 Maughan Road, Nanaimo, BC**

Dear Gary:

As part of the submission for Development Permit, we have prepared the following report in regards to the above mentioned project, addressing the objectives of the permit guidelines.

Project Site Description

The project site is located at 1100 Maughan Road in Nanaimo, BC in the Duke Point Industrial Area. The site is currently the existing location for Tilray, with two existing buildings on site.

Previously, Tilray re-zoned and amalgamated the two properties into one large 22,300m² site. The existing Tilray building is the previously renovated, 3,255m², two storey concrete tilt building and the support building is an 840m² pre-engineered steel building.

Between the existing buildings there is a current gravel parking lot, and to the south of the pre-eng building, is the remainder of the amalgamated site, which is currently in an undeveloped state.

The intent of this Development Permit Application is to proceed with the addition of a two storey office and warehouse space to the rear portion of the existing Tilt building, as well as adding a single storey production wing, that will infill the space between the existing buildings.

The single storey production building has been designed to accommodate further expansion in the future.



Health Canada requires the site to be fenced and secured as per their regulations. Currently, the existing Tilray building is fenced to the extent of its original property line. With the proposed addition, Tilray will be expanding their required secure area to enclose the new addition and the existing pre-engineered building. The existing security gate and turnstile in front of the Tilray building will remain, and a new vehicle security gate will be added at the existing site access adjacent to the Pre-engineered building.

The remaining site area between the existing buildings will be paved and used for the secure shipping and loading areas, with some limited parking along the frontage of Maughan Road. Access to the rear of the building will be maintained and a new GMP loading area will be located at the rear of the building.

The southern area of the site will be designed as a paved parking area, incorporating the previously submitted tree replanting area.

Zoning

The property is currently zoned as I-4 Industrial and is designated as such on the OCP Land Use Map.

Proposed Building, Form and Character

There are two buildings currently on site at 1100 Maughan Road. The main tilt-concrete production facility, and the pre-engineered steel warehouse and support building. The intent is to increase the footprint of the main Tilray building in order to expand the clean storage capacity under GMP regulations, as well as housing an expanded call centre and operations. The lower floor houses storage, a new vault and shipping operations.

The building form follows the existing tilt building styling, infilling a recessed portion of the building that was once the shipping and loading bays. This addition is set far back from the street to allow access to the existing secure entrance to the facility, as well as maintaining access to the mechanical ductwork on the side of the building.

The two storey addition is a steel framed structure to match the height of the building. Cladding on the new addition will be vertical ribbed metal panels, with a highlight of Tilray Blue ACP panel to the upper corner of the office portion, framing the large Curtain wall glazing assemblies that house the new Executive office and Boardroom. There is a small cable braced canopy sheltering the upper floor office entrance.

The single storey processing wing has a higher ceiling area to accommodate interior equipment and concrete storage vaults. Phase 1 of this addition is a low profile, accommodating a pair of small overhead doors for shipping, as well a thin, low profile cable suspended canopy to provide some weather protection for the before mentioned doors.

We are continuing the vertical profile metal cladding, as well as a flat profile metal cladding for the parapet in the same Tilray blue as the ACP panel. The building cladding is broken linearly with vertical members in a charcoal grey as well as some high level linear windows, which proved some daylight into the workspaces.

Site and Parking

For Tilray we are maintaining the existing site entrances to the Main Building as well as the Pre-Eng Steel Annex building. The existing 'Main' gate will be used mostly for employees and servicing equipment. Access to the rear of the site will be via the existing pre-eng Annex access and this existing access will get a new security gate and will be used for daily shipment traffic as well as servicing the loading zones for the two warehouses.

There are 29 new spaces in front of the proposed addition, as well as 19 of the original Tilray parking stalls in the rear of the building. These include 3 existing HC parking stalls, allowing accessible access via the rear of the building.

On the South end of the existing site we are converting the existing vacant lot to a new parking area, utilizing the existing site access onto Maughan Road. The main parking for Tilray will be outside of the security perimeter fencing, with a walking path and gate providing access to the site. This parking lot has 119 parking stalls, as well as circulation space for truck movement from behind the Pre-Eng Annex building.

Landscaping

Please refer to attached Landscape Rationale from Topographics Landscape Architecture.

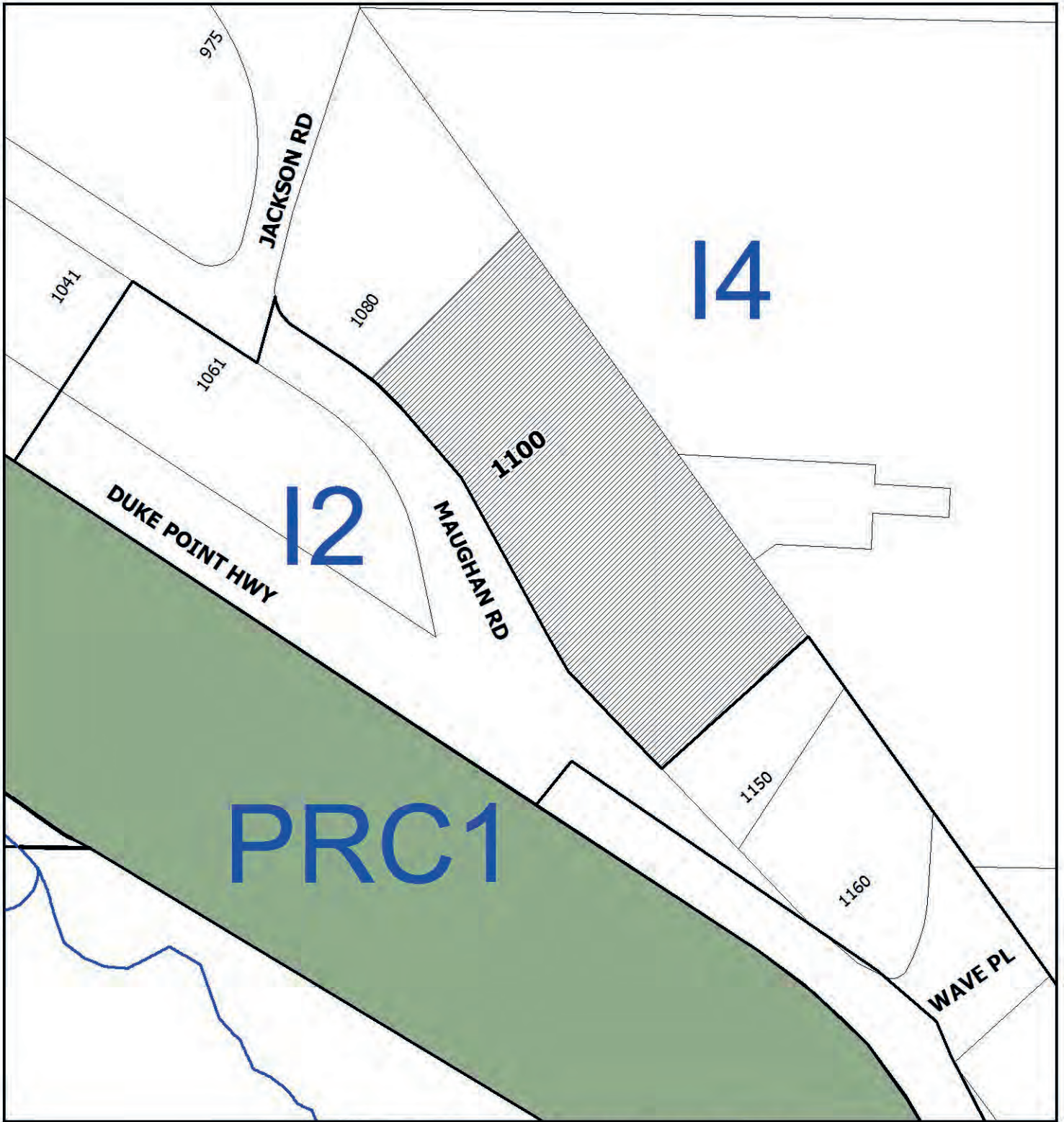
If you have any questions, please contact the undersigned.

