

May 21, 2020

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

Attn: Caleb Horn, Planner

Re: Development Permit for Proposed Mini Storage and Warehouse Units at 140 Tenth Street, Nanaimo BC

Project Site Description

The proposed Development is for 6,929m² of mini-storage, with a stand-alone office building and 963 m² of warehouse units, located at 140 10th Street.

Zoning

The property is zoned I-2 Light Industrial and the proposed development conforms to the zoning. The building is proposed at 8.32m tall and is within all required height and property setbacks. This includes the 7.5m front property line setback and the 6.0m side and rear yard setback.

Proposed Building, Form and Character

The proposed building has been designed as pre-engineered structures for the mini-storage buildings with a wood framed office and wood framed warehouse units.

The site has been designed to create two separate zones, one for the secured mini-storage business with a stand-alone office building and another zone for the warehouse units.

The office portion of the building has been designed with low slope roofs with large overhangs with a timber framed canopy.

The proposed colours are white with charcoal trim for the metal storage and warehouse units and light and dark beige for the office and warehouse units, with blue doors.

Landscaping

Please refer the L1 of the Landscape drawings.

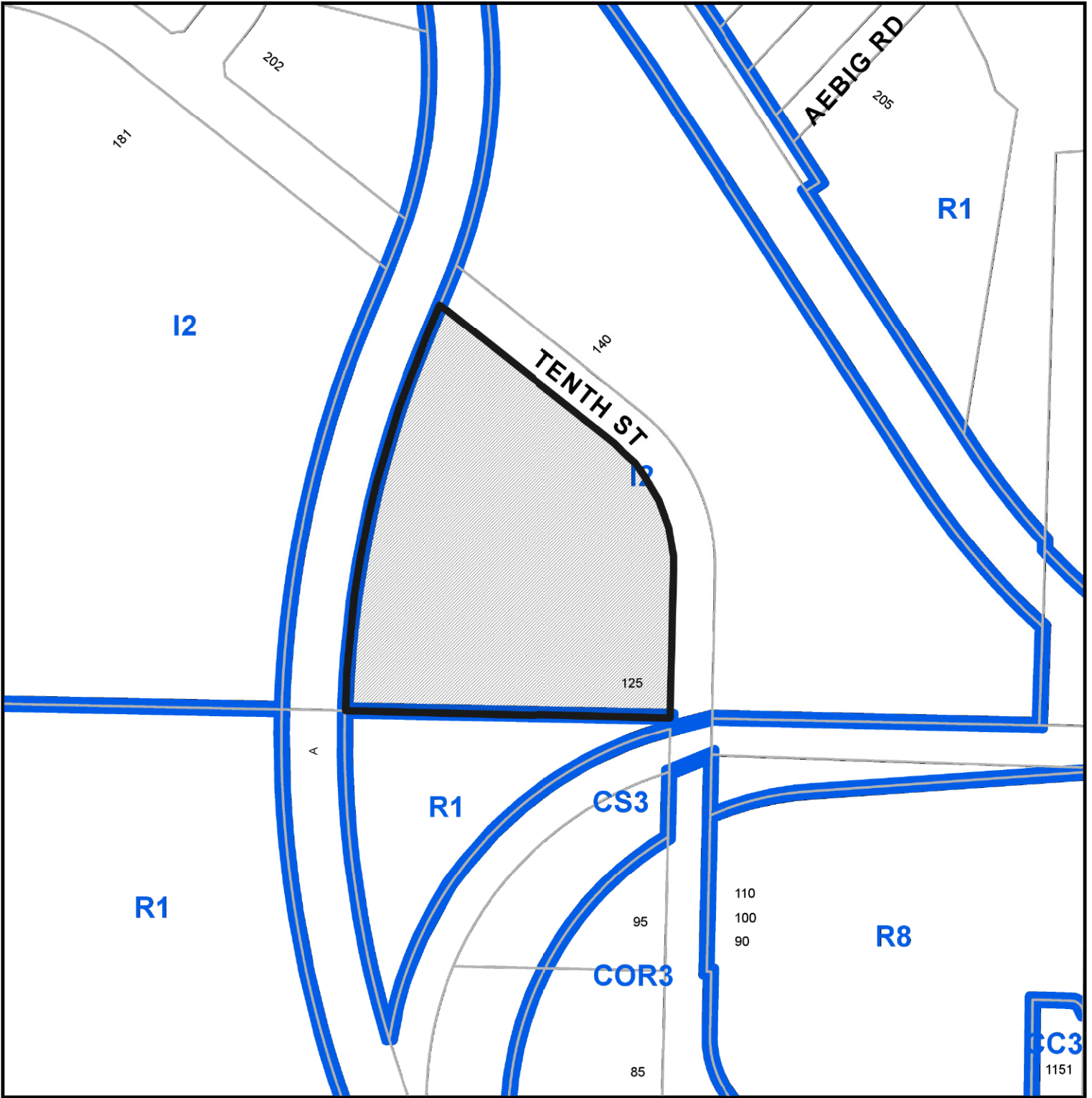
Yours truly,

HEROLD ENGINEERING LIMITED

Derek Matthews AScT.

