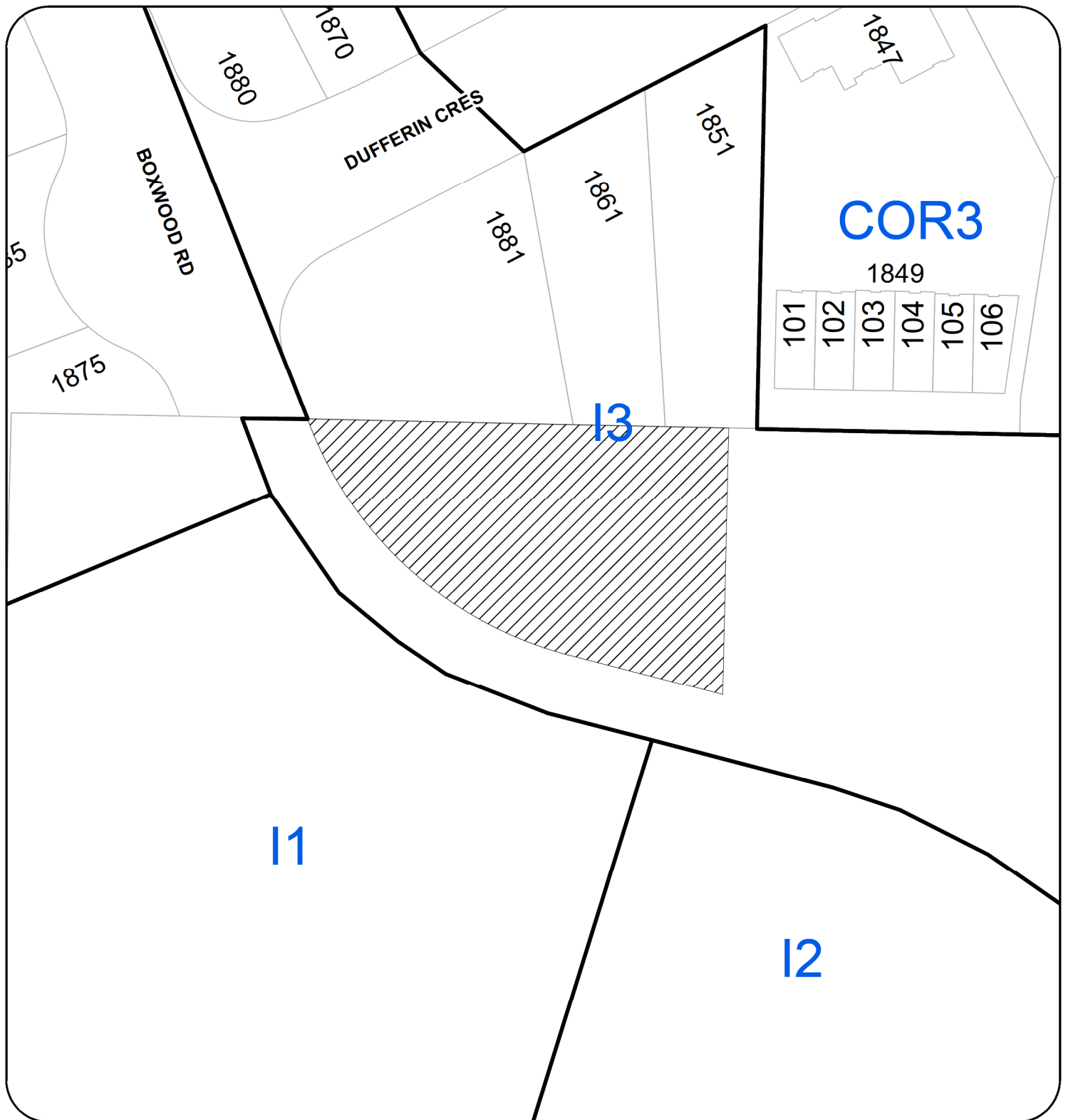


# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP01106

## LOCATION PLAN



Subject Property

May 24, 2018



City of Nanaimo  
Development Services  
455 Wallace Street  
Nanaimo B.C.  
V9R 5J6

Attn: Mr. Dave Stewart

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED  
DEVELOPMENT, LOT 4, 1900 GRIFFITHS ROAD (PARENT PARCEL), NANAIMO B.C.**

**SITE:**

Located on Boxwood Road, this site is in the newest Phase of Greenrock Industrial Park.

