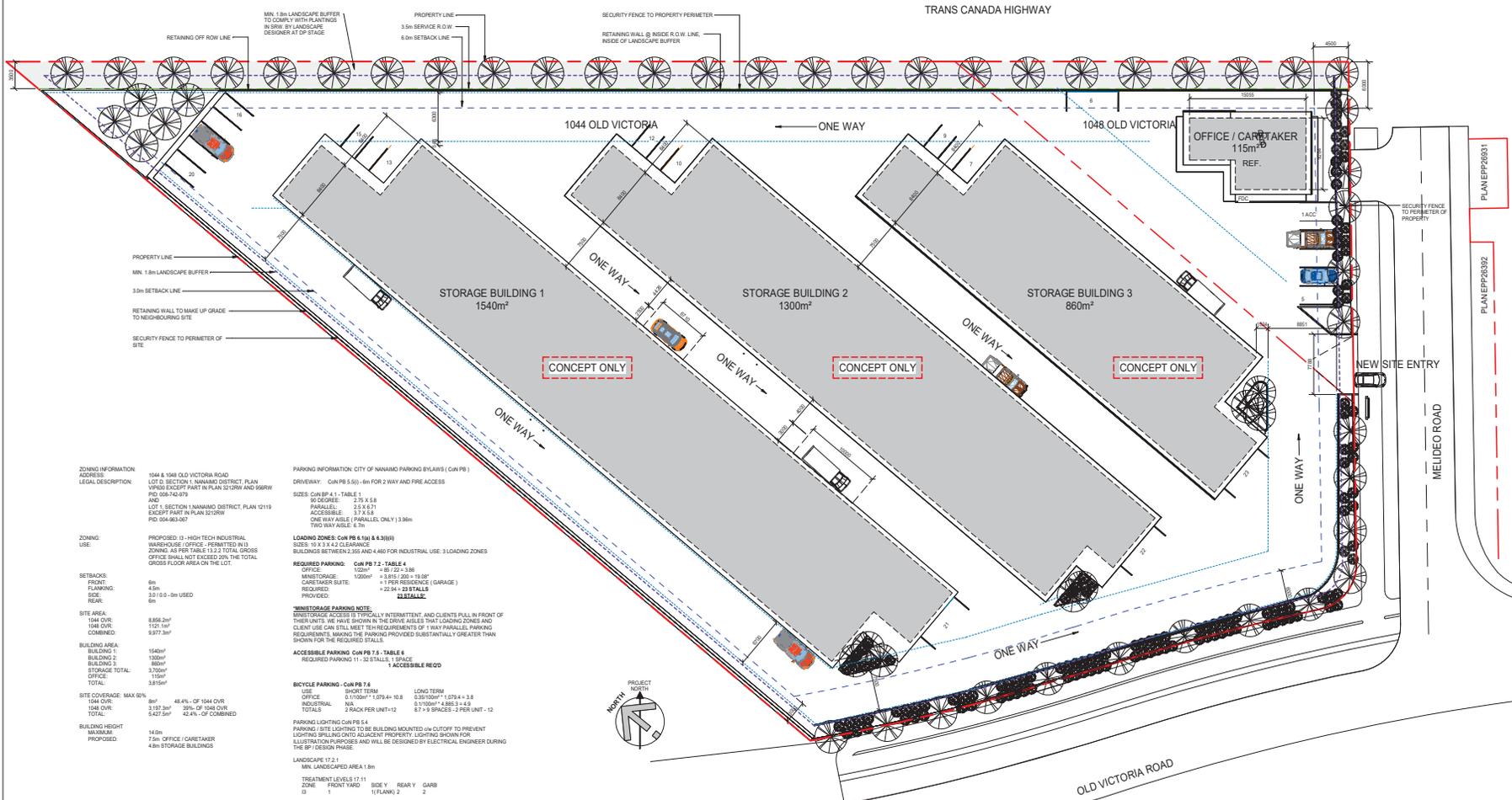


# ATTACHMENT B CONCEPTUAL SITE PLAN

ISSUES		
No.	DATE	ISSUED FOR
1	2023.03.27	REVISED RECORDING

SUB CONSULTANT



**ZONING INFORMATION:**  
ADDRESS: 1044 & 1048 OLD VICTORIA ROAD  
LEGAL DESCRIPTION: LOT 03, SECTION 1, NANAIMO DISTRICT, PLAN V1903 EXCEPT PART IN PLAN S212RW AND S69RW P10 094-14319 AND LOT 1, SECTION 1 NANAIMO DISTRICT, PLAN S2119 EXCEPT PART IN PLAN S212RW P10 094-08167

**ZONING:**  
PROPOSED: I1 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE. PERMITTED IN I3 ZONING AS PER TABLE 13.3.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% THE TOTAL GROSS FLOOR AREA ON THE LOT.