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2020-MAY-21
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LOCATION PLAN



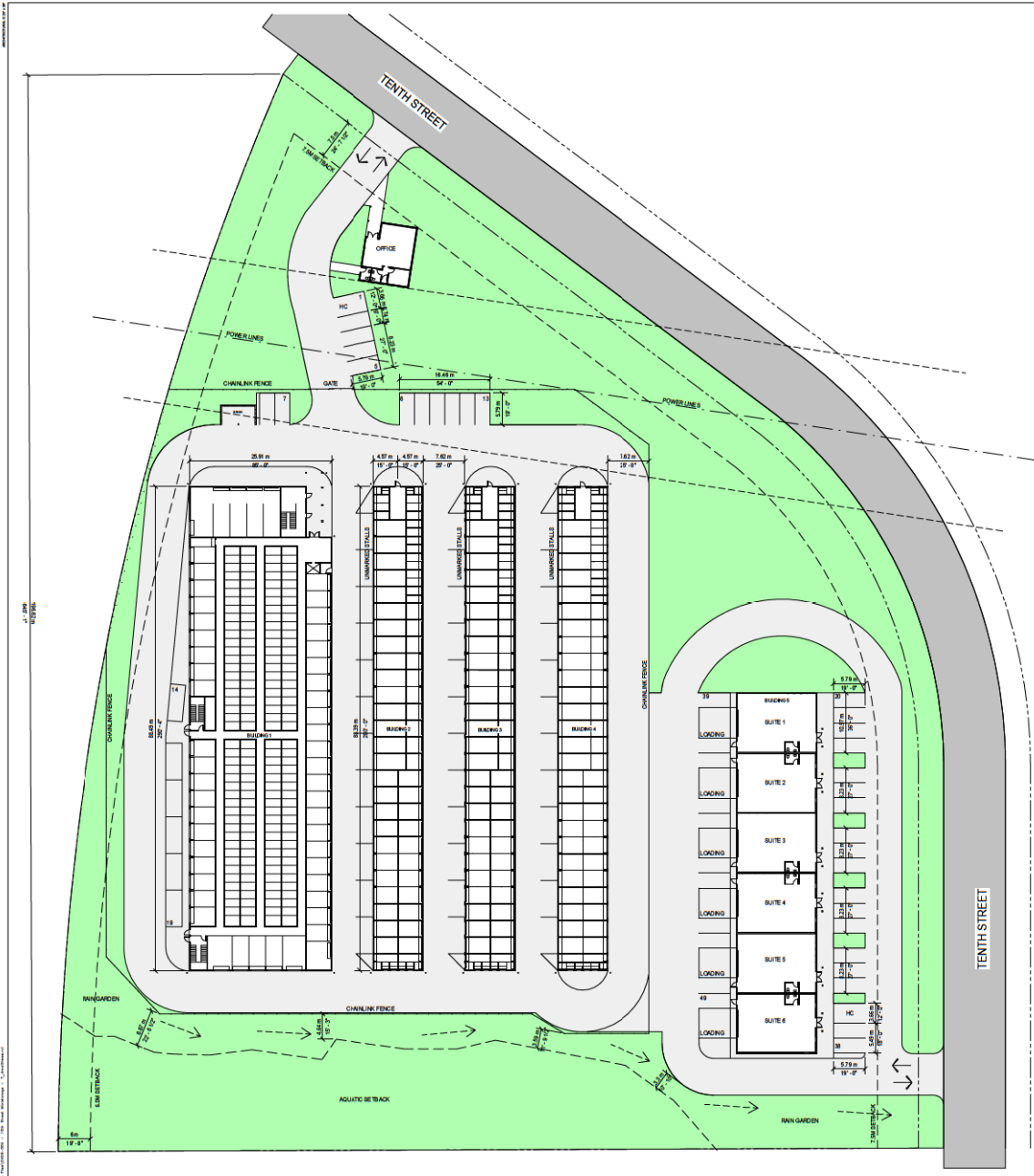
DEVELOPMENT PERMIT NO. DP001199



Subject Property

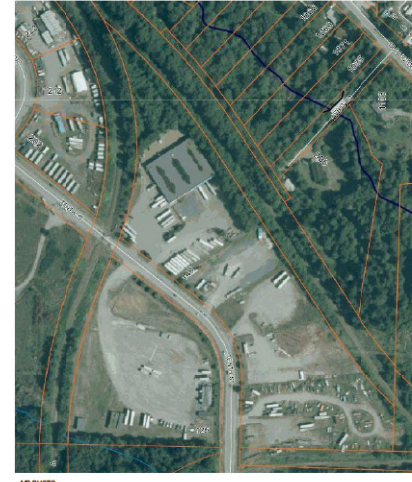
CIVIC: 125 TENTH STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT PART INCLUDED IN PLAN 30770



PROJECT DATA	
LEGAL ADDRESS:	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN D264 EXCEPT THAT PART INCLUDED IN PLAN 30770
CIVIC ADDRESS:	140 TENTH STREET, NANAIMO, BC (125 10TH STREET)
ZONING:	I2
AREA:	STORAGE: 74,388 SQFT (6,828 AD) WAREHOUSE: 10,368 SQFT (962 AD) TOTAL: 84,756 SQFT (7,790 AD)
COVERAGE:	Max. 40% Coverage Allowed, 4873M ² Slopprint + 200m ² parking / 64,304 m ² site = 17% Coverage Proposed
MAX. HEIGHT:	Max. 2m (D&A) Proposed 8.3m (27'-2.5')
SETBACKS:	Front 7.5M, Side 6.0M (M), Rear 4.5M
PARKING:	2.5M per 20m ² = 7,850m ² / 200 = 39 Spots

ISSUES		
No.	DATE	ISSUED FOR
1	2020.01.21	DEVELOPMENT PERMIT
2	2020.07.23	DEVELOPMENT PERMIT REVISION



AR PHOTO

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

 140 TENTH STREET, NANAIMO BC (125 10TH STREET)
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 285014 EXCEPT THAT PART INCLUDED IN PLAN 30770
 MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

HEROLD ENGINEERING
 3701 Sherman Rd., Nanaimo, BC V8T 2H1
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SITE PLAN

DESIGNED DDM	SCALE
DESIGN REVIEW	
DRAFTED DDM	CLIENT DRAWING No.
DRAFTING REVIEW	PERMIT No.
PROJECT No. 0459-004	
SCALE 1/32" = 1'-0"	
REDRAWING No. A101	

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1 View 1



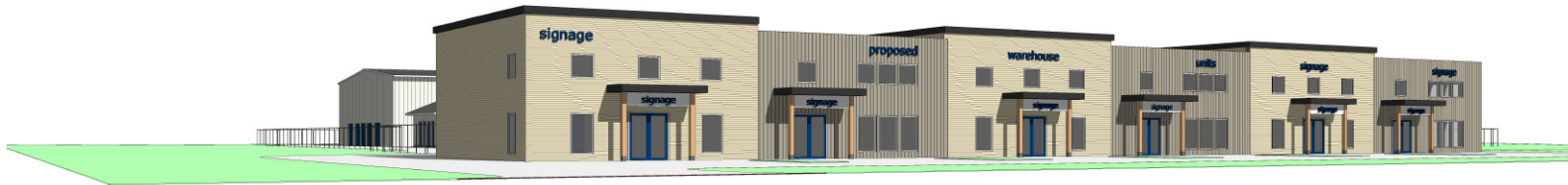
2 View 2



3 View 3



5 Building 1 View



4 View 4

ISSUES		
No.	DATE	ISSUED FOR
1	2020.06.27	DEVELOPMENT PERMIT
2	2020.07.23	DEVELOPMENT PERMIT REVISION

8/10/2020 10:47 AM

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET, NANAIMO BC (3E - 10TH STREET)
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28514 EXCEPT THAT PART INCLUDED IN PLAN 30770
 MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

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IEWS

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DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE	PERMIT No.
RELDRAWING No. A301	

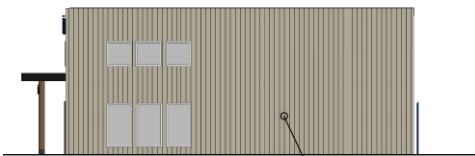
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DETACH ALL DRAWINGS SHOWING PREVIOUS REVISION



1 Proposed Warehouse Units
1/8" = 1'-0"

Navajo Beige
Horizontal Hardie Siding

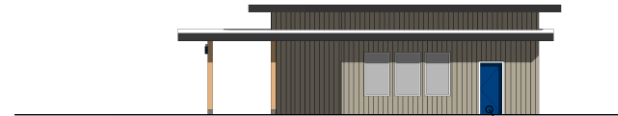


2 Warehouse Unit Elevation 2
1/8" = 1'-0"

Morterey Taupe
Board and Batten Hardie



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



4 Office Elevation 2
1/8" = 1'-0"

Royal Blue



7 Building 2 Elevation 1
1/8" = 1'-0"



5 Building 1 Elevation 2
1/8" = 1'-0"

Warm White

Vertical Corrugated Metal



8 Mini-Storage Elevation 1
1/8" = 1'-0"



6 Mini-Storage Elevation 2
1/8" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2020.07	DEVELOPMENT PERMIT
2	2020.07	DEVELOPMENT PERMIT REVISION

8/10/2020/BLT/WT

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET NANAIMO BC V1Z 1Y7 (10TH STREET)
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28574 EXCEPT THAT PART INCLUDED IN PLAN 30770
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