This lot is irregular in shape with a long curved frontage. To the north and adjacent is a yoga studio, and coffee shop. The properties to the east and south are as yet undeveloped properties.

The lot is generally level with a vertical rock cut along the north property lines. The site is slightly elevated from the sidewalk in the south east corner. A bioswale serving the previous phase terminates in the north-west corner.

**PROPOSED USE:**

Possibly a phased development, the first building (building A) will house an electrical and mechanical contractor. The proposed building contains warehouse, shop and administrative functions.

Building B contains 3 leasable spaces intended for similar and compatible users.

**SITE ORGANIZATION:**

Building A is a stand-alone structure with 2 street facing facades. Building B is in the south-east portion of the site, skewed and staggered in response to the street edge.

Vehicle access is mid site and between the two buildings. A customer parking node is most immediate to the entrance with a generous more utilitarian parking and loading function beyond. It is well screened by the buildings.

# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brien Road • Ladysmith BC • Canada • V9G 1G2



# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brien Road • Ladysmith BC • Canada • V9G 1G2

Notable aspects of the site organization include:

- Building A & B front Boxwood Road with minimal setback for optimal street presence and exposure.
- Vehicle access is mid site.
- Parking and drive aisles are conducive to vehicle movement and locate parking nodes in close proximity to each building entrance.
- Pedestrian areas are well defined and connected.

#### **FORM AND CHARACTER:**

The proposed buildings are relatively small scale and incorporate forms familiar to the Greenrock area. The buildings are simple and boxy, two storey (or two storey mass) with common and recurring forms that define entrances and showrooms.

Shed roofs cap second storey volumes; flat roofs for the lower masses.

Materials include precast concrete panels, metal cladding and steel details.

#### **VARIANCES:**

A side yard variance is sought along the east boundary. This is a reduction to 1.22m. The justification is the irregularly shaped lot (arced, 3 sided) and the ambiguity in the application of a side yard setback in this circumstance. The proposed site organization optimizes exposures, flows and is consistent with the principles of General Design Guidelines.

We respectfully submit this proposal for consideration.

Regards,  
Will Melville



## SCHEMATIC SITE PLAN

SCALE: 1:250 METRIC



### PRELIMINARY PROJECT DATA:

**LEGAL DESCRIPTION:**  
LOT 4 - (PARENT PARCEL) LOT 1, SECTION 15, RANGE 8,  
MOUNTAIN DISTRICT, PLAN 11142

**CIVIC ADDRESS:**  
1900 GRIFFITHS ROAD (PARENT PARCEL)

**LOT AREA:**  
+/- 0.273HA / 0.67 ACRES / 2,711.49 SQ.M.

**LAND USE:**  
INDUSTRIAL

**ZONING:**  
I3 - HIGH TECH INDUSTRIAL

**DP AREA:**  
DPA4 / DPA9

**LOT COVERAGE (MAX 50%):**  
26.9%

**PARKING REQUIRED:**  
1,045.34 SQ.M. @ 1/100 SQ.M. = 10

**PARKING PROVIDED:**  
STANDARD STALLS 28  
ACC. PARKING 2  
LOADING 4

**FLOOR AREA:**

BUILDING A	MAIN:	2,940 SQ.FT. / 273.13 SQ.M.
	UPPER:	1,088 SQ.FT. / 100.89 SQ.M.
	MEZZANINE:	623 SQ.FT. / 57.88 SQ.M.
	<b>TOTAL:</b>	<b>4,649 SQ.FT. / 431.9 SQ.M.</b>