**SETBACKS:**  
FRONT: 8m  
PLANNING: 4.5m  
SIDE: 3.0 / 0.0 - 0m USED  
REAR: 8m

**SITE AREA:**  
1044 OVR: 8,882.2m²  
1048 OVR: 1,021.1m²  
COMBINED: 9,973.3m²

**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: 88% - 48.4% - OF 1044 OVR  
1048 OVR: 31.92.3m² - 31% - OF 1048 OVR  
TOTAL: 5427.5m² - 42.4% - OF COMBINED

**BUILDING HEIGHT:**  
MAXIMUM: 14.0m  
PROPOSED: 7.5m OFFICE / CARETAKER  
4.8m STORAGE BUILDINGS

**PARKING INFORMATION:** CITY OF NANAIMO PARKING BYLAWS (CIN PB 1)  
DRIVEWAY: CAN PB 5.50 - 6m FOR 2 WAY AND FIRE ACCESS

**SIZES:** CAN BP 4.1, TABLE 1  
90 DEGREE: 2.5 X 5.8  
PARALLEL: 2.5 X 6.7  
ACCESSIBLE: 3.7 X 6.2  
ONE WAY ASBLE (PARALLEL ONLY) 13.96m  
TWO WAY ASBLE 1.9m

**LOADING ZONES:** CAN PB 4.100 & 4.3100  
SIZES: 10 X 3 X 4.2 CLEARANCE  
BUILDINGS BETWEEN 3.250 AND 4.400 FOR INDUSTRIAL USE: 3 LOADING ZONES

**REQUIRED PARKING:** CAN PB 7.2, TABLE 4  
OFFICE: 102m² = 4.65 / 27 = 3.86  
WAREHOUSE: 1020m² = 3.81% / 200 = 19.05  
CARETAKER SUITE: = 1 PER RESIDENCE (GARAGE)  
REQUIRED: 23 STALLS  
PROVIDED: 23 STALLS

**MINI-STORAGE PARKING NOTE:**  
MINI-STORAGE 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:** CAN PB 7.5, TABLE 6  
REQUIRED PARKING 11 - 32 STALLS, 1 SPACE  
4 ACCESSIBLE NEED

**BICYCLE PARKING:** CAN PB 7.4  
USE: SHORT TERM LONG TERM  
OFFICE: 0.1700m² x 1078.41 = 18.3 0.3000m² x 1078.41 = 3.8  
INDUSTRIAL: N/A 0.1700m² x 4883.3 = 8.9  
TOTALS: 2.60X PER UNIT = 12 8.7 X 9 SPACES = 4 PER UNIT - 12

**PARKING LIGHTING:** CAN PB 5.4  
PARKING / SITE LIGHTING TO BE BUILDING MOUNTED ON CLIFFTOP 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  
TREEMENT LEVELS 17.11  
ZONE FRONT YARD SIDE Y REAR Y GARB  
10 1 (FLANK) 2 2



1044 & 1048 OLD VICTORIA MINISTORAGE

1044 & 1048 OLD VICTORIA ROAD, NANAIMO, BC  
WESTMARK CONSTRUCTION LTD.  
1 - REVISED RECORDING

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## SITE PLAN AND ZONING INFO

DESIGNED LHY / KAR	SEAL
DESIGN REVIEW	RECEIVED
DRAFTED LHY / KAR	RA489
DRAFTING REVIEW	2023-JUN-28
PROJECT No: 0896-019	CLIENT DRAWING No:
SCALE 1 : 250	PERMIT No:
REL DRAWING No: <b>A1.1</b>	OF 1

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION