

June 12, 2018

City of Nanaimo  
455 Wallace Street,  
Nanaimo BC, V9R 5J6

Attn: Lainya Rowett  
Manager, Current Planning and Subdivision

**Re: Development Permit for Proposed Mini Storage located at Lot 1 Boxwood Road, Nanaimo BC**

**Project Site Description**

The proposed Development is for a new 6,126m<sup>2</sup> mini-storage development including an office building and care takers suite. It is located at Lot 1 Boxwood Road, the latest Phase of the Greenrock Development.

**Zoning**

The property is zoned I-1 Highway Industrial and the proposed development conforms to the zoning. The buildings are proposed at 5m tall and is within all required height and property setbacks. This includes the 4.5m front property line setback and the 3.0m side and 4.5m rear yard setback.

**Proposed Building, Form and Character**

The proposed mini-storage buildings have been designed as pre-engineered metal structures with a wood frame structure office and care takers building at the entry to the site.

The site has been designed to allow for 2-way car and fire truck access around the perimeter of the site and through the middle. And with 1-way drive isles and parallel parking stalls for the remaining 4 drive isles.

The mini-storage buildings have all been designed with modern shed roofs and timber framed canopies to fit in with the context of the existing modern west coast industrial Green Rock Development. The cladding profile and colours of the office building, as well as the roof form and canopies have been designed to tie in office building to the remainder of the mini-storage development.

The proposed colours are light grey for the wall cladding with dark grey trim for all of the buildings.