BUILDING B	UNIT A MAIN	1,450 SQ.FT. / 134.71 SQ.M.
	MEZZ.	493 SQ.FT. / 45.8 SQ.M.
	UNIT B MAIN	1,450 SQ.FT. / 134.71 SQ.M.
	UPPER	605 SQ.FT. / 56.2 SQ.M.
	UNIT C MAIN	2,000 SQ.FT. / 185.81 SQ.M.
	UPPER	605 SQ.FT. / 56.2 SQ.M.
	<b>TOTAL:</b>	<b>6,603 SQ.FT. / 613.44 SQ.M.</b>

\*\* ALL AREAS ARE APPROXIMATE



## PROPOSED DEVELOPMENT

### Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)

Nanaimo, B.C.



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CIVIL PLANNING

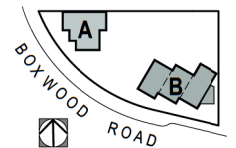
PROJECT # 147723.17  
ISSUED: 02 FEB 2018  
FOR D.P. 17 APRIL 2018  
REVISED: 24 MAY 2018  
REVISED: 27 SEPT 2018  
REVISED: 03 OCT 2018  
DRAWING #:

**PR1.1**





## STREETSCAPE- BOXWOOD ROAD



**PROPOSED DEVELOPMENT**  
**Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road** (parent parcel)  
 Nanaimo, B.C.



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 2018-JUN-04  
Current Planning & Infrastructure

DRAWING #: **PR4.1**



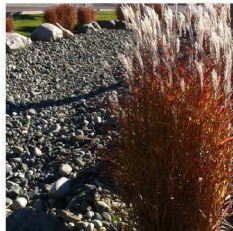
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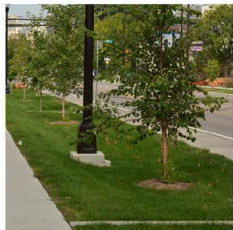
ROCK PLANTS



SERBIAN SPRUCE



ORNAMENTAL GRASS

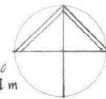
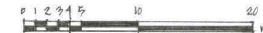


