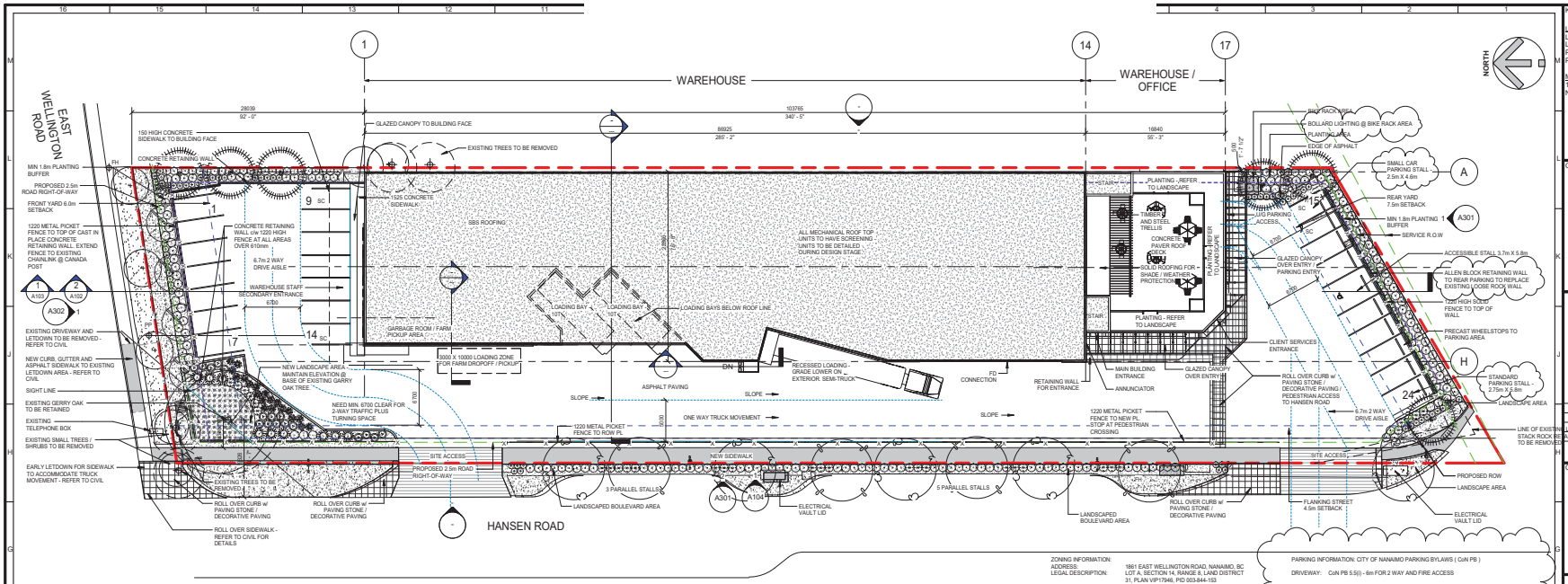
ATTACHMENT C
SITE AND PARKING PLANS



LOCATION PLAN - NTS

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- UTILITY RIGHT OF WAY
- FENCE LINE
- METAL SIGN - BARRIER-FREE PARKING ONLY
- METAL SIGN - NO PARKING ANYTIME FIRE LANE
- FIRE HYDRANT
- 1 METER LANDSCAPE BUFFER
- 2 METER CURB AND SIDEWALK BUFFER

ZONING INFORMATION:
ADDRESS: 1861 EAST WELLINGTON ROAD, NANAIMO, BC
LEGAL DESCRIPTION: LOT A, SECTION 14, RANGE 8, LAND DISTRICT 31, PLAN VIP17946, PID 003-844-153
ZONING: I3 - HIGH TECH INDUSTRIAL
USE: WAREHOUSE / OFFICE - PERMITTED IN I3 ZONING. AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
FRONT: 6m
FLANKING: 4.5m
SIDE: 3.0 / 0.0 - 0m USED
REAR: 7.5m - INDUSTRIAL FACING R ZONING (13.4.2)

SITE AREA: 5,419.16m²
SITE COVERAGE:
MAXIMUM ALLOWABLE: 2,709.58m² 50 %
PROVIDED: 2,356m² 43.5%
BUILDING HEIGHT
MAXIMUM: 14.17m
PROPOSED
(WAREHOUSE): 13.826m
PROPOSED
(OFFICE): 13.788 m

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CoN PB)

DRIVEWAY: CoN PB 5.5(i) - 6m FOR 2 WAY AND FIRE ACCESS

SIZES: CoN BP 4.1 - TABLE 1
90 DEGREE: 2.75 X 5.8
PARALLEL: 2.5 X 6.31
ACCESSIBLE: 3.7 X 5.8

LOADING ZONES: CoN PB 6.1(a) & 6.3(i)(ii)
SIZES: 10 X 3 X 4.2 CLEARANCE
BUILDINGS BETWEEN 2,355 AND 4,460 FOR INDUSTRIAL USE: 3 LOADING ZONES AS PER