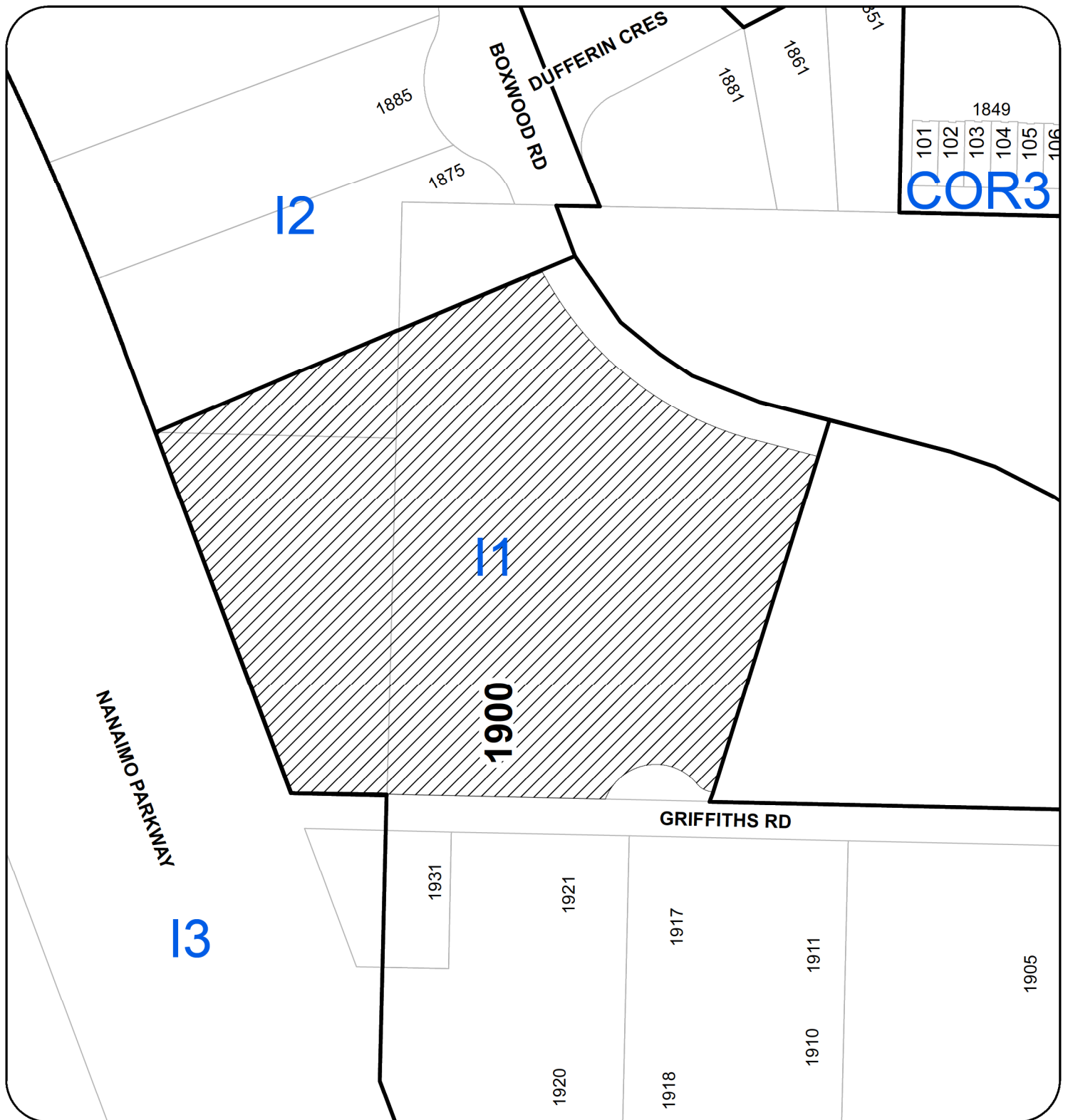
Yours truly,

**HEROLD ENGINEERING LIMITED**

Derek Matthews ASCT.



# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001108

## LOCATION PLAN



Civic: 1900 Griffiths Road



Subject Property



**NEW MINI STORAGE - BOXWOOD ROAD**

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

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

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## SITE PLAN

DESIGNED DM	SEAL
DESIGN REVIEW	
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DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE 1/32" = 1'-0"	PERMIT No.
REL. DRAWING No. <b>A101</b>	

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CONSULTANTS	
<b>ARCHITECTURAL</b> <b>HEROLD ENGINEERING</b> 3701 Shenton Road, Nanaimo, BC V8T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: email@heroldengineering.com Contact: Derek Matthews	<b>CORROSION CONSULTANT</b> <b>HEROLD ENGINEERING</b> 3701 Shenton Road, Nanaimo, BC V8T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: j.koster@heroldengineering.com Contact: Jarrod Koster
<b>STRUCTURAL</b> <b>HEROLD ENGINEERING</b> 3701 Shenton Road, Nanaimo, BC V8T 2H1 TEL: 250-751-8558 FAX: 250-751-8559 Email: sherald@heroldengineering.com Contact: Sean Herold	<b>LANDSCAPE</b> <b>JPH CONSULTANTS INC.</b> 434 Milon St, Nanaimo BC V8R 2L1 TEL: 250-754-5857 Cell: 250-714-5856 Email: pa@jphconsultants.ca Contact: Pat Harrison
<b>CIVIL</b> <b>NEWCASTLE ENGINEERING</b> 3171 Barons Road, Nanaimo, BC V8T 5W5 TEL: 250-756-9553 Contact: Nathan Trobridge	<b>MECHANICAL</b>
<b>ELECTRICAL</b> <b>RBN ENGINEERING</b> Suite A-1850 NORTHFIELD ROAD, Nanaimo, BC V8T 3B3 TEL: 250-756-4444 <b>REENGINEERING CA</b> Contact: Les Brown	<b>GEOTECHNICAL</b> <b>LEWKOWICZ GEOTECHNICAL</b> Suite A-2556 Kenworth Road, Nanaimo, BC V8T 3M4 TEL: 250-756-0355 <b>LEWKOWICZ.COM</b>