Yours truly,

HEROLD ENGINEERING LIMITED



Kyle Riley



DEVELOPMENT PERMIT NO. DP001086



LOCATION PLAN

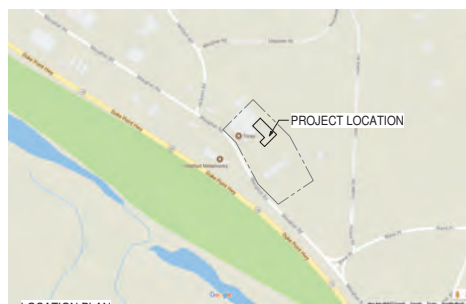
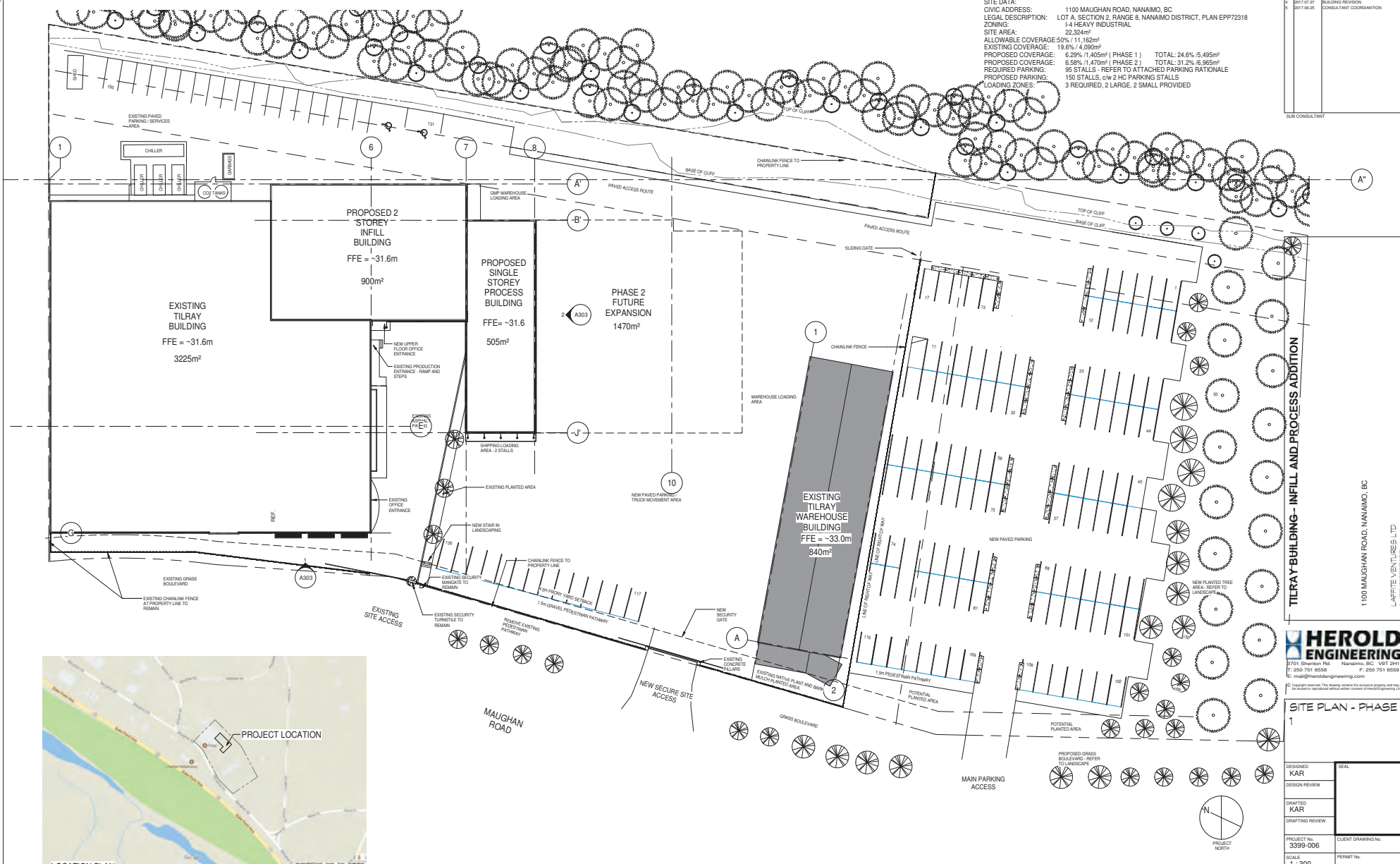
Civic: 1100 Maughan Road
Lot A, Section 2, Range 8,
Nanaimo District, Plan EPP72318



**Subject
Property**

SITE DATA:
CIVIC ADDRESS: 1100 MAUGHAN ROAD, NANAIMO, BC
LEGAL DESCRIPTION: LOT A, SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN EP72318
ZONING: I-4 HEAVY INDUSTRIAL
SITE AREA: 22,324m²
ALLOWABLE COVERAGE: 50% / 11,162m²
EXISTING COVERAGE: 19.6% / 4,399m²
PROPOSED COVERAGE: 6.29% / 1,405m² (PHASE 1) TOTAL: 24.6% / 5,495m²
PROPOSED COVERAGE: 6.58% / 1,470m² (PHASE 2) TOTAL: 31.2% / 6,965m²
REQUIRED PARKING: 95 STALLS - REFER TO ATTACHED PARKING RATIONALE
PROPOSED PARKING: 150 STALLS, c/w 2 HC PARKING STALLS
LOADING ZONES: 3 REQUIRED, 2 LARGE, 2 SMALL PROVIDED

ISSUES	
No.	DATE
1	2017.06.16
2	2017.06.29
3	2017.07.27
4	2017.09.25
ISSUED FOR	
1	CLIENT REVIEW
2	CONSULTANT COORDINATION
3	BUILDING REVIEW
4	CONSULTANT COORDINATION
SUB CONSULTANT	



TILRAY BUILDING - INFILL AND PROCESS ADDITION

1100 MAUGHAN ROAD, NANAIMO, BC
LAFITEVENTURES LTD
CONSULTANT COORDINATION

HEROLD ENGINEERING
3701 Sherrin Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: info@heroldengineering.com

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SITE PLAN - PHASE 1	
DESIGNED KAR	DESIGN REVIEW
DRAFTED KAR	DRAFTING REVIEW
PROJECT No. 3399-006	CLIENT Drawing No.
SCALE 1 : 300	PERMIT No.
REL. DRAWING No. A101	REVISION 5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

T I L R A Y L A N D S C A P E

November 30, 2017

T I L R A Y L A N D S C A P E Design Rationale

Tree Plan

A Replacement Trees

A forest is proposed for the East perimeter of the site. Coastal Douglas firs are the predominant species, as well as a mixed edge planting of deciduous and coniferous trees. Trees are underplanted with broadleaf evergreen coastal native plants, including salal and mahonia to 4 metres along the West edge of the tree planting zone. Douglas firs are mulched with composted wood chips to allow natural understory regeneration. *(Please refer to Drawing LA2).*

B Street Trees

Deciduous Street Trees are proposed along Maughan Road to define site entranceways. A variety of four different tree species has been chosen for drought tolerance, hardiness and for aesthetics, in all seasons. The existence of the utility corridor limited the location and sizes of trees (less than 10 m or 35 ft) *(Please refer to Drawings LA1 & LA2).*

Planting Plan

C Entranceway Planting

Plant species have been selected from the existing selection of plants at the entrance to the Tilray Warehouse. New planting is arranged for drought tolerance, hardiness, aesthetics and to indicate site entranceways.

Shrubs along the walkways in the parking area provide visual screening from the street to the parking area and are selected for medium height (to 1.2m or 4') and disease tolerance characteristics. Conifers and boulders are arranged for all season interest and to use existing materials on site (boulders). *(Please refer to Drawing LA1).*

Seasonal colour is added for garden interest and ecological diversity. *(Please refer to Drawing LA3).*

Elevation Plan

C Street View Elevation

The view from Maughan Road is presented in elevation drawings A (south portion) and B (north portion) and plantings are shown at sizes projected to 20 year hence. *(Please refer to Drawing LA4)*

Laura-Jean Kelly

TOPOGRAPHICS
landscape architecture
2 5 0 - 2 4 7 - 9 7 2 0

T O P O G R A P H I C S L A N D S C A P E A R C H I T E C T U R E





Rudbeckia fulgida 'Goldstrum'
Yellow cone flower



Miscanthus sinensis 'Morning Light'
Morning Light Maiden Grass



Berberis thunbergii
Cherry Bomb Barberry



Pinus mugo
Mugo pine



'Chamaecyparis p.f.a. nana
Threadleaf golden cypress



Prunus laurocerasus 'Otto Luyken'
Cherry Laurel



Gautheria shallon
Salal



Mahonia nervosa
Dull Oregon grape



Pinus nigra
Austrian Pine



Magnolia stellata
Star Magnolia



Styrax japonicus
Japanese Snowbell



Pseudotsuga menziesii
Douglas fir



Acer griseum
Paperbark maple



Cornus kousa
Korean dogwood



Picea omorika
Serbian spruce

Tilray
PLANT PALETTE

November 30 2017

TOPOGRAPHICS

Parking Study and Rationale

Tilray MMRP Growing Facility Expansion

We have separated the building into 3 stages that relate to the use, layout and functionality of the building and the different uses and how they relate to the City of Nanaimo Parking bylaw.