BUILDING AREA: 2,356m²

GROSS FLOOR AREAS: CoN PB 7.2

LOWER FLOOR:
PARTNER PICKUP: 130.2m² (COUNTED AS RETAIL)
SERVICE: 91.3m² (COUNTED AS INDUSTRIAL SPACE)
CIRCULATION: 92.6m² - (COUNTED AS AS IND. GFA ON LOWEST FLOOR ONLY)
SUBTOTAL: **314.1m²**

MAIN FLOOR:
INDUSTRIAL USE: 1,960m²
OFFICE: 292m²
SUBTOTAL: **2,252m²**

UPPER FLOOR:
INDUSTRIAL USE: 69.7m²
OFFICE: 229.5m²
SUBTOTAL: **299.2m²**

AREA USE TOTALS:
WAREHOUSE TOTAL: 2,210.8m² (INCLUDING SERVICE AND CIRC)
OFFICE TOTAL: 414.7m²
RETAIL (PARTNER PICKUP): 130.2m²

TOTAL GROSS FLOOR: 2,955.3m²
PARKING: 575.8m² (NOT COUNTED IN GFA AS PER ZONING BYLAW)
3,441.1m² - TOTAL FLOOR AREA INC PARKING

MAX OFFICE TO BE 20% GROSS FLOOR AREA ON THE LOT
2,868 * 20% = **573.6m²** OFFICE SHOWN **414.7m²**

REQUIRED PARKING: CoN PB 7.2 - TABLE 4
OFFICE: 1/22m² = 414.7/22 = 18.85
WAREHOUSE: 1/200m² = 2,210.8 / 200 = 11.05
RETAIL: 1/25m² = 130.2 / 25 =5.02
REQUIRED: =34.92 = **35 STALLS**

ACCESSIBLE PARKING: CoN PB 7.5 - TABLE 6
REQUIRED PARKING 33 - 100 STALLS, 1 PER 33 STALLS:
2 ACCESSIBLE REQ'D

BICYCLE PARKING - CoN PB 7.6

USE	SHORT TERM	LONG TERM
OFFICE	0.1/100m² = 0.4147	0.35/100m² = 1.451
INDUSTRIAL	N/A	0.1/100m² = 2.21
RETAIL	.8/100m² = .78	0.2/100m² = 0.26
TOTALS	2 RACK @ OFFICE	3.921 > 4 SPACES

PARKING LIGHTING CoN PB 5.4
PARKING / SITE LIGHTING TO BE BUILDING MOUNTED c/w CUTOFF TO PREVENT LIGHTING SPILLING ONTO ADJACENT PROPERTY. LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP / DESIGN PHASE.

LANDSCAPE 17.2.1
MIN. LANDSCAPED AREA 1.8m

TREATMENT LEVELS 17.11

ZONE	FRONT YARD	SIDE Y	REAR Y	GARB
I3	1	1(FLANK)	2	

SITE AREA: (UNADJUSTED FOR EASEMENTS)
LANDSCAPE AREA:
LANDSCAPE AREA OUTSIDE OF PL (HANSEN AND EAST WELLINGTON EASEMENTS)
TOTAL LANDSCAPE AREA:

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KEYPLAN:

LEGAL DESCRIPTION:
LOT A, SECTION 14, RANGE 8,
LAND DISTRICT 31,
PLAN VIP17946,
PID 003-844-153

MUNICIPAL ADDRESS:
1861 EAST WELLINGTON ROAD,
NANAIMO, BC

CLIENT INFORMATION:

3	DP COMMENTS	2023.03.07
2	ADDITIONAL INFORMATION	2023.01.18
NO.	Description	Date

Revision Schedule

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NO.	BY	DESCRIPTION	DATE
3	DK	ISSUE FOR DEVELOPMENT PERMIT	2023 04 18
2	DK	ISSUE FOR DEVELOPMENT PERMIT	2023 03 22
1	DK	ISSUE FOR DEVELOPMENT PERMIT	2022 11 10

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PROJECT: NEW LOAVES AND FISHES WAREHOUSE
LOCATION: 1861 E WELLINGTON RD NANAIMO BC

DRAWING TITLE: **SITE PLAN**

DRAWN BY: KAR | CHECKED BY: DK
SCALE: As indicated
PROJECT: 21126 NVLWE
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2023 04 18
REV. NO. 3 | SHEET NO. A101