BUILDING F		
UNIT SIZE	NUMBER	AREA
5' X 5'	54	1,350 SQFT
5' X 10'	48	2,400 SQFT
10' X 10'	26	2,600 SQFT
10' X 13'	27	3,510 SQFT
		<b>9,860 SQFT</b>


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ISSUES		
No.	DATE	ISSUED FOR
1	2018.08.17	DEVELOPMENT PERMIT

**NEW MINI STORAGE - BOXWOOD ROAD**

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

 <b>HEROLD ENGINEERING</b>	
3701 Shenton Rd. Nanaimo, BC V9T 2H1 T: 250 751 6558 F: 250 751 8555 E: <a href="mailto:mail@heroldengineering.com">mail@heroldengineering.com</a>	
We warrant our work to be free from errors and omissions and will not be liable for any consequential damages arising from its use.	
<h2>GENERAL NOTES AND PROJECT DATA</h2>	
DESIGNED	SEAL
DESIGN REVIEW	
DRAFTED	
DM	
DRAFTING REVIEW	
PROJECT NO. 4378-001	CLIENT DRAWING NO.
SCALE 1"2" = 1'-0"	PERMIT NO.
Hatched Drawing No. <b>A001</b> OF	





## Design Rationale

**Date:** June 7, 2018

**To:** City of Nanaimo, Development Services

**Attn:** Development Planner

**Re:** Proposed Mini-storage Boxwood Rd - Landscape Design Rationale

### Landscape Form and Character

This portion of the Green Rock subdivision previously existed as a mixed Garry oak / dry coastal Douglas fir ecosystem. That landscape was transformed with construction of the Nanaimo Parkway and the industrial subdivision(s). While presenting a neat ornamentally-landscaped front yard; our proposal is to reintroduce the former native vegetation - to develop, over time, into a dry forested ecosystem..

### Sustainability

- plant selections are for drought resistance - following a 2 year establishment period valves can be shut-off at the discretion of the owner
- The site is within a short walking distance to a wide variety of commercial, recreational and services-oriented opportunities (veterinary, medical etc)

Sincerely;

**JPH Consultants Inc.**

J. Patrick (Pat) Harrison, MBCSLA

JPH Consultants Inc  
434 Milton Street, Nanaimo, BC V9R 2L1  
Phone/Fax: 250.754.5857 Cellular: 250.714.5856  
pat@jphconsultants.ca



### Candidate Plant List

#### Deciduous Trees

*Prunus serotina* 'Amanagawa' (5cm cal) Amanagawa cherry  
*Quercus garryana* (#2-3 pots) Garry oak

#### Coniferous Trees

*Picea omorika* 'Bruns' (2.5m height) Serbian Spruce  
*Pseudotsuga menziesii* (forestry plugs) Douglas fir seedlings

#### Shrubs

*Amelanchier alnifolia* (#2 @ 1.5m OC) Serviceberry  
*Ceanothus thyrsiflorus* 'Victoria' (#3 @ 6m OC) California lilac  
*Erica x darleydelsi* (#1 @ 1m OC) Oceanspray  
*Holodiscus discolor* (#2 @ 1.5m OC) Oceanspray  
*Mahonia aquifolium* (#2 @ 1m OC) Tall Oregon grape  
*Oenothera caerulea* (#2 @ 1.5m OC) Indian plum  
*Prunus laurocerasus* 'Otto Luyken' (#2 @ 1m OC) Oil laurel  
*Rosa* 'Purple Carpet' (#2 @ 1m OC) Purple carpet rose  
*Rosa nootkana* (#2 @ 1m OC) Nootka rose  
*Viburnum davidii* (#2 @ 1m OC) David's viburnum



### General Landscape Notes

1. This drawing is preliminary - NOT FOR CONSTRUCTION.
2. All proposed landscape works to be in accordance with BCSLA/BCNTA Landscape Standard, latest edition.
3. All ornamental planting beds to be watered with irrigation system.
4. Boxwood Extension R.O.W. landscape - design/installation by others (in process).
5. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
6. Refer to civil for proposed site grading.
7. See tree management plan.
8. Proposed plant varieties subject to availability.

