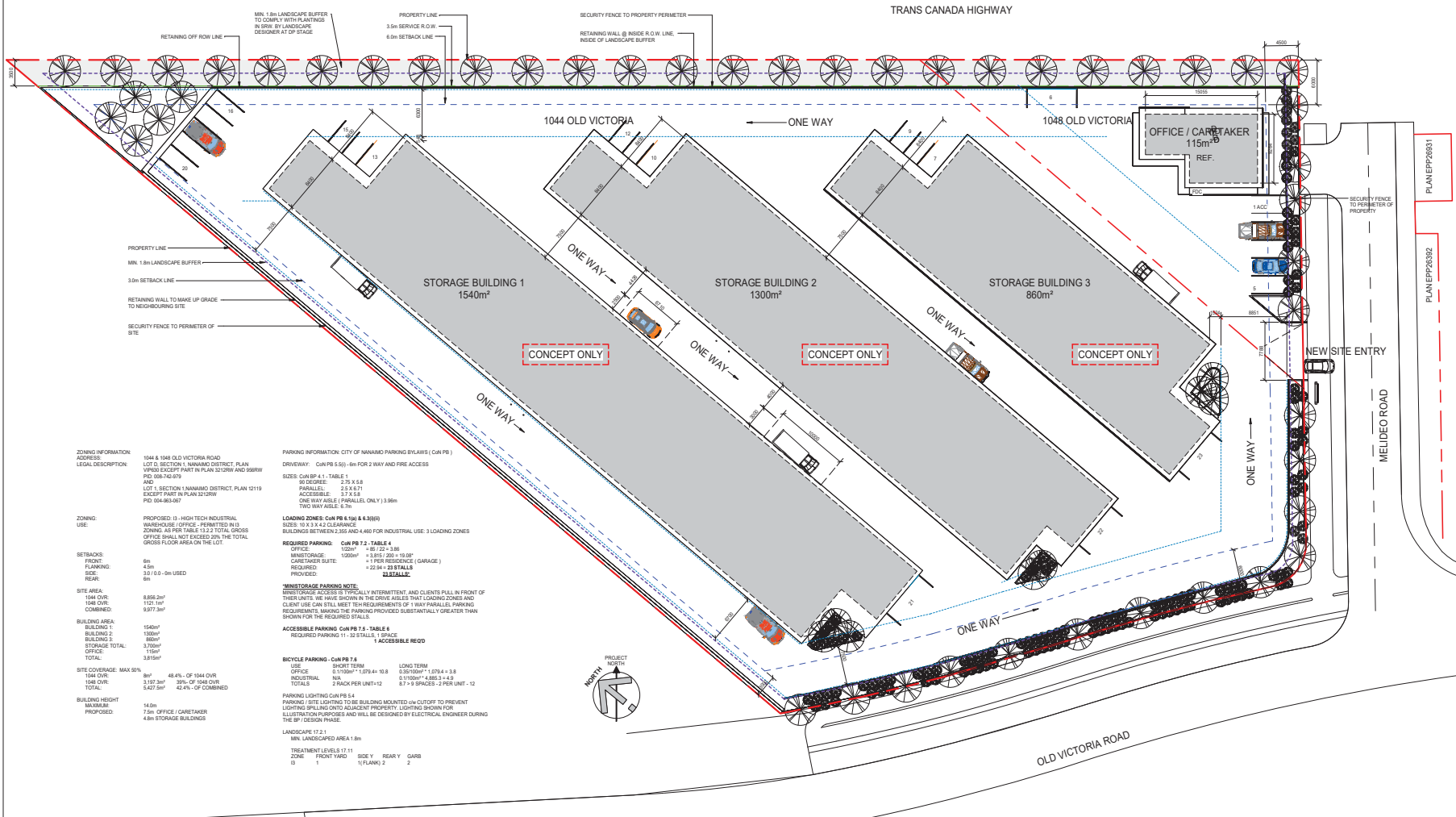


ATTACHMENT B CONCEPTUAL SITE PLAN

ISSUES		
No.	DATE	ISSUED FOR
1	2023.03.27	REVISED RECORDING
SUB CONSULTANT		



ZONING INFORMATION:
ADDRESS: 1044 & 1048 OLD VICTORIA ROAD
LEGAL DESCRIPTION: LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN V1000 EXCEPT PART IN PLAN S212RW AND S69RW PDS 084-16-0199 AND LOT 1, SECTION 1 NANAIMO DISTRICT, PLAN S2119 EXCEPT PART IN PLAN S212RW PDS 084-16-0199