We will describe and explain out calculations based on the following building uses and parking allowances. They are as follows,

- Warehouse use – 1 parking stall / 200m². This is related to the large growing areas consisting of large pallets of plants moved along on a conveyor system. We feel this falls under a Warehouse system as it is largely unoccupied, hands off space. It is a basic storage of growing plants until they are ready for harvest.
- Industrial use for production and processes – 1 stall / 100m². We have calculated this area from the clients programing guide as all the areas within the operation that are not dedicated growing space, and do not fall under typical office uses. These include trimming, packaging, lab work, shipping, ect.
- Office use 1 stall / 22m² to 1000m², 1/25m² for excess and above. We have calculated the office / administration / call center portion of the building out under the parking uses bylaw .

We have looked at the Tilray 1 site plan as well in conjunction with the Tilray expansion and how it will impact the site. We have re-calculated the parking to accommodate the second level of modules. We have removed some programming from the yard and added additional parking. On the DP / BP set we had a required parking of 32, with 43 stalls provided. We will continue to use this number as required parking for the existing Tilray Building. We will provide a new calculation for the Pre-Eng Annex space to be included in the new total site parking load.

Phase 1 Addition:

Storage spaces – Vault and Warehouse areas (1 stall /200m²)

Total:	940m ²	
Parking @ 1 stall per 200m ² =	$940\text{m}^2 / 200\text{m}^2 = 4.7$	5 Stalls
Industrial Use – Production and Processes (1 stall / 100m²)		

Total:	430 m ²	
Parking @ 1 stall per 100m ² =	$430\text{m}^2 / 100\text{m}^2 = 4.3$	5 Stalls

Office Use – Offices and Call Centre

Office Space and Call centre	640m ²	
Parking required – first 1,000m ²	$640\text{m}^2 / 22\text{m} = 29$	29 Stalls

Phase 1 Total: **39 Stalls**

Phase 2 Addition:

All above parking plus the following:

Storage spaces – Vault and Warehouse areas (1 stall /200m²)

Total: 330m²
Parking @ 1 stall per 200m² = $330\text{m}^2 / 200\text{m}^2 = 1.65$ **2 Stalls**

Industrial Use – Production and Processes (1 stall / 100m²)

Total: 1125 m²
Parking @ 1 stall per 100m² = $1125\text{m}^2 / 100\text{m}^2 = 11.25$ - **12 Stalls**

Phase 2 Total: **14 Stalls**

Tilray 1 Calculation:

Parking requirements as per original BP drawings: **32 stalls**

Total Tilray 1 parking requirements: **32 stalls**

Tilray Annex Calculation:

Warehouse / Storage space = 465m²
Parking @ 1 stall per 200m² = $465\text{m}^2 / 200\text{m}^2 = 2.3$ **3 Stalls**
Office Space / Workspace = 460m²
Parking required – first 1,000m² $460\text{m}^2 / 22\text{m} = 20.9$ **21 Stalls**

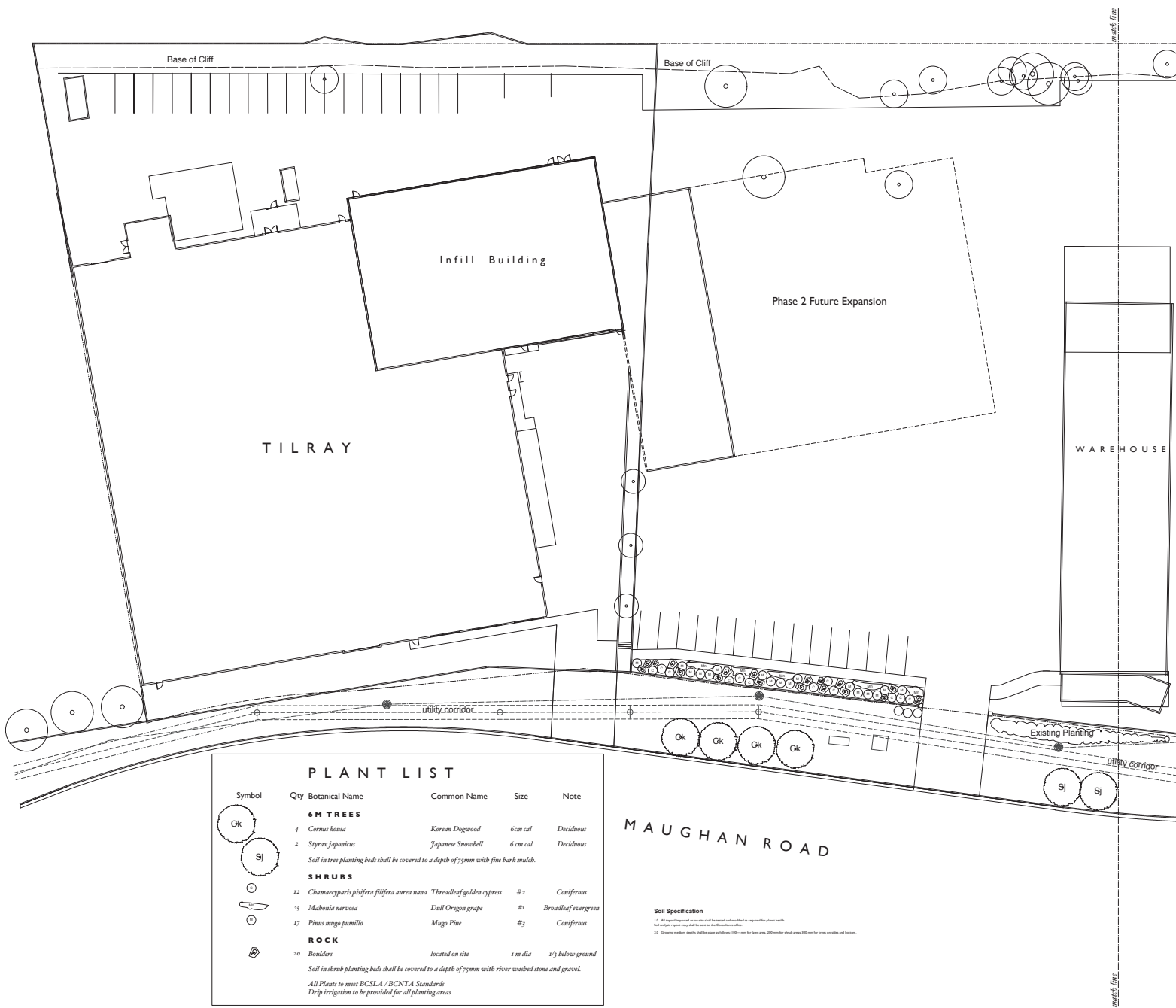
Total Tilray Annex parking requirements: **24 stalls**

PARKING SUMMARY:

Existing Tilray: **32 Stalls**
Annex: **24 Stalls**
Phase 1: **39 Stalls**
Subtotal: **95 Stalls**

Phase 2: **14 Stalls**

Total: **109 Stalls**



Symbol	Qty	Botanical Name	Common Name	Size	Note
6M TREES					
Ok	4	<i>Cornus kousa</i>	Korean Dogwood	6cm cal	Deciduous
Sj	2	<i>Styrax japonicus</i>	Japanese Snowbell	6 cm cal	Deciduous
Soil in tree planting beds shall be covered to a depth of 75mm with fine bark mulch.					
SHRUBS					
Gk	12	<i>Chamaecyparis pisifera filiformis aurea nana</i>	Threadleaf golden cypress	#2	Coniferous
Gk	15	<i>Mabonia nervosa</i>	Dull Oregon grape	#1	Broadleaf evergreen
Gk	17	<i>Pinus mugo pumillo</i>	Mugo Pine	#3	Coniferous
ROCK					
Gk	20	Boulders	located on site	1 m dia	1/3 below ground
Soil in shrub planting beds shall be covered to a depth of 75mm with river washed stone and gravel.					
All Plants to meet BCSLA / BCNTA Standards					
Drip irrigation to be provided for all planting areas					

Soil Specification
 1.5 All report required as per soil test results as reported for plant beds.
 Not include report required for site as per the Construction office.
 1.6 Growing medium depths shall be placed on 100mm 100 - mm for base areas, 200 mm for shrub areas, 300 mm for trees on utility and basins.