### Revisions

Date	Details	Init.
11/06/18	DPA	JPH
06/06/18	Client review	JPH

## Lot 1 Boxwood Rd - Mini-Storage Landscape Plan



JPH Consultants Inc.  
 424 Miller Street, Nanaimo BC V9R 2L1  
 Phone: 250-754-5857 Cell: 250-714-6896

Project: 8-Boxwood Mini-storage  
 Date: 06/06/18  
 Drawn: JPH Checked: DM  
 Scale: 1:400

Sheet: L1 of 1

## Legend

Treeline indicates approximate dripline edge.

Approx. Edge of trees  
To be retained

Approx. edge of existing  
vegetation to be removed.

Tree protection  
fenceline.  
To be shown on all  
project site plans

Significant tree  
to remain

Significant tree  
to be removed.

mixed native deciduous/understorey

3x 45-55cm dbh D. firs to remain

## Existing Stand Characterization:

3 existing oaks located/flagged on otherwise stripped site.  
Character Protection Zone mostly colonized with exotic invasives  
and few native firs...thin soils over bedrock.

## Tree Protection Notes:

1. This drawing to be read in conjunction with architectural & civil site drawings.
2. Tree sizes shown indicate diameter at breast height (dbh).
3. Call project arborist to arrange for site meeting at least 24 hours prior to clearing along retention edges.
4. Erect tree protection fences at retention boundary edges and do not allow encroachment of grading fills or the storage of vehicles or materials within.
5. All parties using this Tree Management Plan must conduct all actions with respect to the trees on the subject property in accordance with City of Nanaimo Bylaw 7125 - a bylaw for the management protection of trees within the City of Nanaimo.

## Tree Management Summary:

1. Total parcel area: 1.84 Ha.  
Area in tree cover: Nominal - site mostly stripped  
Subdivision? No
2. Significant (Landmark) trees identified:  
2x Multiple stem 30+cm dbh Garry oaks - good condition - to be retained/protected  
1x Multiple stem 30+cm dbh Garry oak - good condition - to be removed/replaced
3. Proposed Replacement Tree Schedule:  
30x nos. 1 and 2 pot Quercus garryana (Garry oak) - on-site landscape