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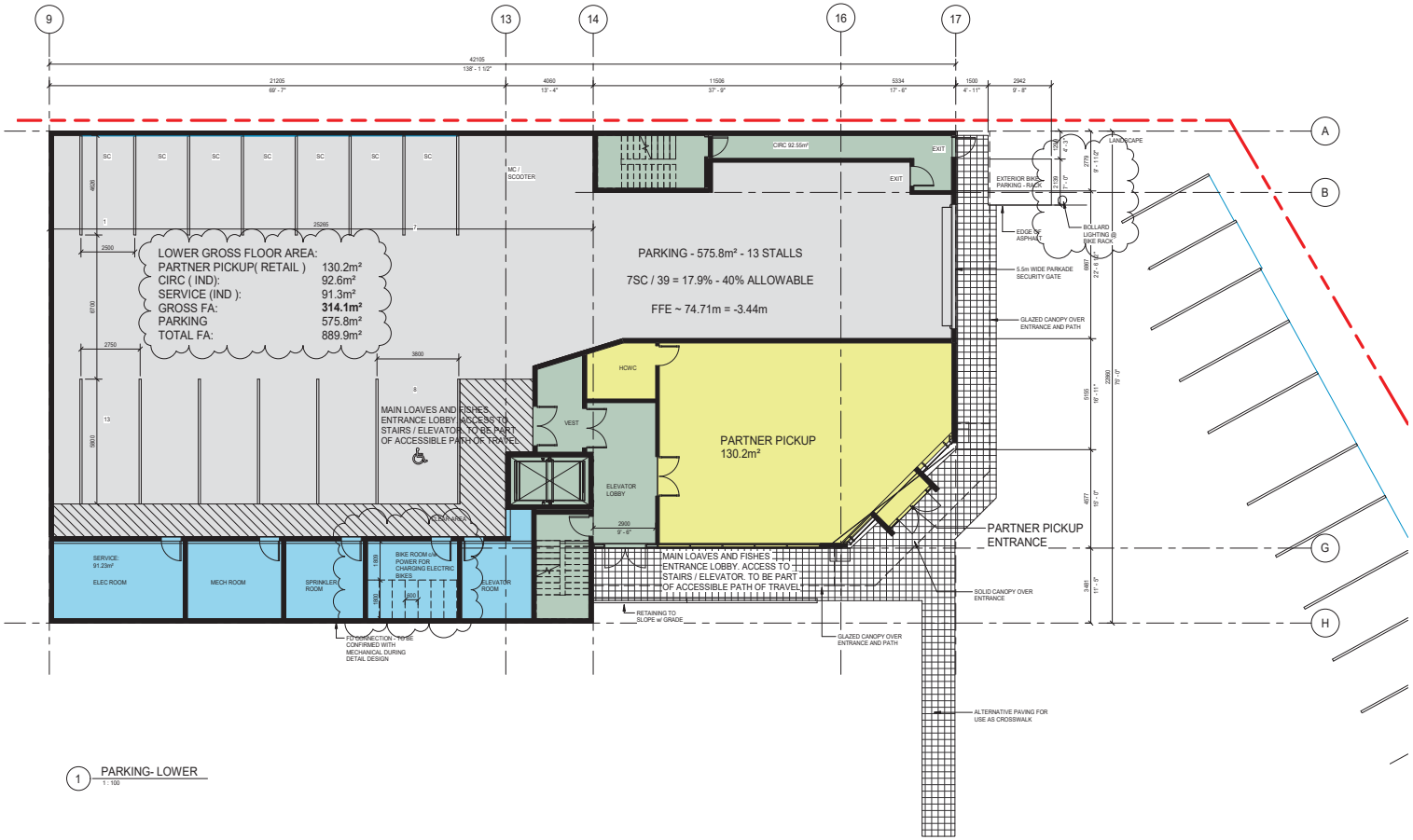

1 PARKING- LOWER
1 : 100

AREA USE LEGEND

- INDUSTRIAL USE
- OFFICE USE
- SERVICE SPACE
- CIRC SPACE
- PARKING

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KEYPLAN:

LEGAL DESCRIPTION:
LOT A, SECTION 14, RANGE 8,
LAND DISTRICT 31,
PLAN VIP17946,
PID 003-844-153

MUNICIPAL ADDRESS:
1861 EAST WELLINGTON ROAD,
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
3	DP COMMENTS	2023.03.07
2	ADDITIONAL INFORAMTION	2023.01.18

Revision Schedule

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NO.	BY	DESCRIPTION	DATE
2	DK	ISSUE FOR DEVELOPMENT PERMIT	2023 03 22
1	DK	ISSUE FOR DEVELOPMENT PERMIT	2022 11 10

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ALVIN REINHARD FRITZ ARCHITECT INC.

PROFESSIONAL SEAL:

2023-03-22

PROJECT: NEW LOAVES AND FISHES WAREHOUSE
LOCATION: 1861 E WELLINGTON RD NANAIMO BC

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DRAWING TITLE:
LOWER FLOORPLANS

DRAWN BY :	CHECKED BY :
KAR	DK

SCALE : 1 : 100
PROJECT : 21126 NVLWE
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2023 03 22

REV. NO.	SHEET NO.
3	A204

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