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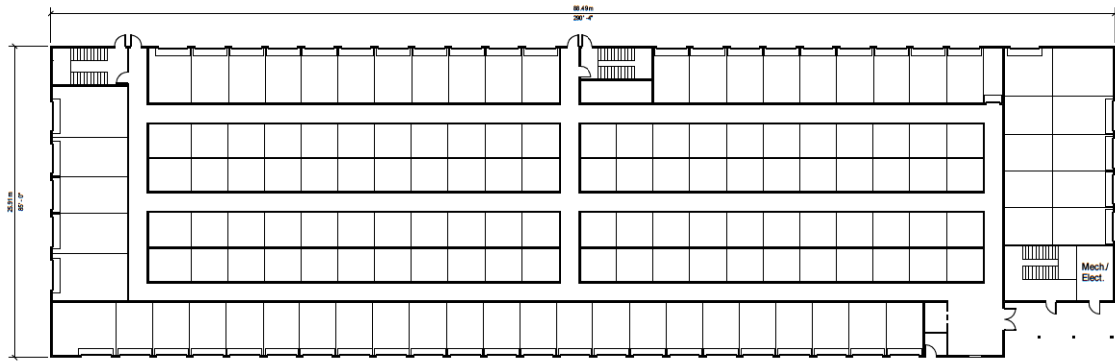
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ELEVATIONS

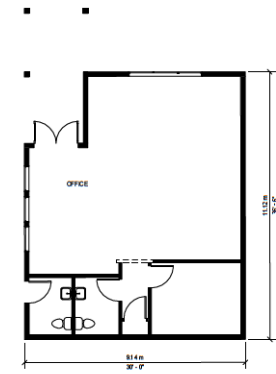
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DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT Drawing No.
SCALE As indicated	PERMIT No.
RE-DRAWING No. A302	

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1 FLOOR PLANS BUILDING 1
1/8" = 1'-0"



2 OFFICE FLOOR PLAN
1/8" = 1'-0"

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No.	DATE	ISSUED FOR
1	2020.08.27	DEVELOPMENT PERMIT
2	2020.07.22	DEVELOPMENT PERMIT REVISION

3/18/20 CONSULTANT

PROPOSED MINI STORAGE AND WAREHOUSE UNITS
 140 TENTH STREET, NANAIMO BC (135 - 10TH STREET)
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 285014 EXCEPT THAT PART INCLUDED IN PLAN 30770
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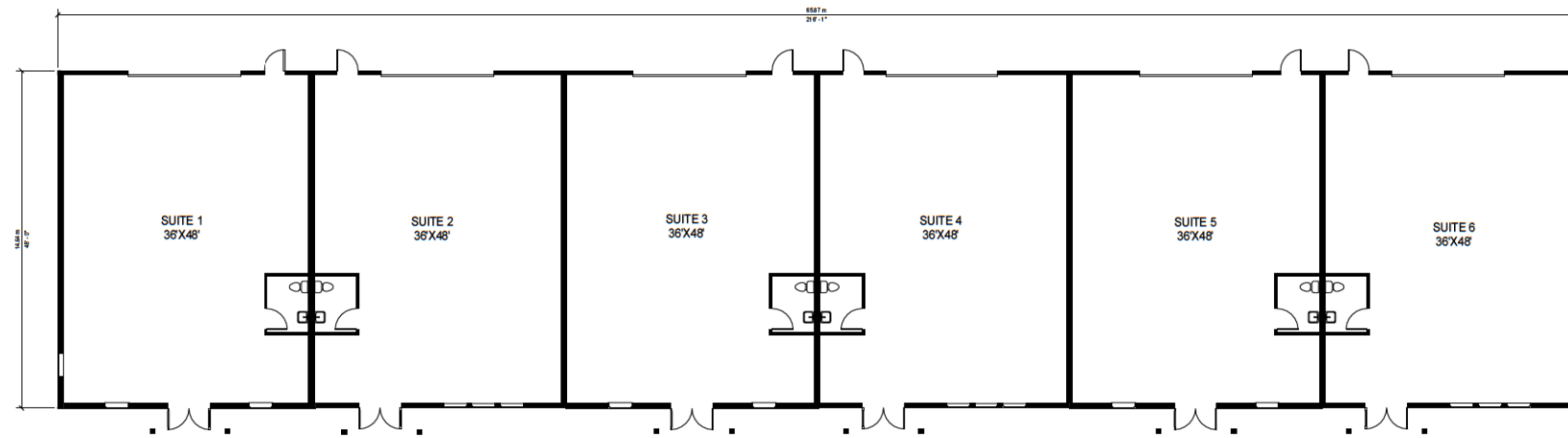
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FLOOR PLANS 1

DESIGNED DDM	SEAL
DESIGN REVIEW	
DRAFTED DDM	
DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.
REVISION No. A201	

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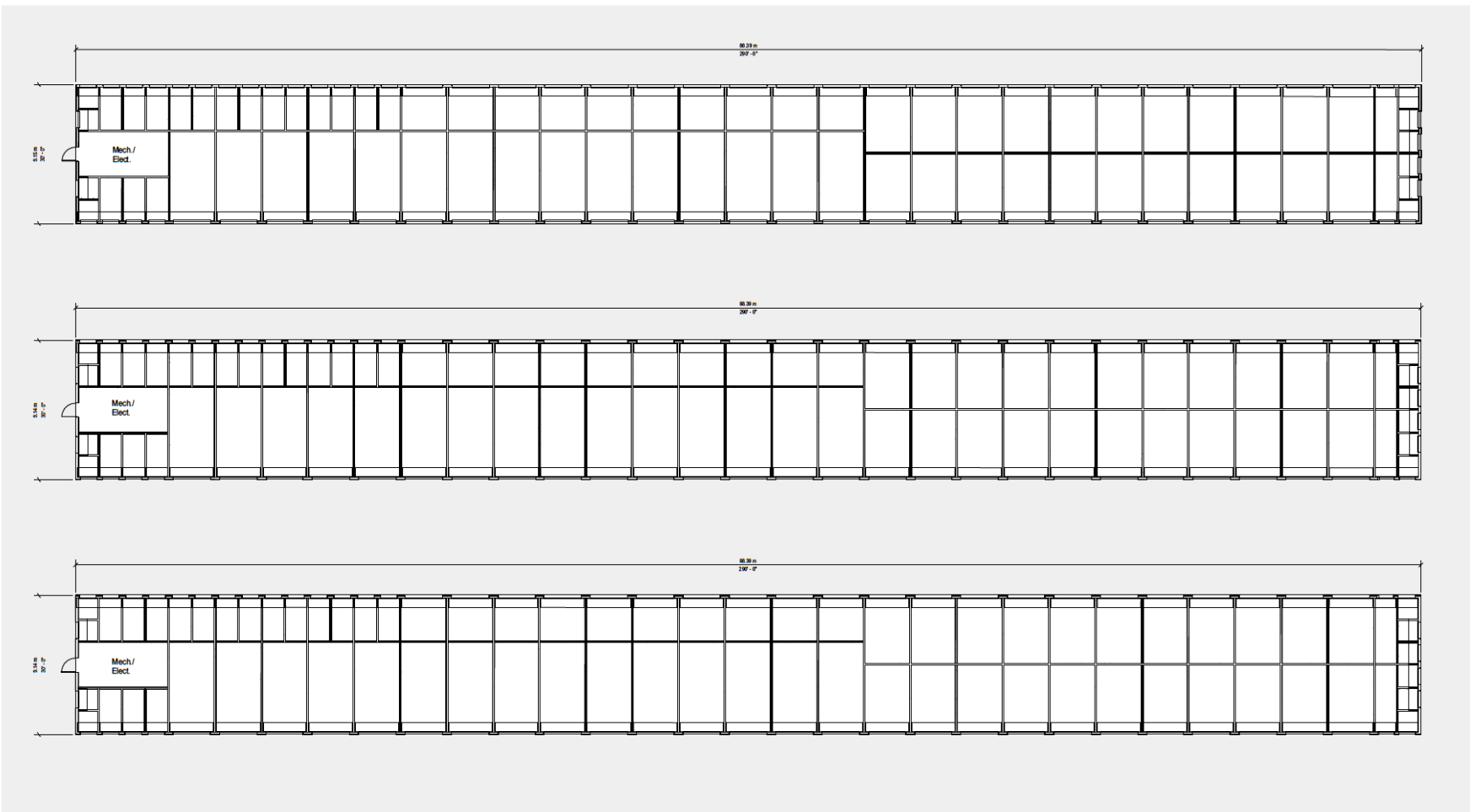


3 WAREHOUSE UNITS FLOOR PLAN
1/8" = 1'-0"

DETIFY ALL DRAWINGS SHOWING PREVIOUS REVISION

DATE PLOTTED: 2020-09-01 10:00:00 AM

Plotter: HP DesignJet 2000, Plot Style: HP-GL/2, Paper: A2



1 STORAGE BUILDING FLOOR PLANS
3/32" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2020-09-01	DEVELOPMENT PERMIT
2	2020-09-01	DEVELOPMENT PERMIT REVISION

DATE PLOTTED: 2020-09-01 10:00:00 AM

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET, NANAIMO BC (35' - 10TH STREET)
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28874 EXCEPT THAT PART INCLUDED IN PLAN 30770

MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

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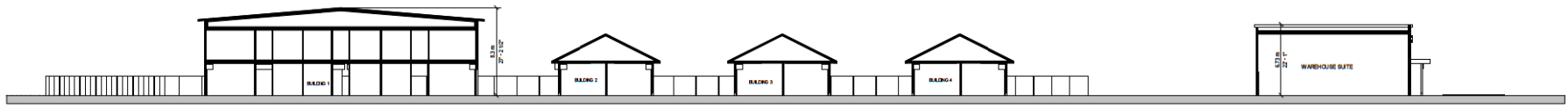
FLOOR PLANS 2