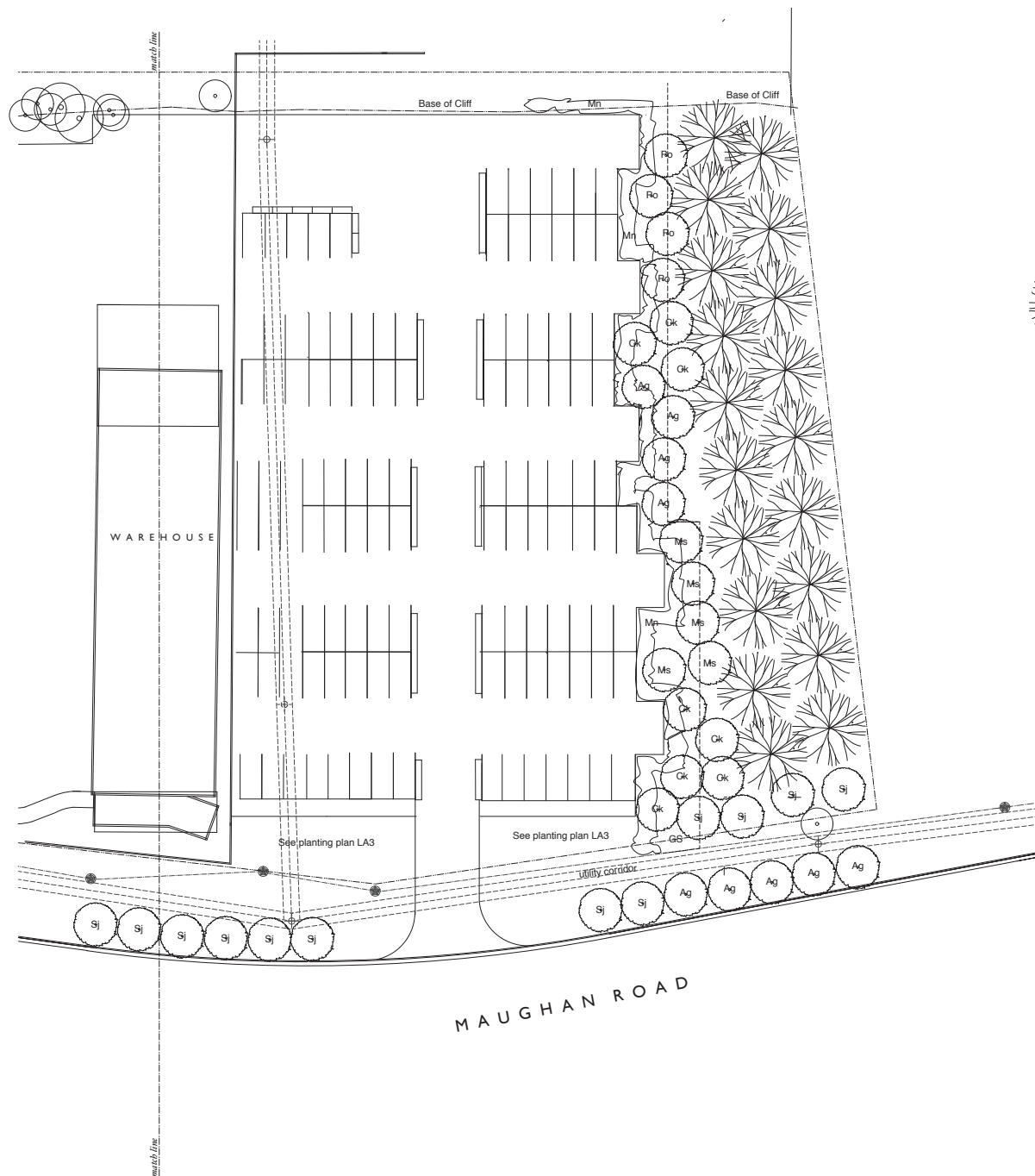
For East Site
 Refer to Drawing LA2
 For Site Plan Refer to
 Herold Engineering Dwg

November 30, 2017 submission
 November 10, 2017 Revision
 September 28, 2017 Revision
 August 17, 2017 Revision
 August 16, 2017 Revision
 August 14, 2017
TILRAY
LANDSCAPE
 1100 Maughan Road, Nanaimo BC

West Site
Planting Plan
 Scale 1:250

TOPOGRAPHICS
 landscape architecture
 250-247-9720

LAI



P L A N T L I S T					
Symbol	Qty	Botanical Name	Common Name	Size	Note
6 M TREES					
	10	<i>Styrax japonicus</i>	Japanese Snowbell	6 cm cal	Deciduous
	5	<i>Magnolia stellata</i>	Star Magnolia	6 cm cal	Deciduous
	9	<i>Acer griseum</i>	Paperbark Maple	6 cm cal	Deciduous
	4	<i>Picea omorika</i>	Serbian Spruce	2.5m height	Coniferous
	8	<i>Cornus kousa</i>	Korean Dogwood	6cm cal	Deciduous
10 M TREES					
	19	<i>Pseudotsuga menziesii</i>	Douglas Fir	2.5m height	Coniferous
SHRUBS					
	300	<i>Galearia shallon</i>	Salal	#1 spaced 91cm oc	Broadleaf Evergreen
	300	<i>Mahonia nervosa</i>	Dull Oregon grape	#1 spaced 91cm oc	Broadleaf Evergreen
EXISTING TREES					
			as shown on plan		
All Plants to meet BCSLA / BCNTA Standards Drip irrigation to be provided for all planting areas					

Soil Specification

- 1.0 All topsoil imported or on-site shall be tested and modified as required for plant health. Soil analysis report copy shall be sent to the Consultants office.
- 2.0 Growing medium depths shall be place as follows: 100 mm for lawn area, 200 mm for shrub areas 300 mm for trees on sides and bottom.

Plant Specification

- 1.0 Planting shall be done as described in the City of Nanaimo Engineering Standard Section 14 Drawing No. P-2
- 2.0 All rope and trunk protection surrounding the tree trunk shall be cut away and loosened. Burlap around the root ball shall be peeled back from tree root from 1/3 to 2/3rds of the root ball once tree is in place.
- 3.0 Mulch shall be placed 75mm deep of fine bark mulch to 1 metre circumference around the tree trunk.
- 4.0 Street trees shall be guaranteed by planting contractor for 2 years from planting date as per City of Nanaimo Landscape Maintenance bonding requirements.
- 5.0 All plants and planting shall conform to the current edition of the BCSLA/BCNTA standards.

Landscape Specifications

- 1.0 All work in Street Right of Way shall conform to the City of Nanaimo's Engineering Standards and Specifications Section 14 Landscape Design Criteria.

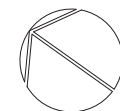
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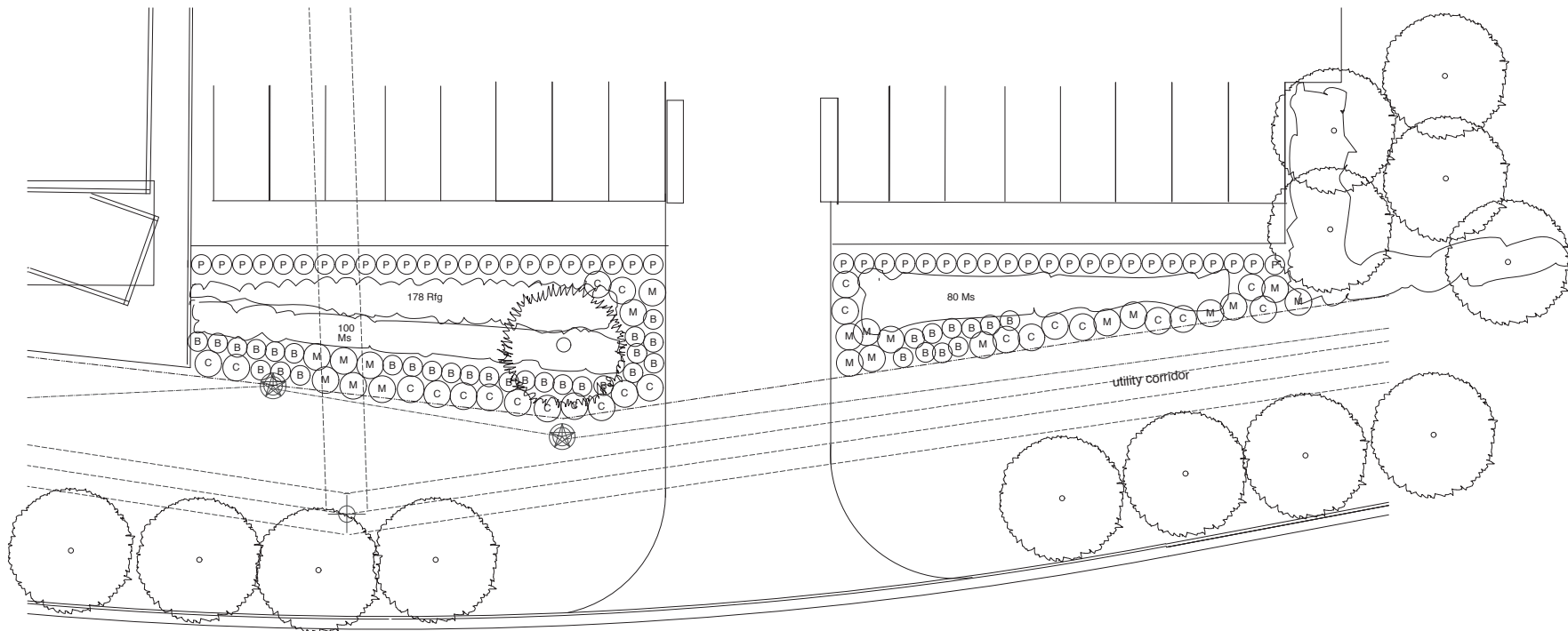
TILRAY
LANDSCAPE
1100 Maughan Road, Nanaimo BC