ZONING:
USE: PROPOSED (1) - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE, PERMITTED IN D ZONING AS PER TABLE 13.2.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% OF THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
FRONT: 6.0m
PLANNING: 4.0m
SIDE: 3.0 / 6.0 - 0m USED
REAR: 8m

SITE AREA:
1044 OVR: 8,888.3m²
1048 OVR: 1,021.1m²
COMBINED: 9,909.3m²

BUILDING AREA:
BUILDING 1: 1540m²
BUILDING 2: 1300m²
BUILDING 3: 860m²
STORAGE TOTAL: 3,700m²
OFFICE: 115m²
TOTAL: 3,815m²

SITE COVERAGE: MAX 50%
1044 OVR: 48.4% - OF 1044 OVR
1048 OVR: 39% - OF 1048 OVR
TOTAL: 42.4% - OF COMBINED

BUILDING HEIGHT:
MAXIMUM: 14.0m
PROPOSED: 7.5m OFFICE / CARETAKER
4.0m STORAGE BUILDINGS

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (CUB P8)
DRIVEWAY: CUB P8 5.5(1) - 6m FOR 2 WAY AND FIRE ACCESS

SIZES: CUB P8 4.1, TABLE 1
90 DEGREE: 2.75 X 5.8
PARALLEL: 2.5 X 6.1
ACCESSIBLE: 3.7 X 6.8
ONE WAY AISLE (PARALLEL ONLY) 3.5m
TWO WAY AISLE: 5.1m

LOADING ZONES: CUB P8 4.1(9) & 4.3(10)
SIZES: 10 X 3 X 4 CLEARANCE
BUILDINGS BETWEEN 3.05 AND 4.40 FOR INDUSTRIAL USE: 3 LOADING ZONES

REQUIRED PARKING: CUB P8 7.2, TABLE 4
OFFICE: 1,020m² = 4.65 (22' X 3.6)
MINISTORAGE: 1,020m² = 3.6 (5' X 20' X 10')
CARETAKER SUITE: = 1 PER RESIDENCE (GARAGE)
REQUIRED: = 23.4 - 23 STALLS
PROVIDED: 23 STALLS

MINISTORAGE PARKING NOTE:
MINISTORAGE ACCESS IS TYPICALLY INTERMITTENT AND CLIENTS PULL IN FRONT OF THEIR UNITS. WE HAVE SHOWN IN THE DRIVE AISLES THAT LOADING ZONES AND CLIENT USE CAN STILL MEET THE REQUIREMENTS OF 1 WAY PARALLEL PARKING REQUIREMENTS. AMONG THE PARKING PROVIDED SUBSTANTIALLY GREATER THAN SHOWN FOR THE REQUIRED STALLS

ACCESSIBLE PARKING: CUB P8 7.5, TABLE 8
REQUIRED PARKING 11 - 32 STALLS, 1 SPACE
1 ACCESSIBLE REQD

BICYCLE PARKING: CUB P8 7.4
USE: OFFICE SHORT TERM LONG TERM
INDUSTRIAL 1 (110m²) X 1 (70' X 41' X 0.8) 0.30/100m² X 1 (27' X 41' X 3.8)
TOTALS: N/A 0.17/100m² X 4,883.3 X 4.9 2.7 X 9 SPACES - 3 PER UNIT - 12

PARKING LIGHTING: CUB P8 5.4
PARKING / SITE LIGHTING TO BE BUILT MOUNTED ON CLIP TO PREVENT LIGHTING SPILLING ONTO ADJACENT PROPERTY. LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE 3P DESIGN PHASE.

LANDSCAPE: 12.2.1
MIN. LANDSCAPED AREA: 1.8m
TREEMENT LEVELS: 11
ZONE: FRONT YARD SIDE Y REAR Y GARB
IS: 1 (1 PLANT) 2 2

1044 & 1048 OLD VICTORIA MINISTORAGE

HEROLD ENGINEERING
3701 Sherrin Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: mail@heroldengineering.com

SITE PLAN AND ZONING INFO

DESIGNED LHY / KAR	SEAL
DESIGN REVIEW	RECEIVED RA489 2023-JUN-28
DRAFTED LHY / KAR	
DRAFTING REVIEW	
PROJECT No: 0696-019	CLIENT DRAWING No:
SCALE: 1 : 250	PERMIT No:
DRAWING No: A1.1	OF 1

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION