

ATTACHMENT C SITE AND PARKING PLANS



PROPERTY INFORMATION :
 CIVIC ADDRESS: 524 OLD VICTORIA ROAD, NANAIMO, BC
 PID: 006-166-857
 LEGAL ADDRESS: VP 17-48 BLOCK C
 SITE AREA: 257,807.63 sq. ft. (23,933.24 sq. m.)
 ZONING: I2 - LIGHT INDUSTRIAL

12 - LIGHT INDUSTRIAL ZONING REVIEW :
 SITE SETBACKS:
 FRONT LOT LINE -7.5m
 FRONT LOT LINE WHERE LANDSCAPED BETWEEN BUILDING + ROAD -4.5m
 REAR LOT LINE -4.5m
 FLANKING SIDE YARD -4.5m
 SIDE YARD NO. 2 -0.0m

LOT COVERAGE: MAXIMUM 40% OR 103,003 sq. ft.
 PROPOSED 39.9% OR 102,959 sq. ft.

ADDITIONAL 15% LOT COVERAGE AVAILABLE WHERE DEVELOPMENT PROVIDES SUFFICIENT AMENITY TO MEET MINIMUM REQUIRED POINTS FOR ONE OF THE CATEGORIES IN SCHEDULE D OF THE BYLAW

BUILDING HEIGHT: MAXIMUM 12.0m

GROSS FLOOR AREA :

BUILDING 1:	MAIN FLOOR	4,850 sq. ft.
	MEZZANINE ALLOW (18%)	873 sq. ft.
BUILDING 2:	MAIN FLOOR	30,534 sq. ft.
	MEZZANINE ALLOW (18%)	5,496 sq. ft.
BUILDING 3:	MAIN FLOOR	45,074 sq. ft.
	MEZZANINE ALLOW (18%)	8,113 sq. ft.
INDUSTRIAL SITE - TOTAL GROSS FLOOR AREA 94,942 sq. ft.		
BUILDING 4:	MAIN FLOOR	22,500 sq. ft.
	SECOND FLOOR	22,500 sq. ft.
	THIRD FLOOR	22,500 sq. ft.
	FOURTH FLOOR	22,500 sq. ft.
B4 - TOTAL GROSS FLOOR AREA 90,000 sq. ft.		
TOTAL GROSS FLOOR AREA 184,942 sq. ft.		

BICYCLE PARKING CALCULATIONS - BYLAW NO. 7266 SECTION 7.6:

BICYCLE PARKING REQUIREMENTS:
 SHORT TERM: NONE REQUIRED
 LONG TERM: 0.1 PER SPACES PER 100m² (1/076 sq. ft.) OF GFA

BICYCLE PARKING CALCULATIONS:
 SHORT TERM: 0 REQUIRED
 LONG TERM: 184,942 sq. ft. / 1076 sq. ft. x 0.1 = 17 (17.18) 17 PROVIDED

OFF-STREET PARKING REVIEW - BYLAW 2018 NO. 7266 :

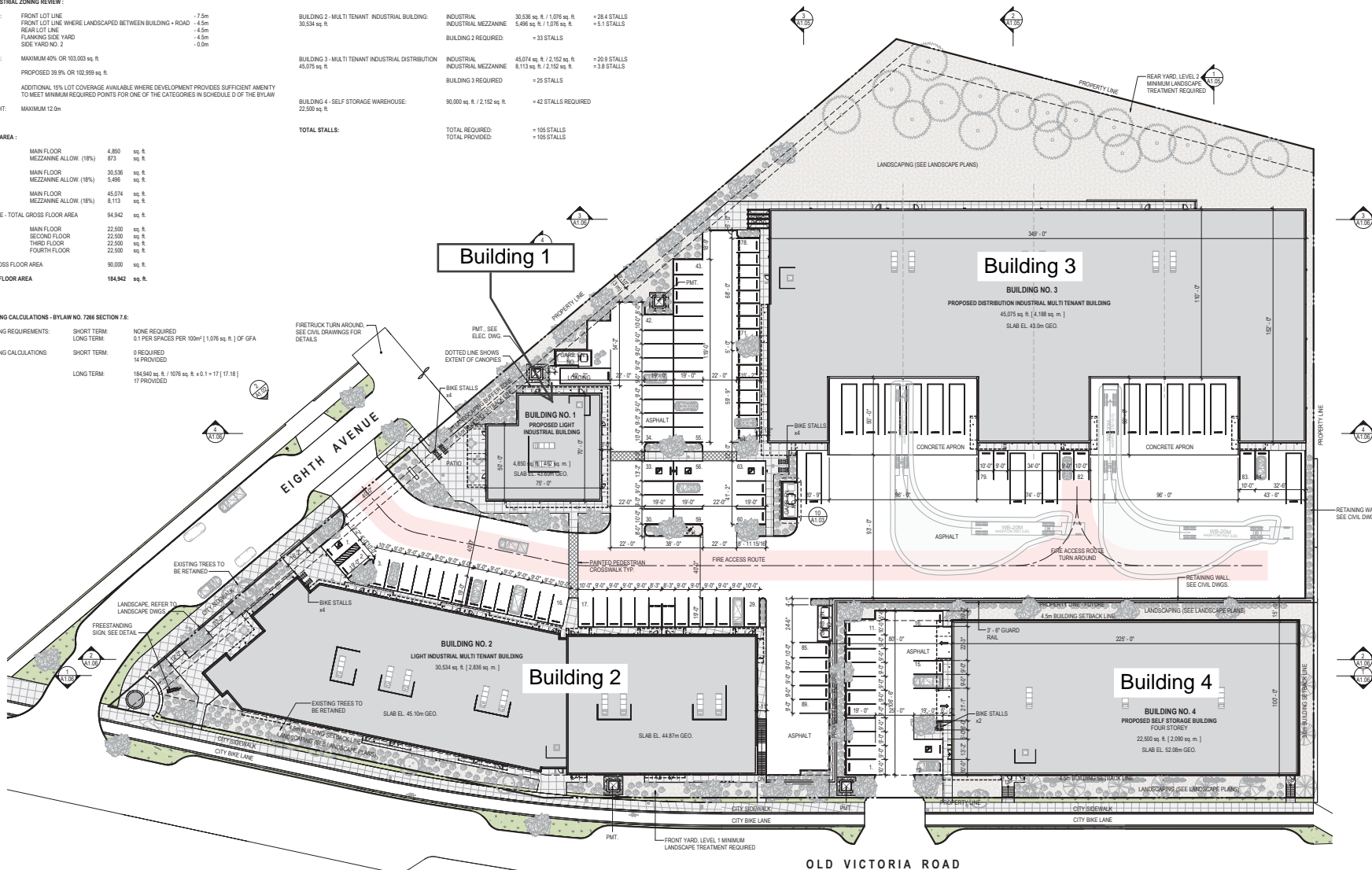
LIGHT INDUSTRIAL 1 STALL PER 100 sq. m. (1,076 sq. ft.) GROSS FLOOR AREA REQUIRED
 WAREHOUSING / STORAGE 1 STALL PER 200 sq. m. (2,152 sq. ft.) GROSS FLOOR AREA REQUIRED

OFF-STREET PARKING CALCULATIONS :

BUILDING 1 - LIGHT INDUSTRIAL BUILDING 4,850 sq. ft.	INDUSTRIAL INDUSTRIAL MEZZANINE 4,850 sq. ft. / 1,076 sq. ft. = 4.5 STALLS 873 sq. ft. / 1,076 sq. ft. = 0.8 STALLS	TOTAL STALLS REQUIRED: = 5 STALLS
BUILDING 2 - MULTI TENANT INDUSTRIAL BUILDING 30,534 sq. ft.	INDUSTRIAL INDUSTRIAL MEZZANINE 30,534 sq. ft. / 1,076 sq. ft. = 28.4 STALLS 5,496 sq. ft. / 1,076 sq. ft. = 5.1 STALLS	TOTAL STALLS REQUIRED: = 33 STALLS
BUILDING 3 - MULTI TENANT INDUSTRIAL DISTRIBUTION 45,074 sq. ft.	INDUSTRIAL INDUSTRIAL MEZZANINE 45,074 sq. ft. / 2,152 sq. ft. = 20.9 STALLS 8,113 sq. ft. / 2,152 sq. ft. = 3.8 STALLS	TOTAL STALLS REQUIRED: = 25 STALLS
BUILDING 4 - SELF STORAGE WAREHOUSE 90,000 sq. ft.	90,000 sq. ft. / 2,152 sq. ft. = 42 STALLS REQUIRED	TOTAL STALLS REQUIRED: = 42 STALLS REQUIRED
TOTAL STALLS:	TOTAL REQUIRED: = 105 STALLS TOTAL PROVIDED: = 105 STALLS	

OFF-STREET PARKING DESIGN REQUIREMENTS - BYLAW 2018 NO. 7266 :

STANDARD PARKING STALL 90 DEGREE 2.75m (9'0") x 5.80m (19'0")
 SMALL CAR PARKING STALL 2.50m (8'0") x 4.60m (15'0")
 MAXIMUM 40% OF ROAD PARKING MAY BE SMALL CAR
 TWO WAY DRIVE AISLE 6.70m (22'0")



1 SITE PLAN
 SCALE: 1" = 30'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by LARRY PODHORA ARCHITECTURE INC. to any party with whom LARRY PODHORA ARCHITECTURE INC. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

3	2023.12.15	Re-issued for GP
2	2023.12.04	Issued for Review
1	2023.03.24	Issued for GP
NO.	DATE	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



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 1447 HOWE STREET, RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME
OVR INDUSTRIAL DEVELOPMENT

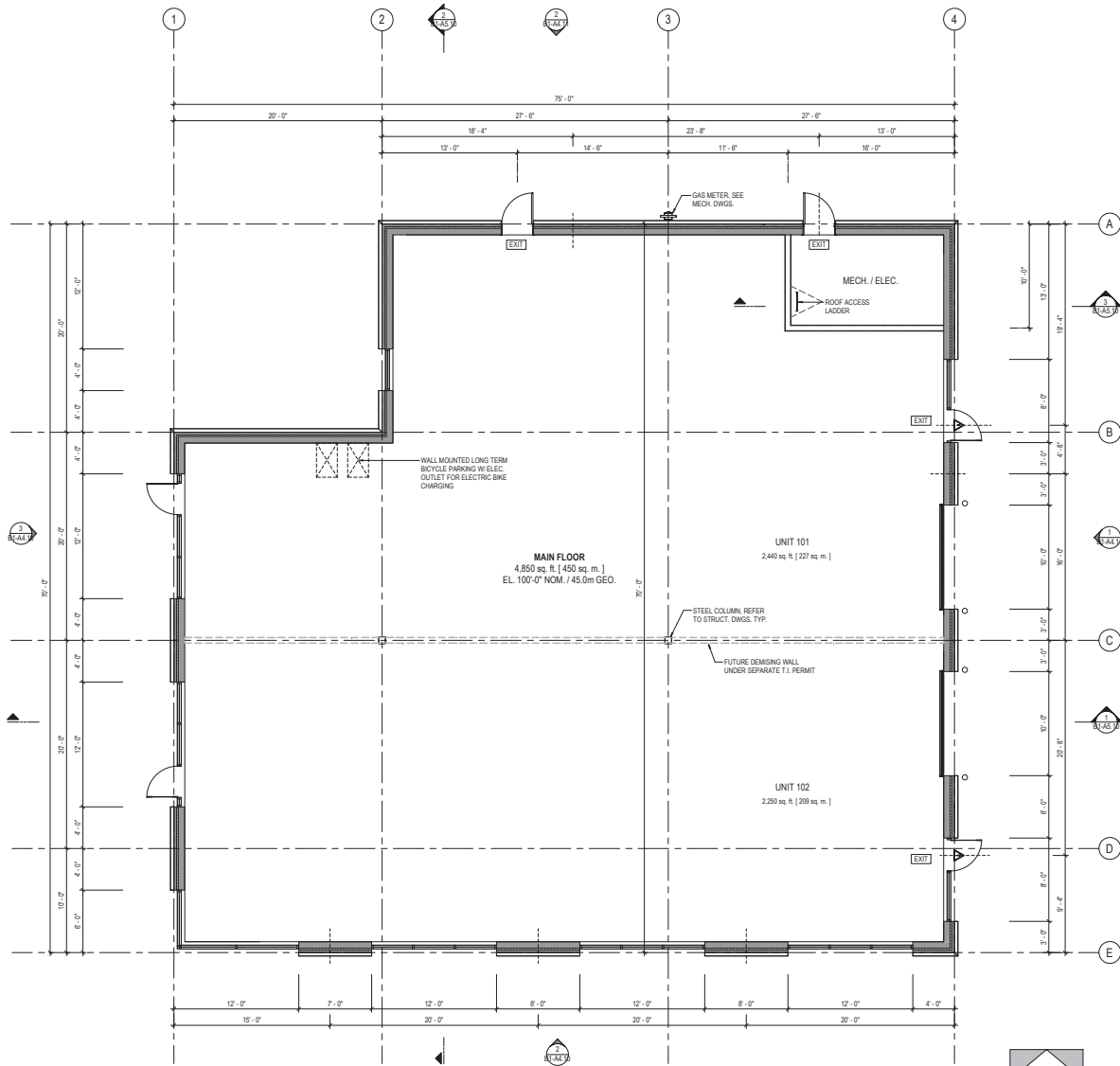
PROJECT ADDRESS
 524 OLD VICTORIA ROAD
 NANAIMO BC