East Site
Tree Plan
Scale 1:250

TOPOGRAPHICS
landscape architecture
250-247-9720

LA 2





PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size	Note
TREES					
	1	<i>Pinus nigra</i> Green Select	Austrian Pine	2 m ht	Coniferous
SHRUBS					
	40	<i>Berberis thunbergii</i> 'Cherry Bomb'	Cherry Bomb Barberry	#2	Deciduous
	25	<i>Chamaecyparis pisifera filifera aurea nana</i>	Threadleaf golden cypress	#2	Coniferous
	18	<i>Pinus mugo</i> pumilio	Mugo Pine	#3	Coniferous
	45	<i>Prunus laurocerasus</i> 'Otto Layken'	Cherry laurel	#1	Broadleaf evergreen
PERENNIALS					
	180	<i>Miscanthus sinensis</i> 'Morning Light'	Ornamental Grass	#1	Deciduous
	178	<i>Rudbeckia fulgida</i> 'Goldstrum'	yellow cone flower	#1	Deciduous

Soil in planting beds shall be covered to a depth of 75mm with fine bark mulch.

All Plants to meet BCSLA / BCNTA Standards
Drip irrigation to be provided for all planting areas

Soil Specification

1.0 All topsoil imported or on-site shall be tested and modified as required for plant health. Soil analysis report copy shall be sent to the Consultants office.

2.0 Growing medium depths shall be place as follows: 100— mm for lawn area, 200 mm for shrub areas 300 mm for trees on sides and bottom.

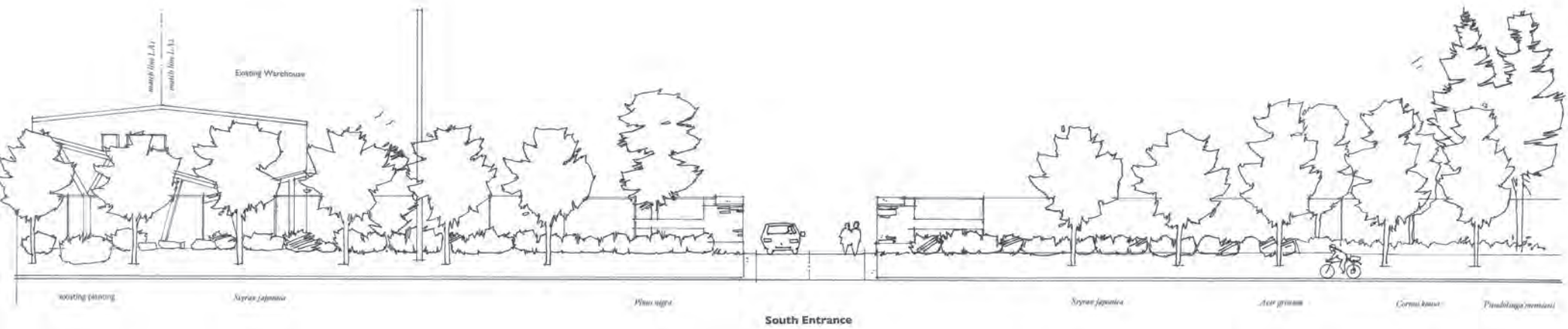
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August 14, 2017

TILRAY
LANDSCAPE
1100 Maughan Road, Nanaimo BC

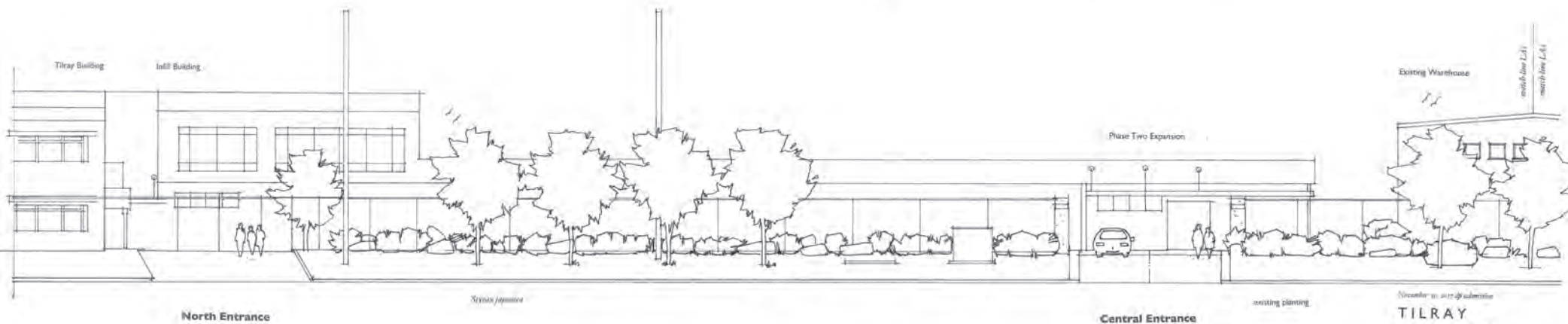
Planting Plan
Scale 1:100

TOPOGRAPHICS
landscape architecture
250-247-9720

LA 3



A MAUGHAN ROAD ELEVATION



B MAUGHAN ROAD ELEVATION

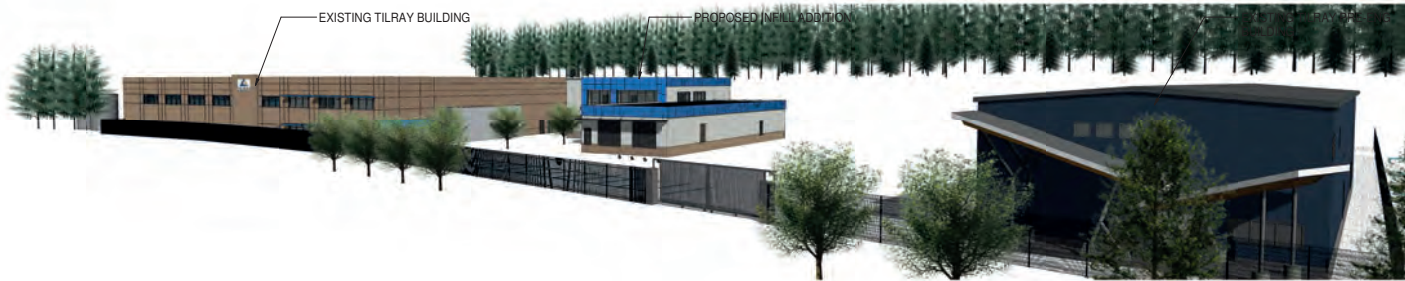
TILRAY
LANDSCAPE
1100 Maughan Road, Nanaimo BC

Landscape Elevations

Scale 1:100

TOPOGRAPHICS
landscape architecture
250.247.9710

LA4



1 3D View 1



2 3D View 2



3 3D View 3

NOTE:
NO SECURITY FENCING CURRENTLY SHOWN
IN 3D VIEW EXISTING 8' TALL SIGNAGE
TOPPED FENCE WILL BE IN FRONT OF ALL
BUILDINGS AT PROPERTY LINE TO COMPLY
WITH HEALTH CANADA SECURITY
REQUIREMENTS

EXISTING VIEWS OF SITE FROM GOOGLE STREET VIEW



ISSUES		
No.	DATE	ISSUED FOR
1	2017/06/19	CLIENT REVIEW
SUB CONSULTANT		

TILRAY BUILDING - INFILL AND PROCESS ADDITION

1100 MAUGHAN ROAD, NANAIMO, BC
LAFITE VENTURES LTD
P. 0.0011 REVIEW

HEROLD ENGINEERING
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3D PERSPECTIVES - PHASE 1

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT NO. 3399-006	CLIENT DRAWING NO.
SCALE	PERMIT NO.
REL. DRAWING NO. A301	REVISION 2

