

ATTACHMENT D SITE PLAN



PROJECT DATA

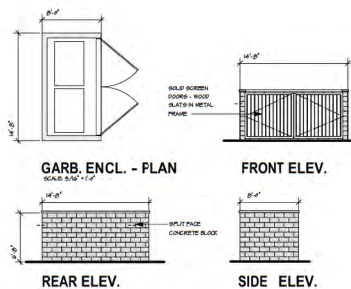
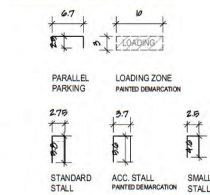
CIVIC ADDRESS:	2517 BOWEN ROAD		
LEGAL ADDRESS:	LOT B, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN VPR0061		
ZONING:	COR3 COMMUNITY CORRIDOR		
SITE AREA:	+/- 23.925 SQ.M. (+/- 5.9 ACRES)		
DP AREA:	DPA9 ALL LANDS		
BUILDING AREAS: (EXISTING)	BUILDING A	MAIN FLOOR WAREHOUSE	+/- 36,320 SQ.FT. - (3,430 SQ.M.)
		UPPER FLOOR	+/- 7,180 SQ.FT. - (665 SQ.M.)
		TOTAL	+/- 43,500 SQ.FT. - (4,095 SQ.M.)
BUILDING AREAS: (PROPOSED)	BUILDING B	MAIN FLOOR	+/- 5,350 SQ.FT. - (495 SQ.M.)
		UPPER FLOOR	+/- 5,350 SQ.FT. - (495 SQ.M.)
		TOTAL	+/- 10,700 SQ.FT. - (990 SQ.M.)
BUILDING AREAS: (PROPOSED)	BUILDING C	BASEMENT LEVEL	+/- 320 SQ.FT. - (29.7 SQ.M.)
		LEVEL 1	+/- 7,312 SQ.FT. - (677 SQ.M.)
		LEVEL 2	+/- 7,312 SQ.FT. - (677 SQ.M.)
		LEVEL 3	+/- 7,312 SQ.FT. - (677 SQ.M.)
		LEVEL 4	+/- 6,366 SQ.FT. - (590 SQ.M.)
	TOTAL	+/- 30,222 SQ.FT. - (2,808 SQ.M.)	
G.F.A.:	+/-	89,322 SQ.FT. - (8,299 SQ.M.)	
PARKING REQUIRED:	SHOPPING CENTRE	+/- 7,604 SQ.M. @ 1/30 SQ.M.	253
	WAREHOUSE	+/- 695 SQ.M. @ 1/200 SQ.M.	4
	TOTAL REQUIRED:		257
PARKING PROVIDED:	LOADING:		5
	STANDARD STALLS		203
	SMALL CARS		34
ACCESSIBLE (6 REQUIRED)		10	
EV STALLS (9% - 13 REQUIRED)		10	
TOTAL:		257	
BICYCLE PARKING (ALL BUILDINGS - NOT INCL. WAREHOUSE):	LOADING:		7
	SHORT TERM:	REQ'D	11
	LONG TERM (BLDG. C)	PROVD	11
CURRENT PARKING:	PARKING LOSS: (NODE @ LABIEUX)		< 21
	PARKING ADDED: (INTERSPERSED)		17
	TOTAL:		257

PROPOSED SITE PLAN

LEGEND

- DENOTES NEW PARKING STALL WITH MIN. LEVEL 2 ELECTRIC VEHICLE CHARGE RECEPTACLE (1/2) PAINTED DEMARCATON
- BIKE RACK LOCATIONS EXISTING & NEW
- DENOTES NEW PARKING STALL
- ACCESSIBLE PARKING STALLS PAINTED DEMARCATON
- PROPOSED LOADING PAINTED DEMARCATON
- EXISTING BUILDINGS SHOPPING CENTRE RETAIL TRADE SERVICE CENTRE
- EXISTING BUILDING EXIST. NON CONFORMING WAREHOUSE
- PROPOSED NEW BUILDING SHOPPING CENTRE RETAIL TRADE SERVICE CENTRE

TYPICAL PARKING STALLS



GARBAGE ENCLOSURE



AERIAL
NOT TO SCALE

RECEIVED
DP1150
2020-OCT-30
Current Planning



proposed development
2517 BOWEN ROAD
nanaimo b.c.

bjk architecture inc.
2122 Brandon Rd.
Shawigan Lake B.C.
V8R 2W3
Ph: 250-891-1602

DELIVER
PROJECT NO. d1315.27.13
ISSUED: 19 JUNE 2019
ISSUED: 11 JULY 2019
FOR DP: 15 JULY 2019
DP SUPP.INFO: 28 AUG. 2020
CONSULTANTS: 28 AUG. 2020
DP SUPP.INFO: 30 OCT. 2020

PR1.1