## Revisions

Date	Details	Init.
11/06/18	DPA	JPH
06/06/18	Client review	JPH

# Lot 1 Boxwood Rd - Mini-Storage Tree Management

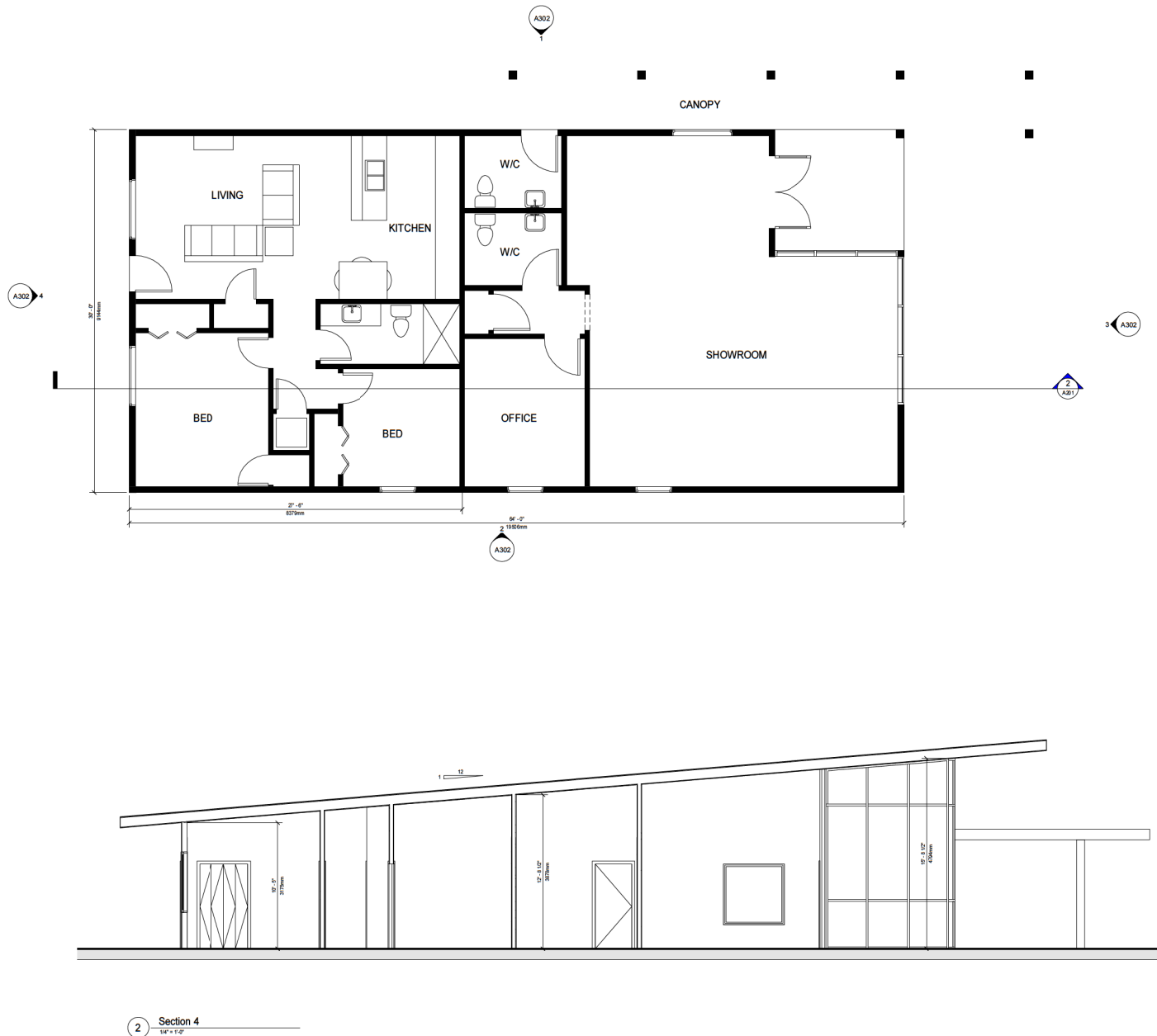


JPH Consultants Inc.  
4341 Miller Street Nanaimo BC V9R 2L1  
Phone: 250-754-5857 Cell: 250-714-0856

Project: 18-Boxwood Mini-storage  
Date: 06/06/18  
Drawn: JPH Checked: DM  
Scale: 1:400  
Sheet: TMP1 of 1

2024/08/20 14:05

2024/08/20 14:05



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SUB CONSULTANT		

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

**HEROLD ENGINEERING**

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OFFICE BUILDING FLOOR PLAN AND SECTION	
DESIGNED DM	
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE 1/4" = 1'-0"	PERMIT No.
REL. DRAWING No. 2018-AUG-20	<b>A201</b>

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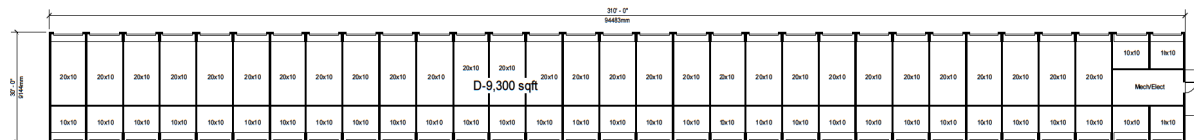
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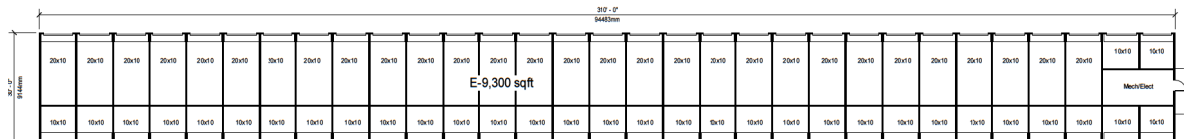