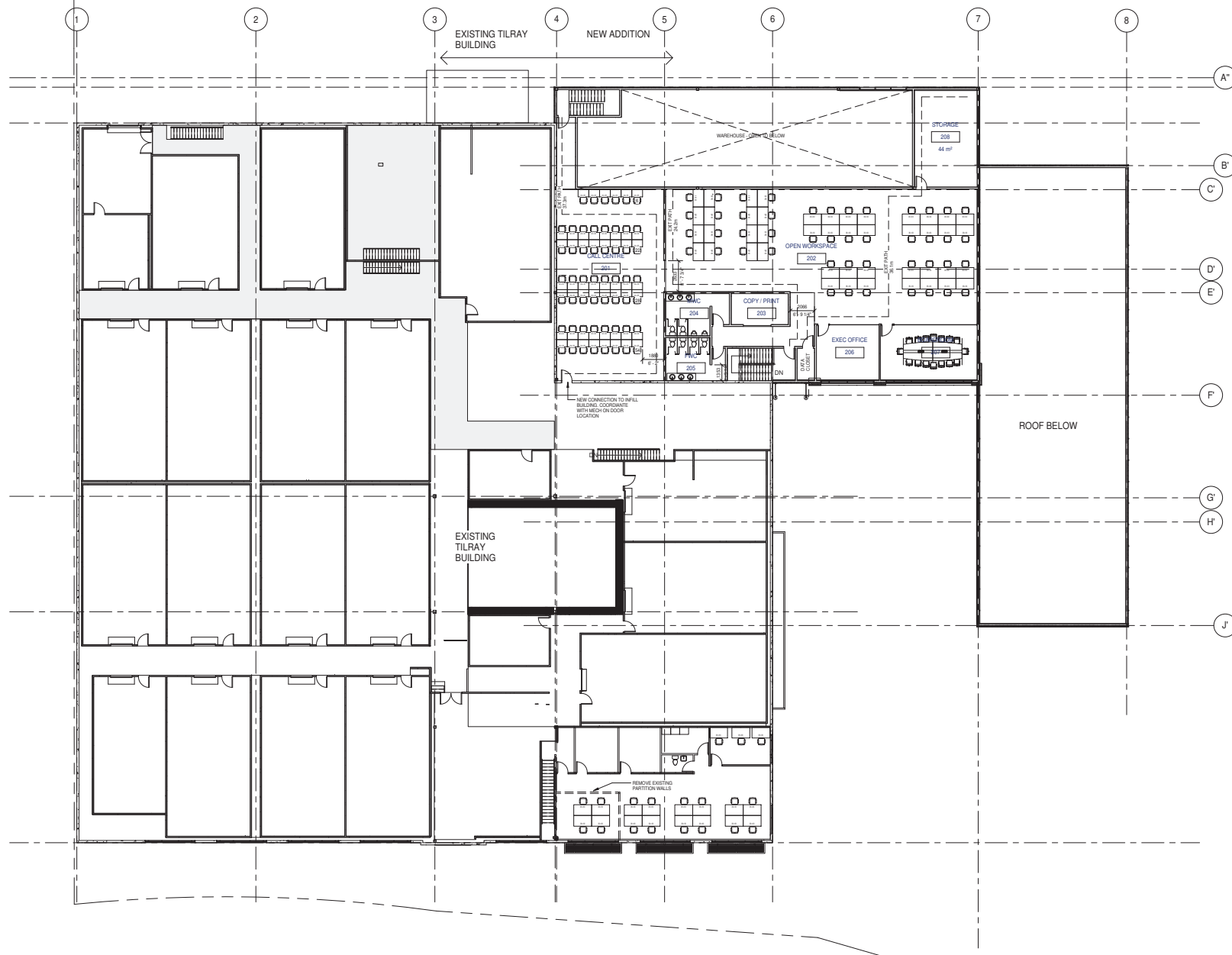
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1100 MAUGHAN ROAD, NANAIMO, BC
LAFFITE VENTURES LTD



DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 3399-006	CLIENT DRAWING No.
SCALE	PERMIT No.
HEL DRAWING No. A302	REVISION



ISSUES		
No.	DATE	ISSUED FOR
1	2017.05.25	CLIENT REVIEW
2	2017.05.19	CLIENT REVIEW
3	2017.07.27	BUILDING REVISION

SUB CONSULTANT

TILRAY BUILDING - INFILL AND PROCESS ADDITION

ROOF BELOW

1100 MAUGHAN ROAD, NANAIMO, BC

LAFFITE VENTURES LTD.



3701 Sherrin Rd. Nanaimo, BC V9T 2H1
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E: info@heroldengineering.com

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UPPER FLOOR PLAN - PHASE 1

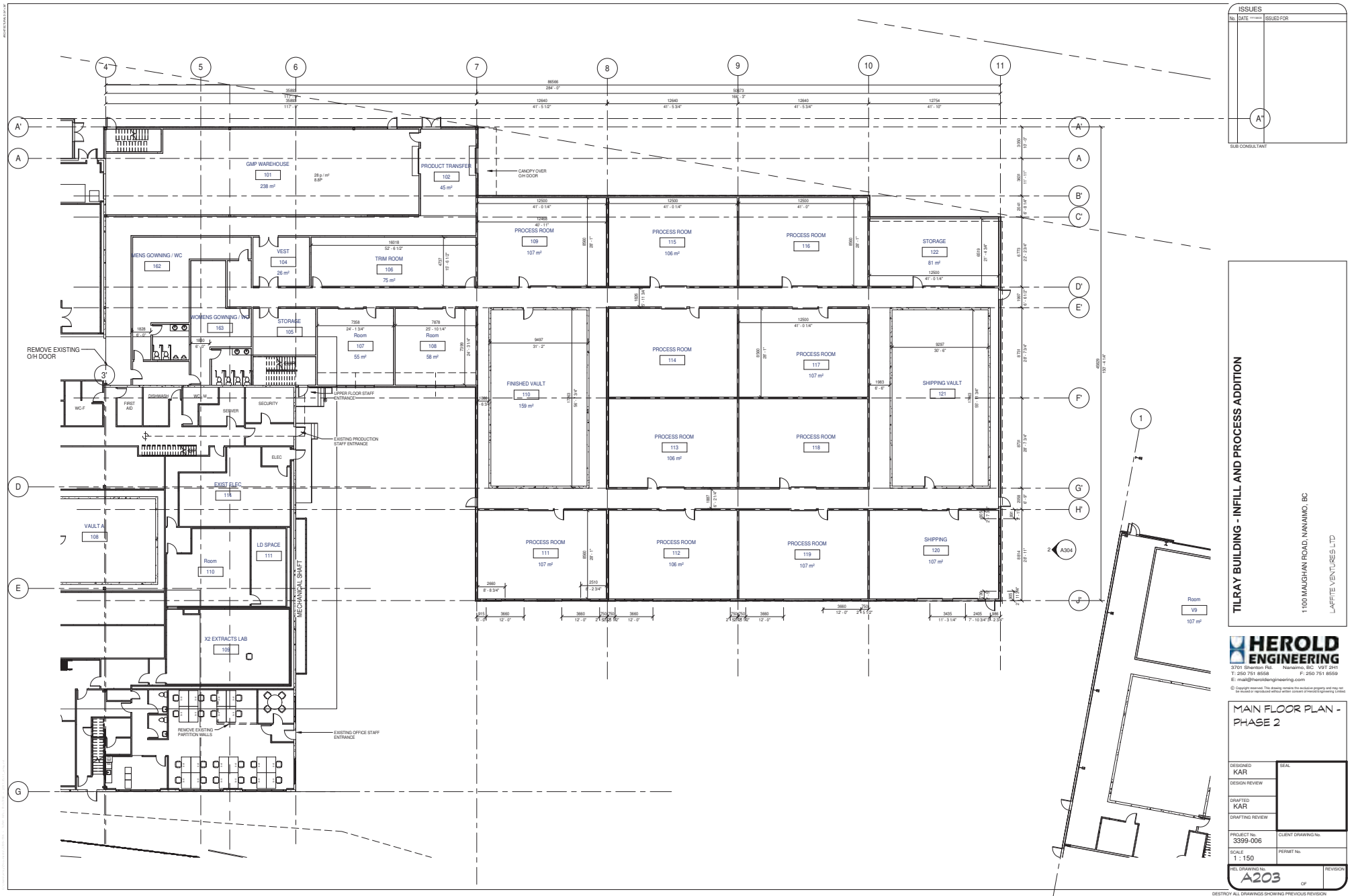
DESIGNED Designer	SEAL
DESIGN REVIEW	
DRAFTED Author	
DRAFTING REVIEW	

PROJECT NO. 3399-006	CLIENT DRAWING NO.
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SCALE 1 : 150	PERMIT NO.
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REL. DRAWING NO. A202	REVISION 4
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ISSUES		
No.	DATE	ISSUED FOR

TILRAY BUILDING - INFILL AND PROCESS ADDITION

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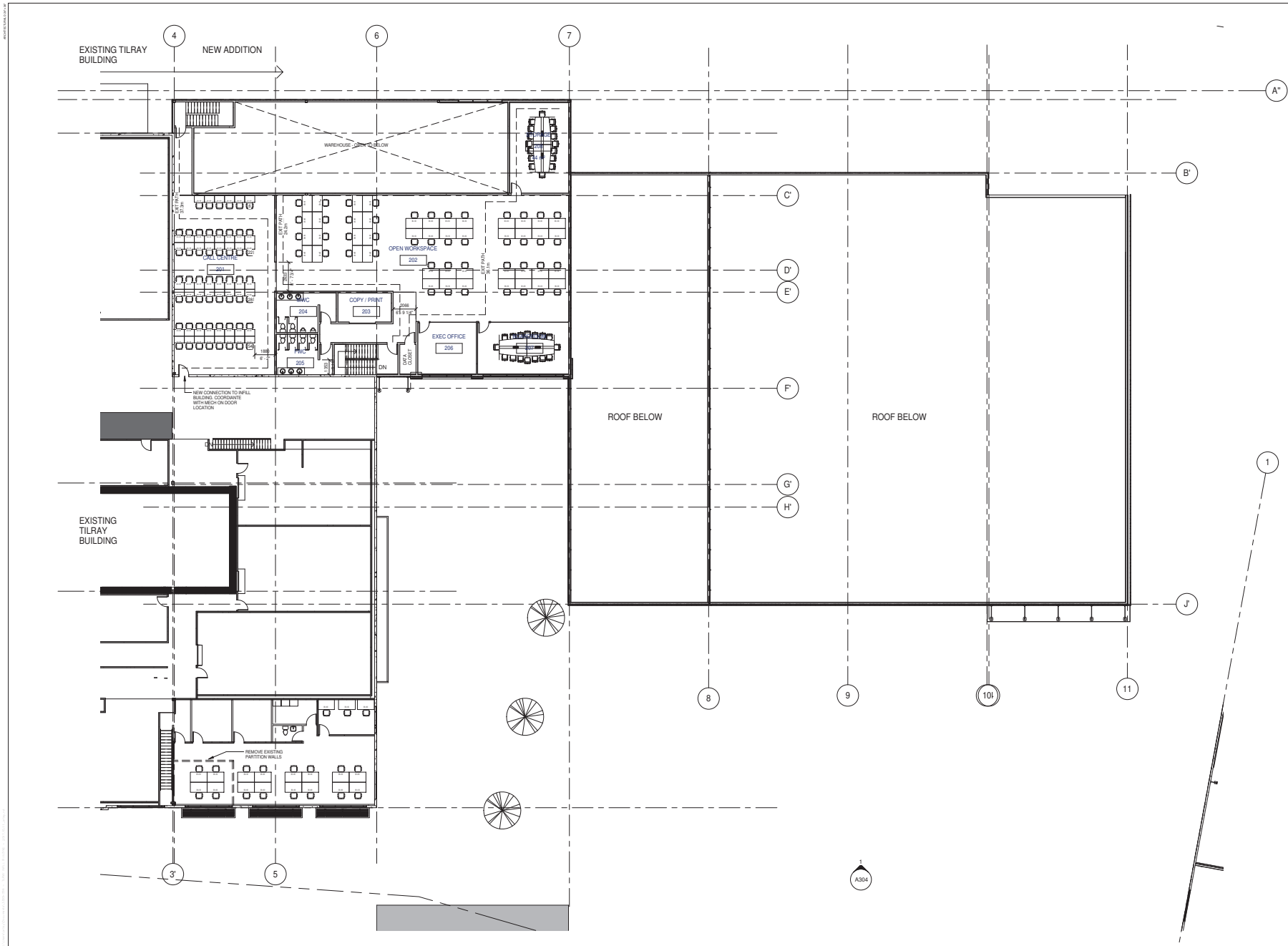
HEROLD ENGINEERING

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 T: 250 751 8558 F: 250 751 8559
 E: info@heroldengineering.com

MAIN FLOOR PLAN - PHASE 2

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT No. 3399-006	CLIENT DRAWING No.
SCALE 1 : 150	PERMIT No.
REL. DRAWING No. A203	REVISION

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



ISSUES		
No.	DATE	ISSUED FOR

SUB CONSULTANT

TILRAY BUILDING - INFILL AND PROCESS ADDITION

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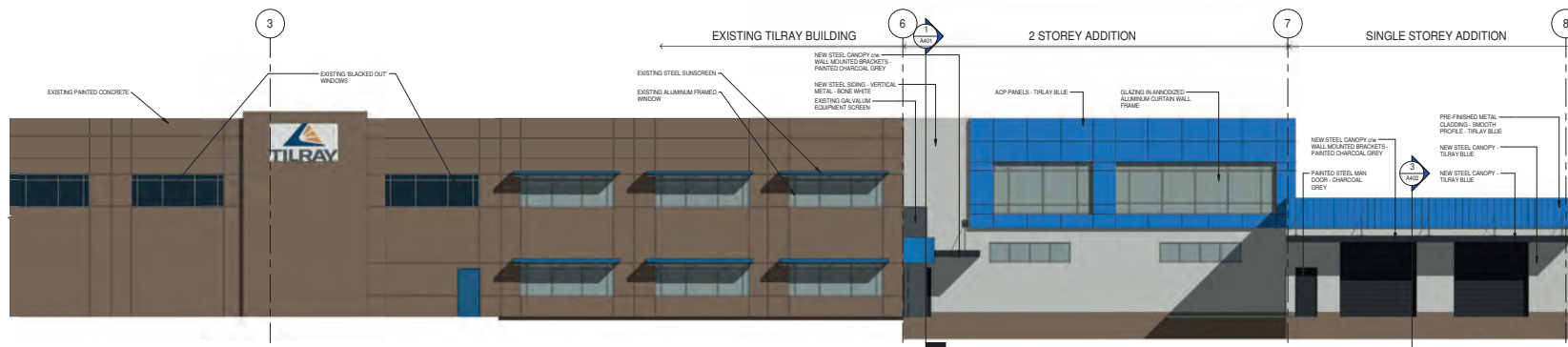
3701 Sherrin Rd. Nanaimo, BC V9T 2H1
T: 250.751.8558 F: 250.751.8559
E: info@heroldengineering.com

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UPPER FLOOR PLAN - PHASE 2

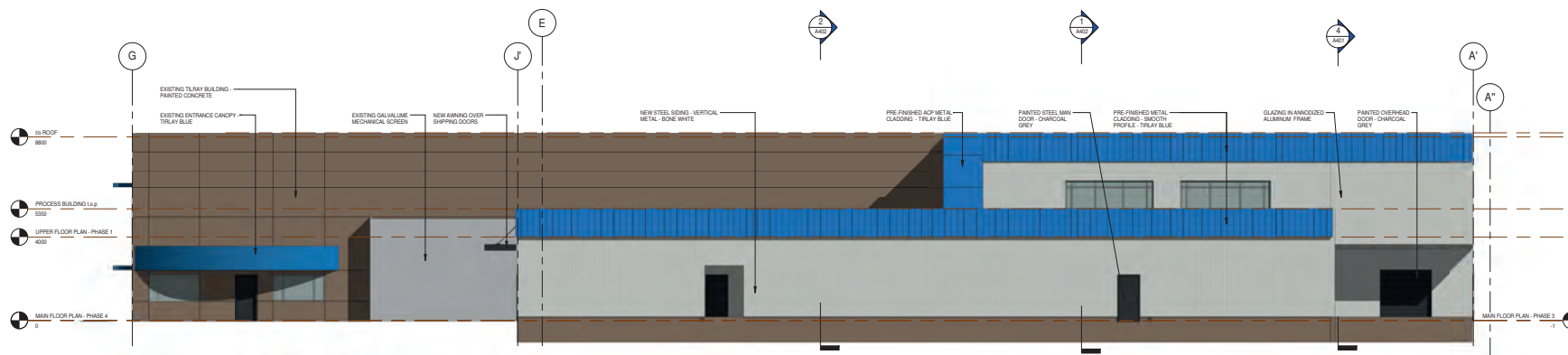
DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT NO. 3399-006	CLIENT DRAWING NO.
SCALE 1 : 150	PERMIT NO.
REL. DRAWING NO. A204	REVISION

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1 TILRAY BUILDING - MAUGHAN ROAD VIEW

2 SIDE ELEVATION - PHASE 1



ISSUES		
No.	DATE	ISSUED FOR

SEE CONSULTANT

TILRAY BUILDING - INFILL AND PROCESS ADDITION

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BUILDING ELEVATIONS - PHASE 1