DESIGNED DDM	SEAL
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DRAFTED DDM	
DRAFTING REVIEW	
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SCALE 3/32" = 1'-0"	PERMIT No.
REVISION No. A202	

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VERIFY ALL DRAWINGS SHOWING PREVIOUS REVISION

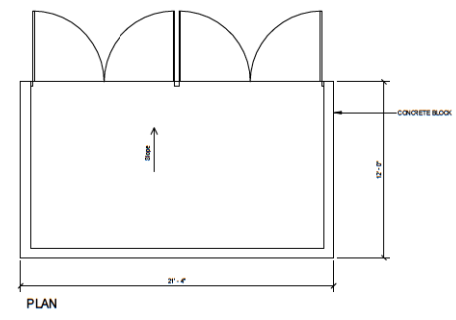
2020-09-01 10:00 AM



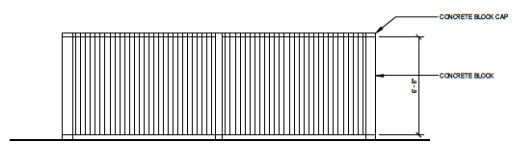
1 Site Section
1/8" = 1'-0"

ISSUES		
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1	2020/05/27	DEVELOPMENT PERMIT
2	2020/07/22	DEVELOPMENT PERMIT REVISION

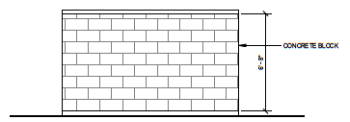
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PLAN



FRONT ELEVATION



SIDE ELEVATION

3 Garbage Enclosure
1/8" = 1'-0"

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

 140 TENTH STREET, NANAIMO BC V1C 1C5 - 10TH STREET,
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28874 EXCEPT THAT PART INCLUDED IN PLAN 30770

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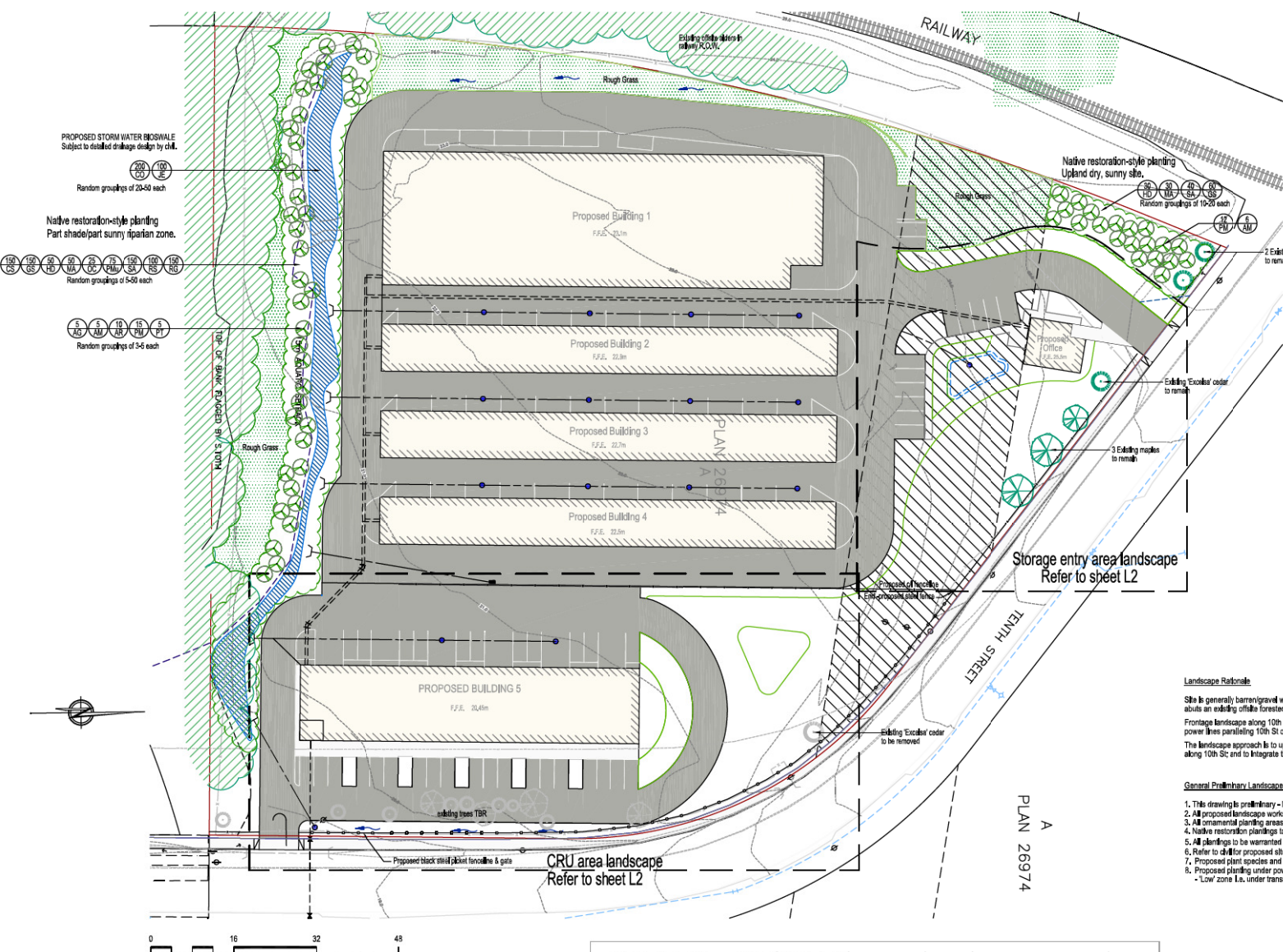
SECTIONS

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CLIENT DRAWING No.				
PERMIT No.				
DESIGN REVIEW				
DRAFTED DM				
DRAFTING REVIEW	PROJECT No. 0459-004			
	SCALE As indicated			
	REVISION No. A303			

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'Native Restoration' Plant List - Refer to L2 for ornamental (front of site) plant list

Sym. No.	Botanical Name	Common Name	Size	Spacing
TREES				
AG 5	<i>Abies grandis</i>	grand fir	#1	3m O.C.
AM 11	<i>Acer macrophyllum</i>	big-leaf maple	#2	3m O.C.
AR 10	<i>Alnus rubra</i>	red alder	#2	3m O.C.
PM 27	<i>Pseudotsuga menziesii</i>	Douglas fir	#1	3m O.C.
PT 5	<i>Populus trichocarpa</i>	black cottonwood	#2	3m O.C.
SHRUBS				
GS 210	<i>Gaultheria shallon</i>	salal	#1 pot	.61m O.C.
HD 80	<i>Holodiscus discolor</i>	oceanspray	#2 pot	1.2m O.C.
MA 80	<i>Mehonia aquifolium</i>	Oregon grape	#2 pot	1m O.C.
OC 25	<i>Oenothera cerasiflorus</i>	Indian plum	#2 pot	1.2 O.C.
PMu 75	<i>Polystichum murinum</i>	sword fern	#1 pot	1.2m O.C.
RG 150	<i>Rosa gymnocarpa</i>	boldhip rose	#1 pot	1.2m O.C.
RS 100	<i>Rubus spectabilis</i>	snowberry	#1 pot	1m O.C.
SA 190	<i>Symphoricarpos albus</i>	snowberry	#1 pot	1.2m O.C.
WETLAND				
CO 200	<i>Carex obtusata</i>	slough sedge	#1 pot	1m O.C.
JE 100	<i>Juncus effusus</i>	Common rush	#1 pot	1m O.C.

Landscape Rationale:

Site is generally barren/gravel with randomly planted/landed trees near roadway frontage. The southern property line abuts an existing office forested watercourse and is the lower part of the site - the logical location for storm water management. Frontage landscape along 10th Street is constrained by an oblique transmission line corridor crossing the north-south site; power lines paralleling 10th St on the subject site side of the road - including both the overhead lines and power poles. The landscape approach is to upgrade the frontage to contemporary light industrial/commercial standards per newer developments to the south along 10th St and to integrate the 'back' (south and western) verge areas into the adjacent, predominantly native plant communities.

General Preliminary 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 areas and 'trees' to be irrigated (sheet L2).
4. Native restoration plantings to be fall-planted with temporary irrigation for 1 subsequent growing season (only).
5. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
6. Refer to sheet L2 for proposed site grading - including all storm water management and conveyance design.
7. Proposed plant species and cultivated varieties, and sizes, subject to availability @ construction.
8. Proposed planting under power-transmission lines subject to "Planting Near Power Lines", Jan 2019 - 'Low zone' i.e. under transmission lines

DRAFT - NOT FOR CONSTRUCTION

Revisions

Date	Details	INT.
04/05/20	DPA	JPH
27/04/20	Client/team review.	JPH

125 Tenth Street General Landscape Arrangement



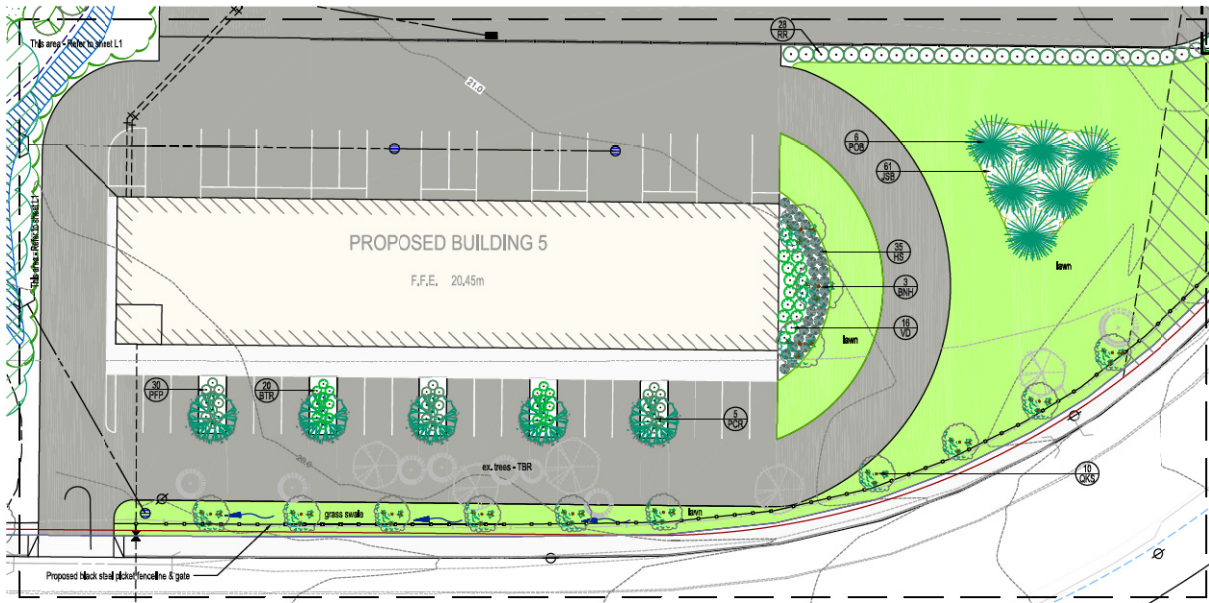
JPH Consultants Inc.
614 - 11th Street, New Westminster, BC V3R 2L1
Phone: 250-754-6887 Cell: 250-714-6886

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Project: 20 - Tenth St
Date: 27/04/20
Drawn: JPH Checked: DM
Scale: 1:400
Sheet: L1 of 2

Ornamental Plant List - Refer to L1 for native area plant list

Sym. No.	Botanical Name	Common Name	Size	Spacing
TREES				
AA 10	Amelanchier x grandiflora 'Autumn Brilliance'	AB serviceberry	2.5m ht	6m O.C.
BNH 3	Betulus nigra 'Heritage'	Heritage river birch	2.5m ht	6m O.C.
CW 1	Chamaecyparis obtusa 'Well's Special'	WS falsecypress	#20	
POB 6	Picea omorika 'Bruns'	Bruns Serbian spruce	#20	5m O.C.
PFV 1	Pinus flexilis 'Vanderwolf's Pyramid'	VP white pine	#20	
PCR 6	Pyrus callierana 'Redspire'	Redspire Callery pear	4cm cal.	
QKS 10	Quercus x warei 'Kindred Spirit'	KS oak	6cm cal.	9m O.C.
SHRUBS				
BTR 28	Berberis thunbergii 'Ruby Carousel'	RC barberry	#2 pot	914 O.C.
CTV 22	Ceanothus thyrsiflorus 'Victoria'	California lilac	#3 pot	1.5m O.C.
JSB 61	Juniperus squamata 'Blue Carpet'	BC juniper	#2 pot	1.2m O.C.
NDG 7	Nandina domestica 'Gulfstream'	Gulfstream nandina	#2 pot	1.2m O.C.
PPF 40	Potentilla fruticosa 'Pink Beauty'	PB singlecoil	#2 pot	914 O.C.
RR 58	Rosa rugosa 'Rubra'	red rugose rose	#3 pot	1.5m O.C.
SBG 40	Spiraea x burmaida 'Goldflame'	Goldflame spiraea	#2 pot	1.2m O.C.
VD 65	Viburnum davidii	David's viburnum	#2 pot	1.2m O.C.
GRASSES & SEDGES				
CD 60	Carex diopocosa	Autumn sedge	#1 pot	1m O.C.
FOE 39	Festuca glauca 'Elijah Blue'	Elijah blue fescue	#1 pot	1m O.C.
HS 44	Helictotrichon sempervirens	blue oat grass	#1 pot	1m O.C.



CRU LANDSCAPE DETAIL 1:250



WAREHOUSE ENTRANCE - LANDSCAPE DETAIL 1:250



DRAFT - NOT FOR CONSTRUCTION

**125 Tenth Street
Ornamental Landscape Areas**

Revisions		
Date	Details	Int.
04/05/20	DPA	JPH
27/04/20	Client/team review	JPH



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634 11th Street, Nanaimo BC V9R 2L1
Phone 250-754-6987 Cell 250-714-6886


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Drawn: JPH Checked: DM
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Sheet: L2 of 2

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001199

 125 TENTH STREET