GRASS SWALE



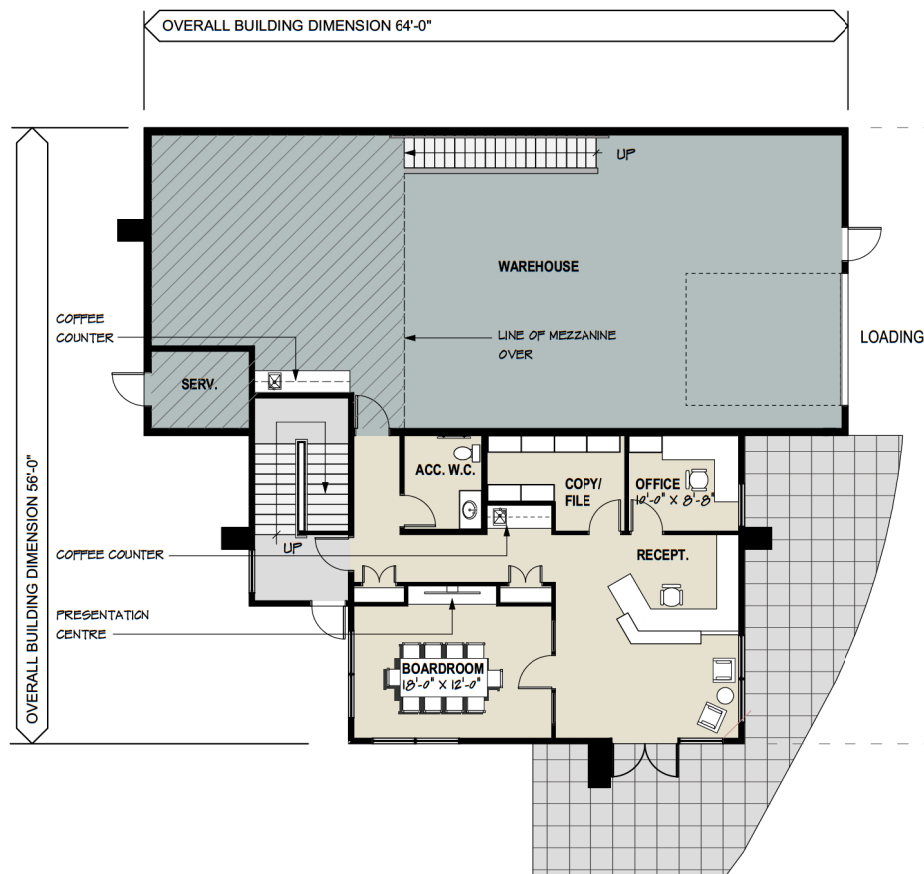
### PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
<b>Evergreen Trees</b>					
PdB		<i>Picea omorika</i> Bruns	Serbian Spruce	2m ht	
PfV		<i>Pinus flexilis</i> vanderwolf	Vanderwolf pine	2m ht	
<b>Deciduous Trees</b>					
Ap		<i>Acer palmatum</i>	Japanese Maple	2m ht	multisem
Ck		<i>Cornus kousa</i>	Chinese Dogwood	2.5m ht	multisem
La		<i>Liquidambar styraciflua</i>	Sweetgum	6 cm cal	
Pp		<i>Parrotia persica</i>	Persian Ironwood	6 cm cal	
Og		<i>Quercus garryana</i>	Garry Oak	5 gall	
<b>Evergreen Shrubs (raingarden)</b>					
Gs		<i>Gaultheria shallon</i>	Saltai	1 gall	1m o.c.
Ma		<i>Mahonia nervosa</i>	Duff Oregon Grape	1 gall	6m o.c.
Phug		<i>Pinus mugo</i> mugo	Mugo Pine	1 gall	1m o.c.
Vo		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 gall	1m o.c.
Vd		<i>Viburnum davidii</i>	David's viburnum	1 gall	1m o.c.
<b>Groundcovers (raingarden)</b>					
Co		<i>Carex opraeta</i>	Slough Sedge	plugs	
Ie		<i>Iris ensata</i>	Japanese Iris	1 gall	
Mg		<i>Mimulus guttatus</i>	Common Monkeyflower	1 gall	
Sm		<i>Scirpus microcarpus</i>	Small Flowered Bulrush	plugs	
<b>Deciduous Shrubs</b>					
Ra		<i>Ribes sanguineum</i>	Red Flowering Currant	1 gall	1.5m o.c.
Rn		<i>Rosa nutkanaensis</i>	Nootka Rose	1 gall	1.5m o.c.
Sa		<i>Symphoricarpos albus</i>	Snowberry	1 gall	1.5m o.c.
<b>Ornamental Grasses</b>					
Ga		<i>Calamagrostis acutifolia</i> Karl Foerster	Feather Reed Grass	1 gall	6m o.c.
Fg		<i>Festuca gracilis</i>	Blue Fescue Grass	1 gall	3 m o.c.
Hs		<i>Helictotrichon sempervirens</i>	Blue Oak Grass	1 gall	6m o.c.
Mf		<i>Molinia caerulea</i> yaku jima	Maiden Grass	1 gall	1m o.c.
St		<i>Stipa tenuissima</i>	Mexican Feather Grass	1 gall	1m o.c.
<b>Perennials/Groundcovers</b>					
Au		<i>Archostaphylos uva-ursi</i>	Kinnikinnick	1 gall	45m o.c.
Ga		<i>Geranium heideux</i>	Hardy Geranium	1 gall	6m o.c.
Hs		<i>Hemerocallis Shella D'Oro</i>	Dwarf Daylily	1 gall	6m o.c.



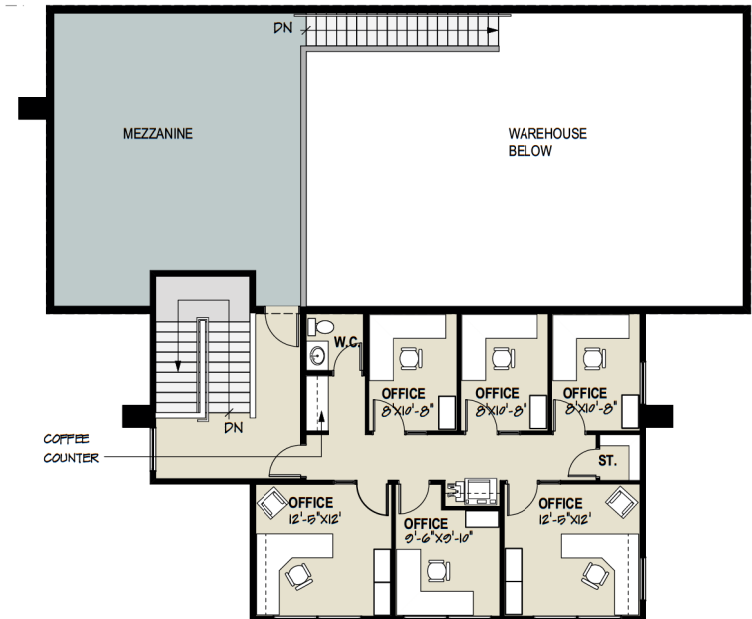
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DATE	REVISION
22.10.18	REVISION
23.02.19	DESIGNED FOR 1P
DATE	REV
CONSULTANT	DESCRIPTION
<p>VICTORIA DRAKEFORD LANDSCAPE ARCHITECT</p> <p>208 Pine St. Nanaimo, B.C. V9R 2B6 250-754-4395 victoria@land.net</p>	
PROJECT	
<p>PROPOSED DEVELOPMENT LOT 2 - 1000 GRIFFITHS RD NANAIMO</p>	
INCP LTD	
SHEET TITLE	
<p>CONCEPTUAL LANDSCAPE PLAN</p>	
SCALE: 1:200m	DATE: 21.5.18
DRAWN: VJD	CHECKED:
PROJECT NUMBER	WJD-18
DRAWING NUMBER	L1



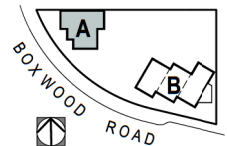
## MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"  
MAIN FLOOR: +/- 2,040 SQ.FT.



## UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"  
UPPER FLOOR: +/- 1,085 SQ.FT.  
MEZZANINE: +/- 626 SQ.FT.



## BUILDING A

## PROPOSED DEVELOPMENT

Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.

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DEVELOPMENTS LTD.

DRAFT

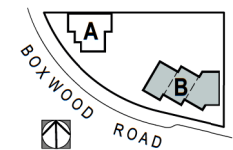
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**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**BUILDING B**



**PROPOSED DEVELOPMENT**  
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Nanaimo, B.C.



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**2018-OCT-29**  
Current Planning

DRAWING#:

**PR3.1**



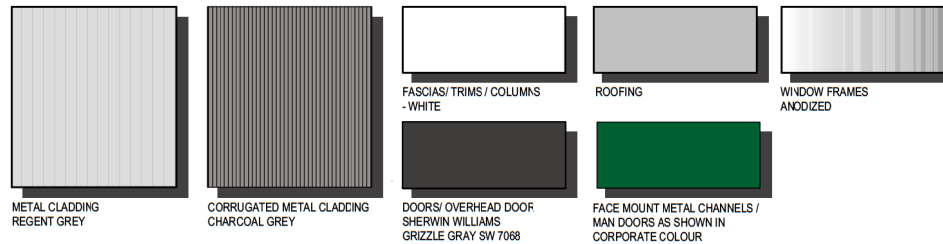


## WEST ELEVATION

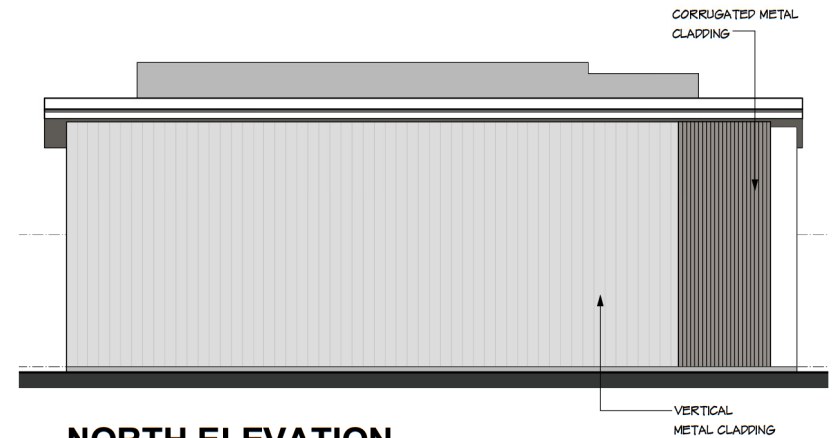
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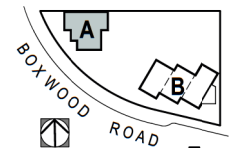
## EAST ELEVATION



## SOUTH ELEVATION



## NORTH ELEVATION



## BUILDING A



**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



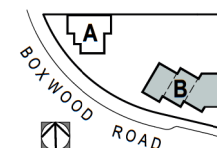
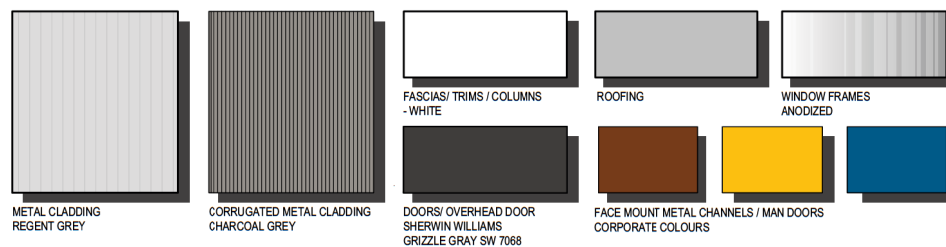
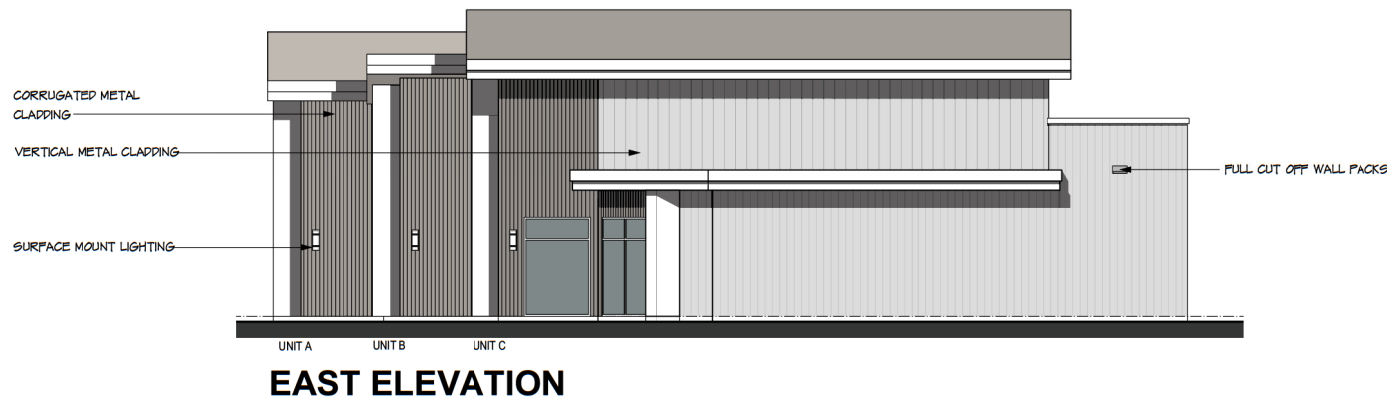
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**PR2.2**



**BUILDING B**



**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



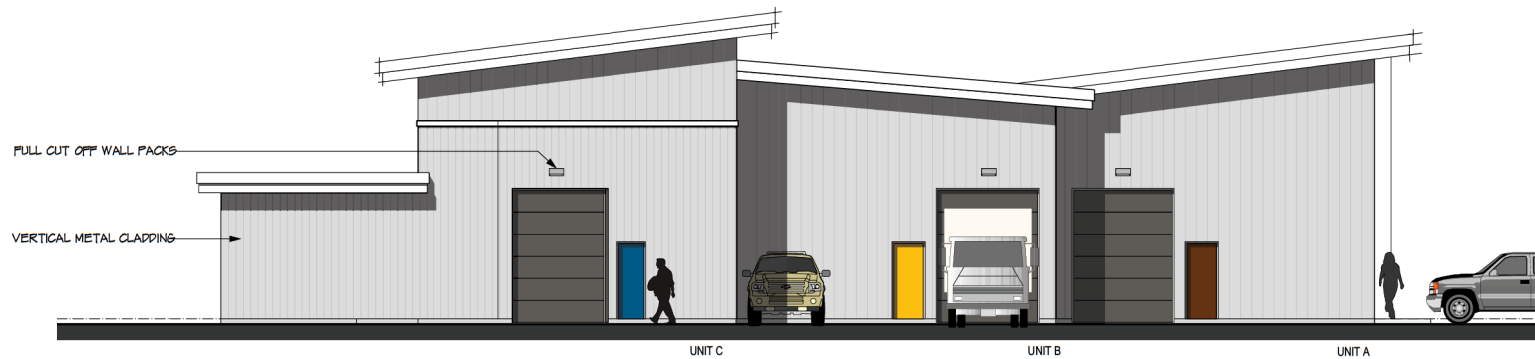
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FOR D.P.: 24 MAY 2018  
REVISED: 03 OCT 2018

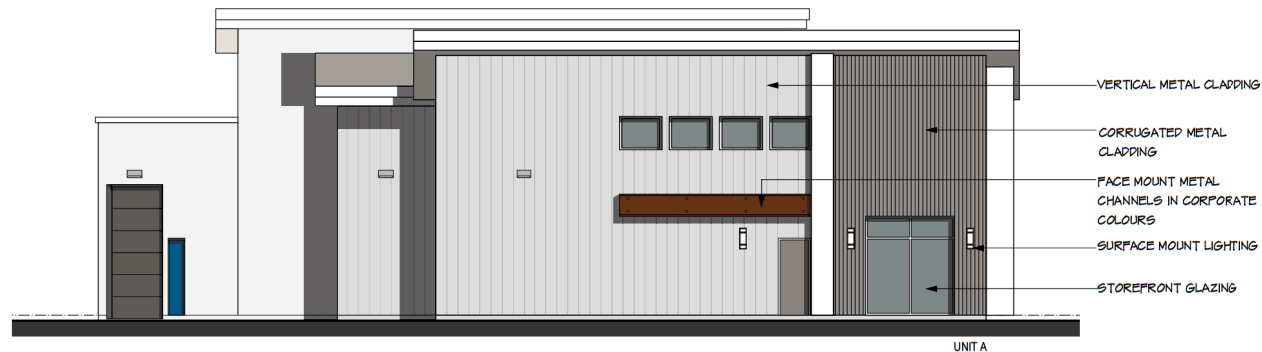
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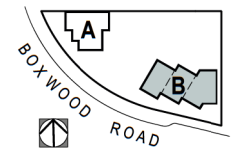
**PR3.2**