DESIGNED KAR	SEAL
DESIGN REVIEW	
DRAFTED KAR	
DRAFTING REVIEW	

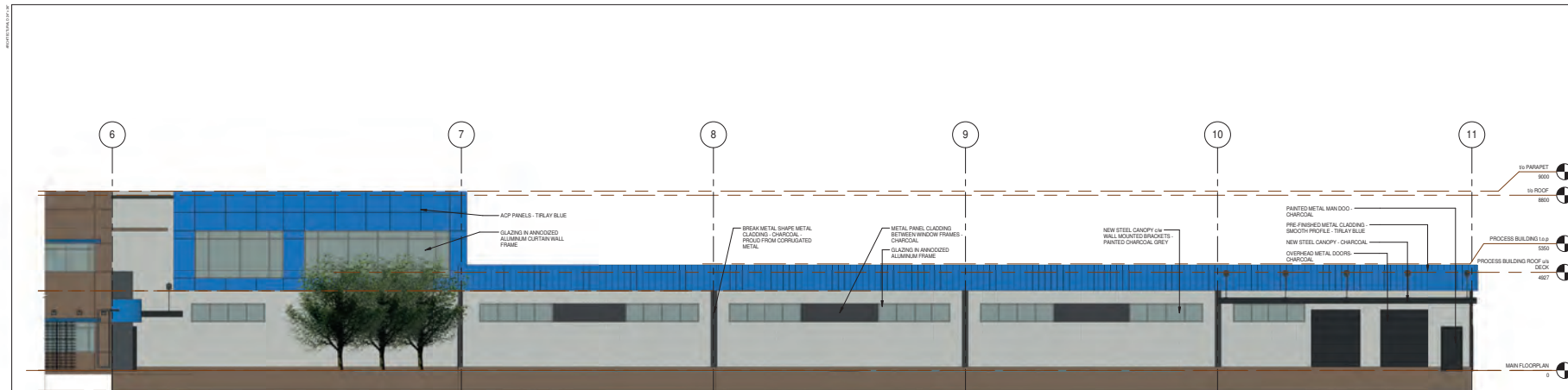
PROJECT No. 3399-006

SCALE 1 : 100

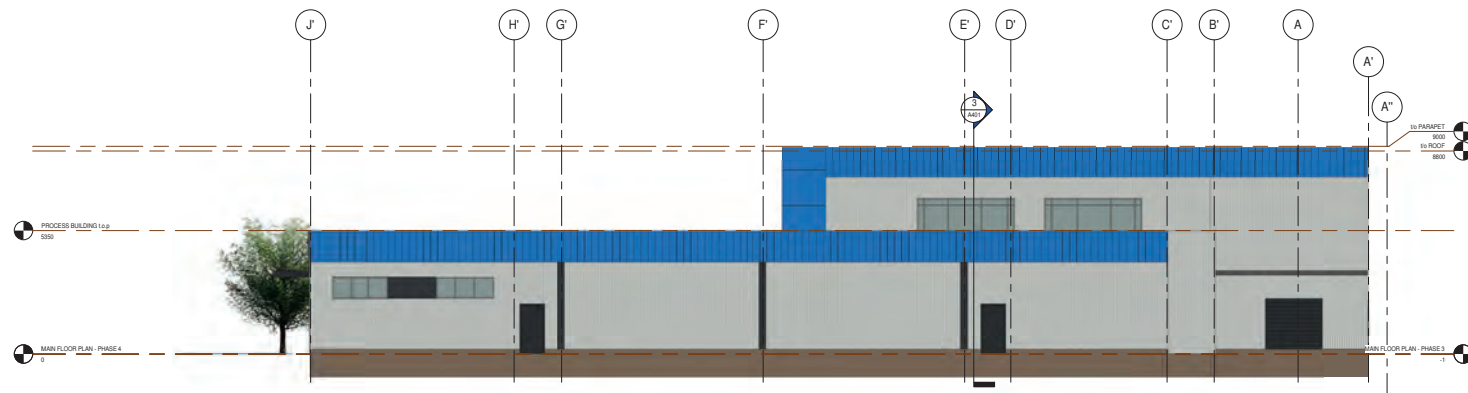
REL. DRAWING No. A303

OF

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1 MAUGHAN ROAD - PHASE 2
1:100



2 SIDE ELEVATION - PHASE 2
1:100

ISSUES		
No.	DATE	ISSUED FOR

SUB CONSULTANT

TILRAY BUILDING - INFILL AND PROCESS ADDITION

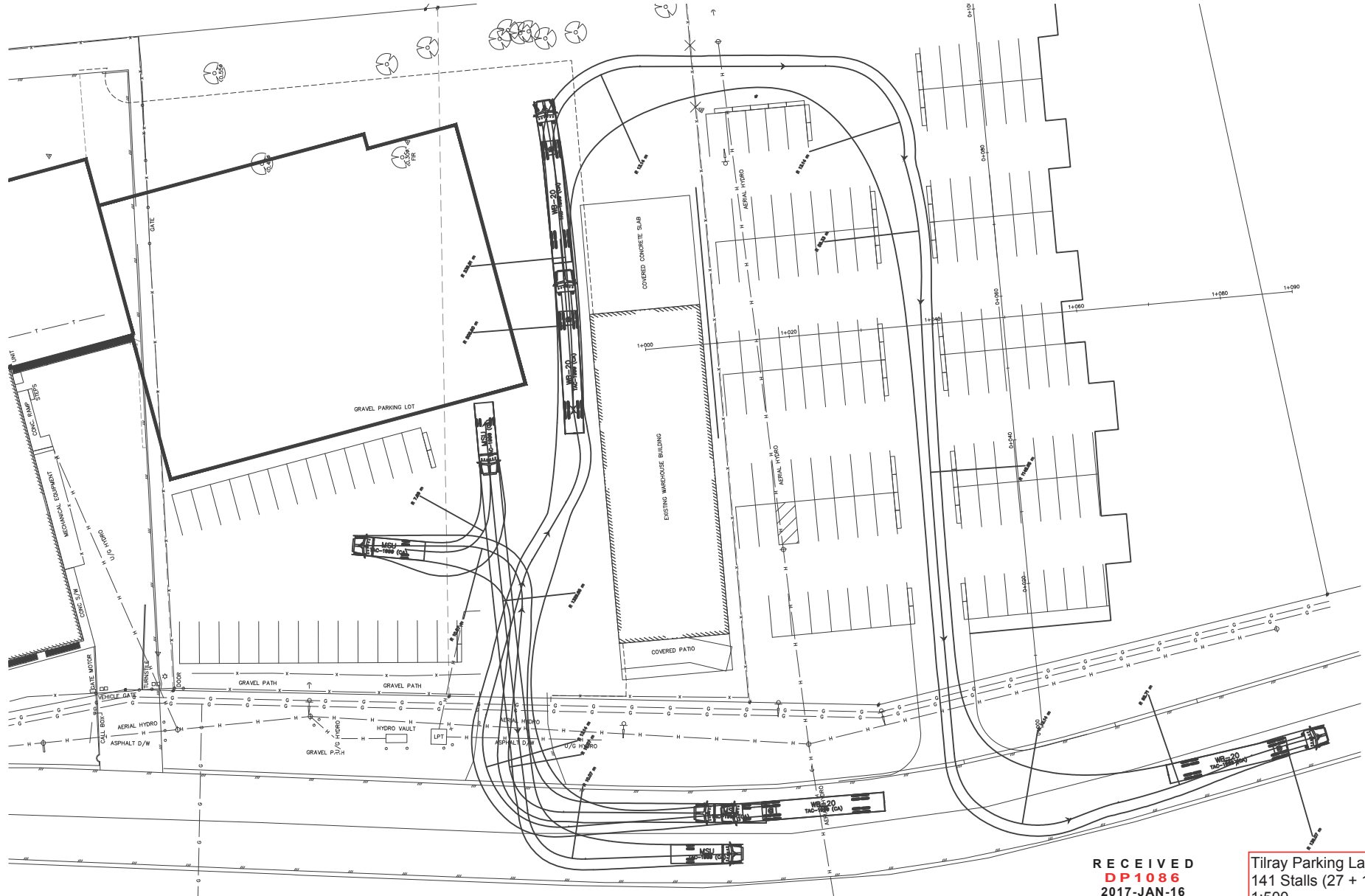
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BUILDING ELEVATIONS - PHASE 2	
DESIGNED Designer	SEAL
DESIGN REVIEW	
DRAFTED Author	
DRAFTING REVIEW	
PROJECT No. 3399-006	
SCALE 1:100	CLIENT DRAWING No.
REL. DRAWING No. A304	PERMIT No.
OF	REVISION

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RECEIVED
 DP 1086
 2017-JAN-16
 Current Planning & Subdivision

Tilray Parking Layout
 141 Stalls (27 + 114)
 1:500

Aerial Photo



DEVELOPMENT PERMIT NO. DP001086