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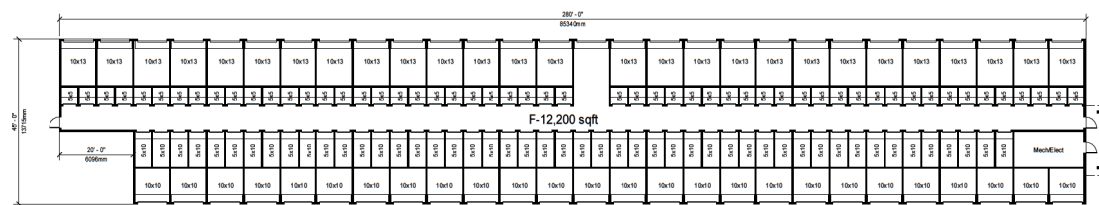
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1 MAIN FLOOR BUILDING D  
1/16" = 1'-0"



2 MAIN FLOOR BUILDING E  
1/16" = 1'-0"



3 MAIN FLOOR BUILDING F  
1/16" = 1'-0"

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SUB CONSULTANT

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC

NORAD DEVELOPMENTS

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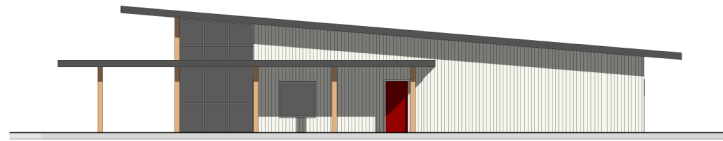
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BUILDINGS D-F  
FLOOR PLANS

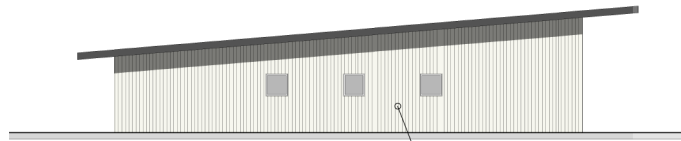
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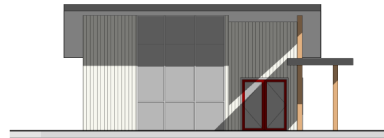
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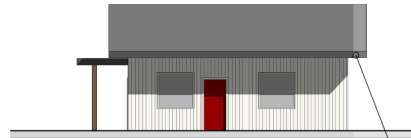
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1/8" = 1'-0"



2 Elevation - OFFICE 2  
1/8" = 1'-0"



3 Elevation - OFFICE 3  
1/8" = 1'-0"



4 Elevation - OFFICE 4  
1/8" = 1'-0"



5 Elevation - STORAGE 1  
1/8" = 1'-0"



6 Elevation - STORAGE 2  
1/8" = 1'-0"



7 Elevation - STORAGE 3  
1/8" = 1'-0"



8 Elevation - STORAGE 4  
1/8" = 1'-0"

**WALL COLOUR**

ASH GRAY ★

**TRIM COLOUR**

CHARCOAL GRAY ★

**DOOR COLOUR**

RUSTIC RED ★

**TIMBER COLUMNS  
NATURAL COLOUR**

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NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC  
NORAD DEVELOPMENTS

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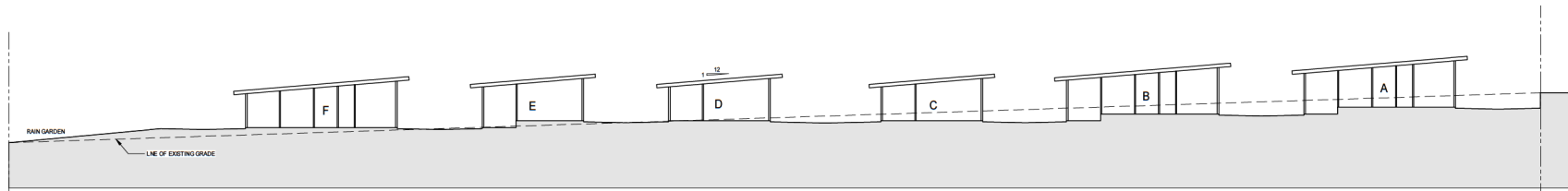
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**ELEVATIONS**

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PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.
REL. DRAWING No. 2016-AUG-20	<b>A302</b>

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1 site section  
1/16" = 1'-0"

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SUB CONSULTANT

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC  
NORAD DEVELOPMENTS

**HEROLD  
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SECTIONS	
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PROJECT No. 4376-001	CLIENT DRAWING No.
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REL. DRAWING No. <b>A303</b>	OF

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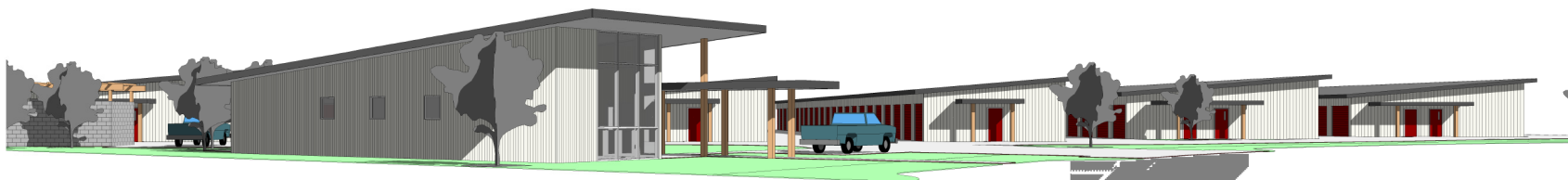
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1 3D View 1

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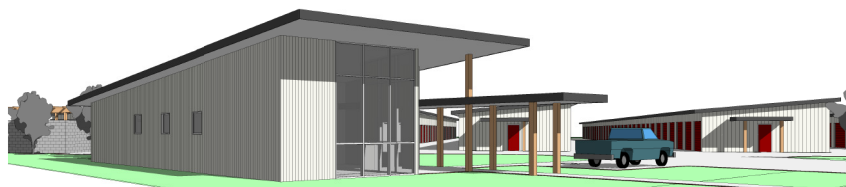
2 3D View 2



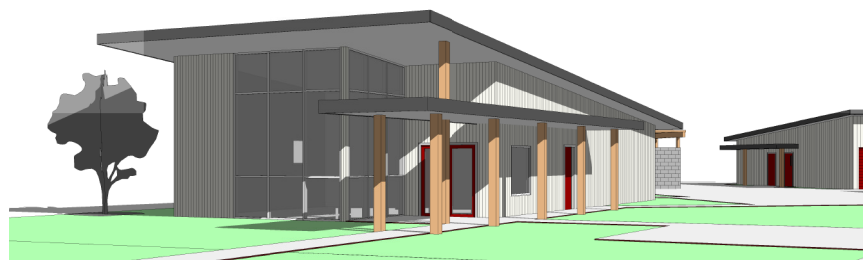
3 3D View 3

NEW MINI STORAGE - BOXWOOD ROAD

BOXWOOD ROAD NANAIMO BC  
NORAD DEVELOPMENTS



5 3D View 5



4 3D View 4

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REVIEWS

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DESIGN REVIEW	
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PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE	PERMIT No.
REL. DRAWING No. DP1105 2018-AUG-20 Current Planning & Development	<b>A301</b> OF

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# AERIAL PHOTO



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