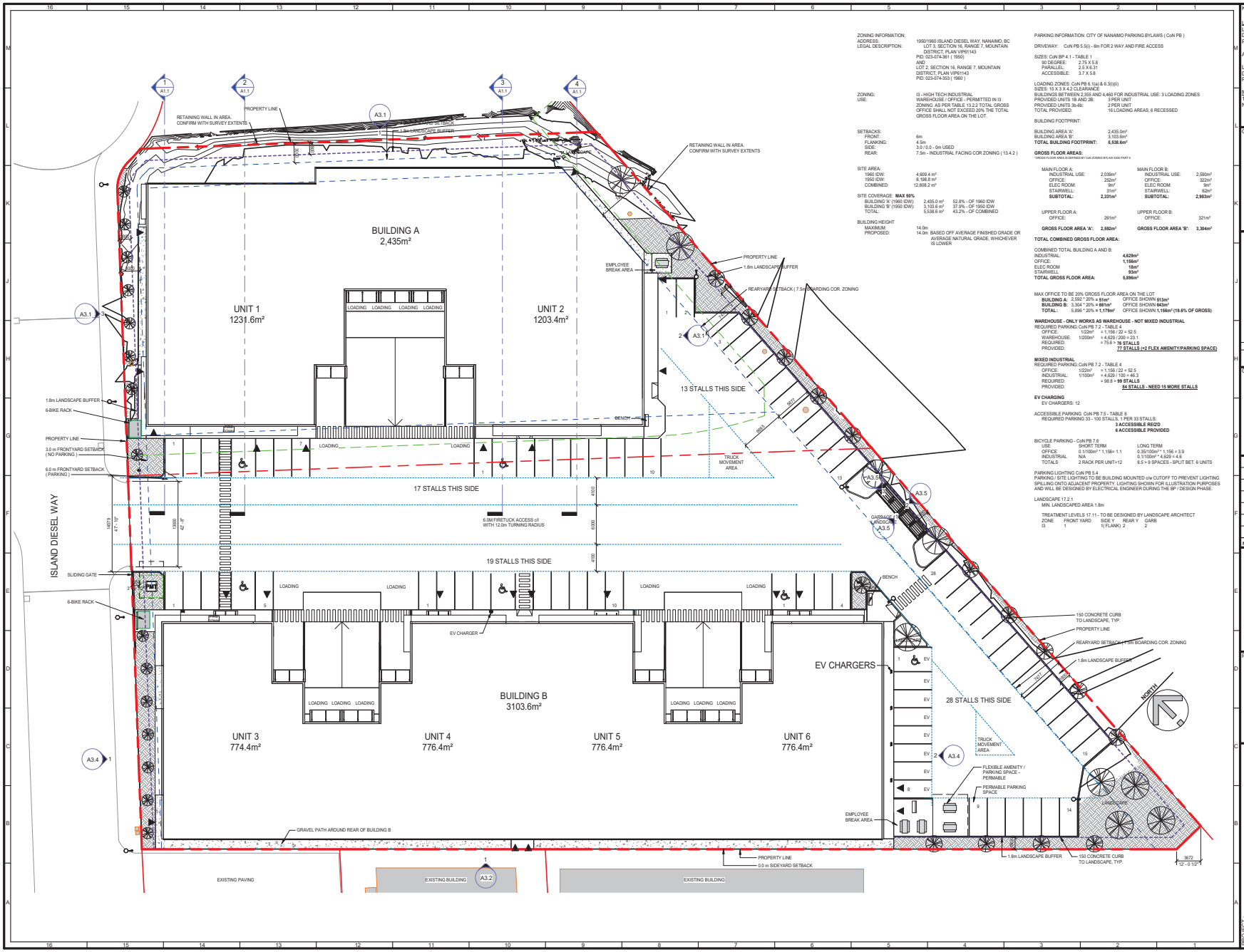
ATTACHMENT C
SITE PLAN



ZONING INFORMATION:
ADDRESS: 1950/1960 ISLAND DIESEL WAY, NANAIMO, BC
LEGAL DESCRIPTION: LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 PID: 023-074-361 (1950)
AND
LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 PID: 023-074-353 (1960)

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 COR ZONING (13.4.2)

SITE AREA:
1960 IDW: 4,608.4 m²
1950 IDW: 8,198.8 m²
COMBINED: 12,808.2 m²

SITE COVERAGE: **MAX 50%**
BUILDING 'A' (1960 IDW): 2,435.0 m² 52.8% - OF 1960 IDW
BUILDING 'B' (1950 IDW): 3,103.6 m² 37.9% - OF 1950 IDW
TOTAL: 5,538.6 m² 43.2% - OF COMBINED

BUILDING HEIGHT
MAXIMUM: 14.0m
PROPOSED: 14.0m BASED OFF AVERAGE FINISHED GRADE OR AVERAGE NATURAL GRADE, WHICHEVER IS LOWER

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(ii)
SIZES: 10 X 3 X 4.2 CLEARANCE
BUILDINGS BETWEEN 2,555 AND 4,460 FOR INDUSTRIAL USE: 3 LOADING ZONES
PROVIDED UNITS 1B AND 2B: 3 PER UNIT
PROVIDED UNITS 3b-6b: 2 PER UNIT
TOTAL PROVIDED: 16 LOADING AREAS, 6 RECESSED

BUILDING FOOTPRINT:

BUILDING AREA 'A': 2,435.0m²
BUILDING AREA 'B': 3,103.6m²
TOTAL BUILDING FOOTPRINT: 5,538.6m²

GROSS FLOOR AREAS:
*GROSS FLOOR AREA IS DEFINED BY CoN ZONING BYLAW 6500 PART 5

MAIN FLOOR A:
INDUSTRIAL USE: 2,039m²
OFFICE: 232m²
ELEC ROOM: 9m²
STAIRWELL: 31m²
SUBTOTAL: 2,331m²

MAIN FLOOR B:
INDUSTRIAL USE: 2,590m²
OFFICE: 322m²
ELEC ROOM: 9m²
STAIRWELL: 62m²
SUBTOTAL: 2,983m²

UPPER FLOOR A:
OFFICE: 261m²

UPPER FLOOR B:
OFFICE: 321m²

GROSS FLOOR AREA 'A': 2,592m² **GROSS FLOOR AREA 'B': 3,304m²**

TOTAL COMBINED GROSS FLOOR AREA:

COMBINED TOTAL BUILDING A AND B:
INDUSTRIAL: **4,629m²**
OFFICE: **1,166m²**
ELEC ROOM **18m²**
STAIRWELL: **93m²**
TOTAL GROSS FLOOR AREA: 5,896m²

MAX OFFICE TO BE 20% GROSS FLOOR AREA ON THE LOT
BUILDING A: 2,592 * 20% = **518m²** OFFICE SHOWN **513m²**
BUILDING B: 3,304 * 20% = **661m²** OFFICE SHOWN **643m²**
TOTAL: 5,896 * 20% = **1,179m²** OFFICE SHOWN **1,156m² (19.6% OF GROSS)**

WAREHOUSE - ONLY WORKS AS WAREHOUSE - NOT MIXED INDUSTRIAL
REQUIRED PARKING: CoN PB 7.2 - TABLE 4
OFFICE: 1/22m² = 1,156 / 22 = 52.5
WAREHOUSE: 1/200m² = 4,629 / 200 = 23.1
REQUIRED: = 75.6 = **76 STALLS**
PROVIDED: **77 STALLS (+2 FLEX AMENITY/PARKING SPACE)**

MIXED INDUSTRIAL
REQUIRED PARKING: CoN PB 7.2 - TABLE 4
OFFICE: 1/22m² = 1,156 / 22 = 52.5
INDUSTRIAL: 1/100m² = 4,629 / 100 = 46.3
REQUIRED: = 98.8 = **99 STALLS**
PROVIDED: **84 STALLS - NEED 15 MORE STALLS**

EV CHARGING
EV CHARGERS: 12

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

BICYCLE PARKING - CoN PB 7.6

USE	SHORT TERM	LONG TERM
OFFICE	0.1/100m² * 1,156= 1.1	0.35/100m² * 1,156 = 3.9
INDUSTRIAL	N/A	0.1/100m² * 4,629 = 4.6
TOTALS	2 RACK PER UNIT=12	8.5 = 9 SPACES - SPLIT BET. 6 UNITS

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 - TO BE DESIGNED BY LANDSCAPE ARCHITECT

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

KEYPLAN:

LEGAL DESCRIPTION:
LOT 3, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
PID: 023-074-361

AND

LOT 2, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143
PID: 023-074-353

MUNICIPAL ADDRESS:
1950 & 1960 ISLAND DIESEL WAY
NANAIMO, BC

CLIENT INFORMATION:

#	Description	Date
2	DK REISSUE FOR DEVELOPMENT	2024 02 27
1	DK ISSUE FOR DEVELOPMENT	2023 11 10

Revision Schedule

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PROFESSIONAL SEAL:

REGISTERED ARCHITECT ALVIN REINHARD FRITZ BRITISH COLUMBIA 2024-02-27

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PROJECT: ISLAND DIESEL WAY INDUSTRIAL COMPLEX
LOCATION: 1950 & 1960 ISLAND DIESEL WAY

DRAWING TITLE:
SITE LAYOUT

DRAWN BY: BC
CHECKED BY: JK / DK
SCALE: 1 : 250
PROJECT: 23055 NHIIC
ISSUE FOR: DEVELOPMENT PERMIT
ISSUE DATE: 2024 02 27
REV. NO.
SHEET NO. **A1.0**

Tatfs-n-n20:f:Data\Data Folder\20-24\23055 NHIIC\01 drawings\02 dd\NHIICdd_Central_v22.rvt 2024-02-27 7:39:17 AM