

06 April 2020

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

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED  
DEVELOPMENT, 200 TENTH STREET, NANAIMO B.C.**

**SITE:**

The subject property is a panhandle lot fronting on Tenth St. It is adjacent to a dedicated park and Wexford Creek to the south and west, a residential subdivision to the north and abuts industrial properties accessed from Southside drive and Cadillac Place to the east.

The lot is 3.78 acres/1.53 ha and has nominal slope from the NE to SW corner. The panhandle portion provides vehicle access and a pedestrian link to the park.

There is no street presence due to lot configuration and minimal frontage.

**PROPOSED USE:**

The project consists of a heavy equipment maintenance shop, warehouse / fabrication shop and covered outdoor area. The building also houses a component of staff, administrative, amenity and service areas.

**SITE ORGANIZATION:**

The building is sited more or less in the center of the lot allowing for vehicle movement all sides. A caretaker's unit is located in the north east corner where there are lines of sight to building entrances and entry gate. A potential future building pad is also identified in the north west corner.

A node of staff parking is provided along the east boundary, opposite building staff entrances.

The site is secured with chain link fencing at the perimeter (excluding the panhandle portion). Paving is a combination of asphalt and concrete surrounding the three sides of the building. The balance of the works yard is crushed gravel to allow for heavy vehicle operation. A landscape buffer is provided where adjacent to residential properties, zones.

**R E C E I V E D**  
**DP 1189**  
**2020-APR-06**  
Current Planning

**FORM AND CHARACTER:**

As with most industrial buildings the structure is simple in form and utilitarian in nature. Area is derived by anticipated uses and operational flows; height by internal process and specified clearances for bridge cranes and hoists. This results in a building with significant mass.

The primary building material and finish is concrete tilt panels.

Treatments that counter the apparent size include use of pattern (reveals in concrete panels), colour, variation of parapet heights and the use of exposed steel components. Windows and overhead doors punctuate the facades in recurring patterns, canopies provide weather protection and are installed at varying heights.

Colour is applied to patterned panels, steel components and canopies with accent colours corresponding to corporate branding.

The result is a building with visual interest that incorporates the durability and functionality necessitated by the use.

**VARIANCES:**

No variances are required.

We respectfully submit this proposal for consideration.