**NORTH ELEVATION**



**WEST ELEVATION - facing parking lot**



**BUILDING B**



**PROPOSED DEVELOPMENT**  
 Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
 Nanaimo, B.C.



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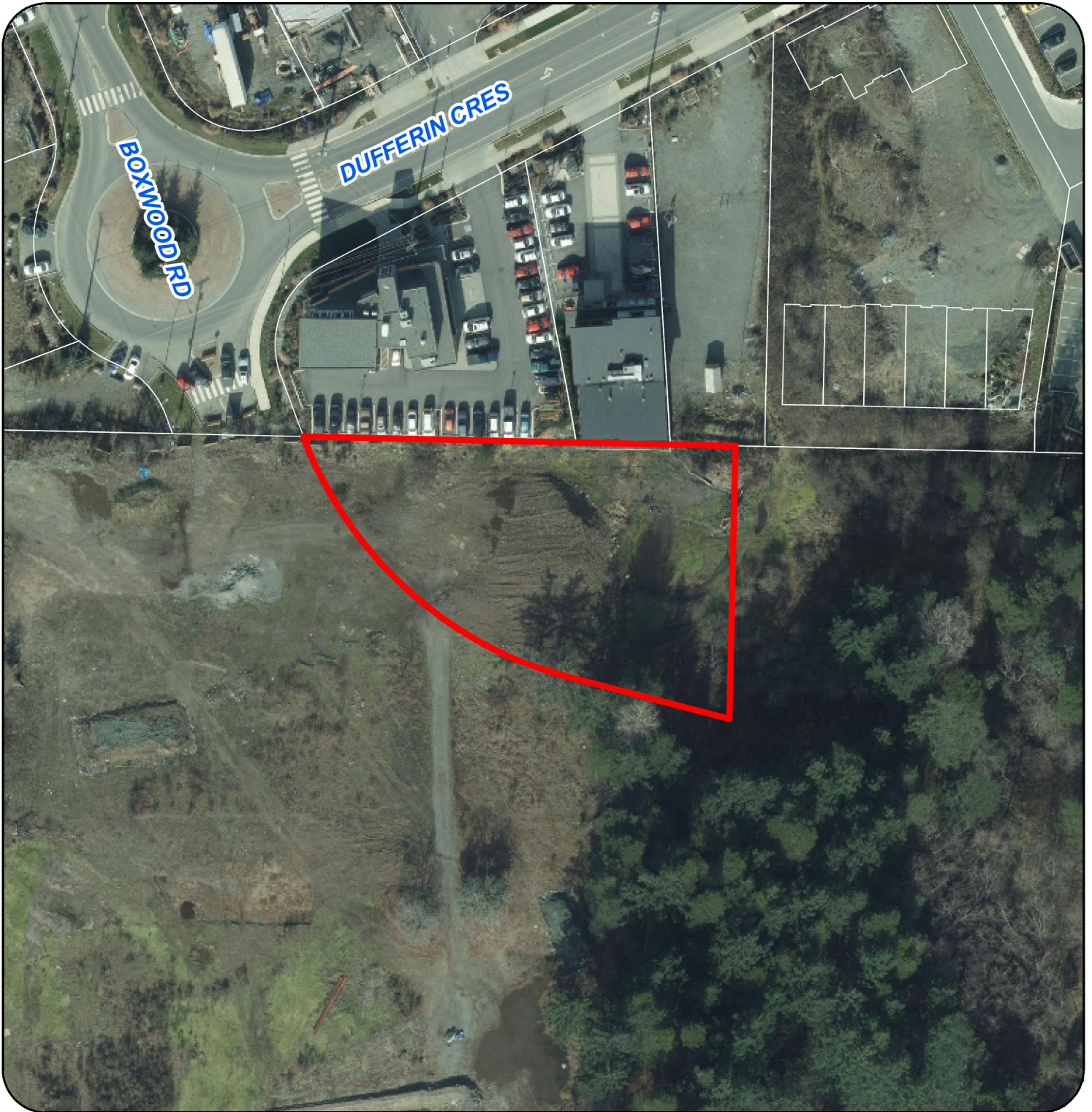
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**PR3.3**



# AERIAL PHOTO



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