DRAWING TITLE
OVERALL SITE PLAN + PROJECT INFORMATION

SCALE	1" = 30'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220236
DRAWING NO.	A1.01

RECEIVED
DP1307
2024-MAR-28
 Current Planning





1 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



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C	2023.12.15	Re-issued for GP
B	2023.12.04	Issued for Review
A	2023.03.24	Issued for GP
NO.	DATE	SYNO. DESCRIPTION



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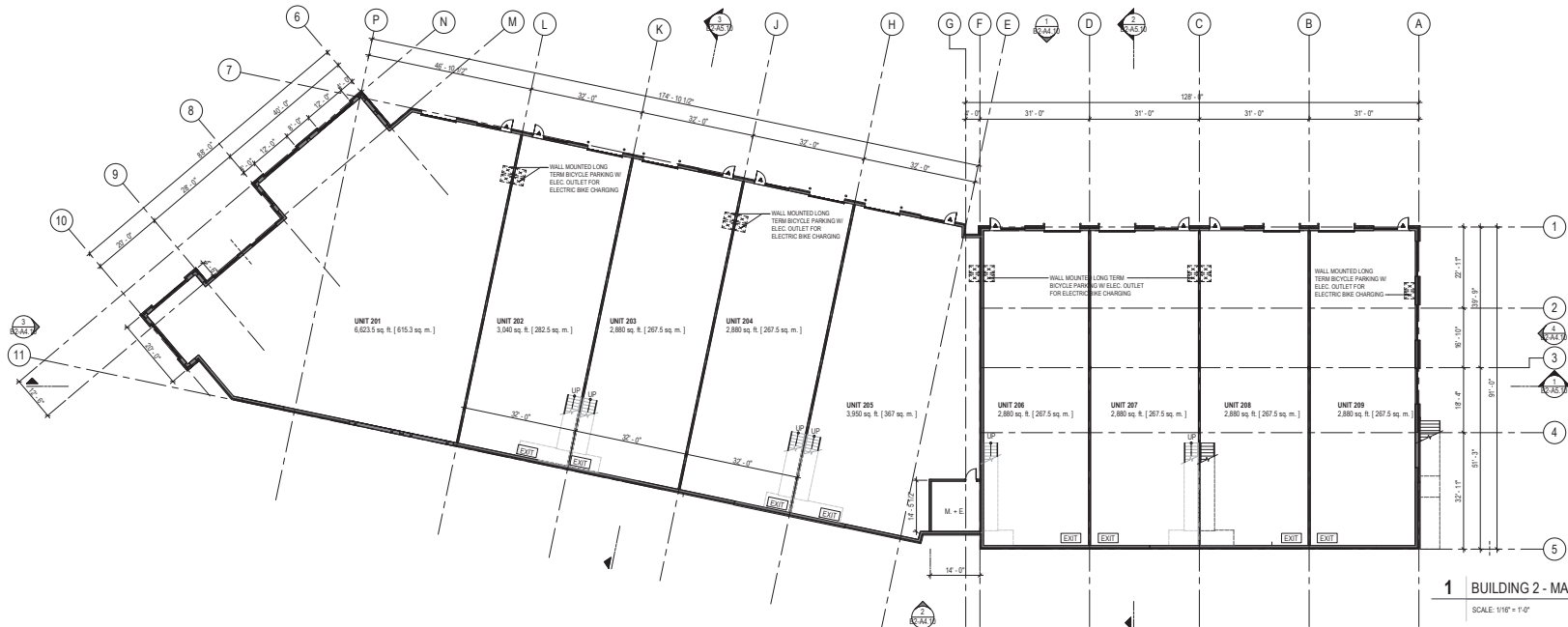
PROJECT NAME
OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS
524 OLD VICTORIA ROAD
NANAIMO, BC

DRAWING TITLE
BUILDING 1 - FLOOR PLAN

SCALE	3/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	220325
DRAWING NO.	B1-A2.01

RECEIVED
DP1307
2024-MAR-28
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1 BUILDING 2 - MAIN FLOOR PLAN

PRELIMINARY
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C	2023.12.15	Re-issued for CP	
B	2023.12.04	Issued for Review	
A	2023.03.24	Issued for CP	
NO.	DATE	Y.M.D.	DESCRIPTION
ISSUES AND REVISIONS			

SEAL



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PROJECT NAME
OVR INDUSTRIAL DEVELOPMENT

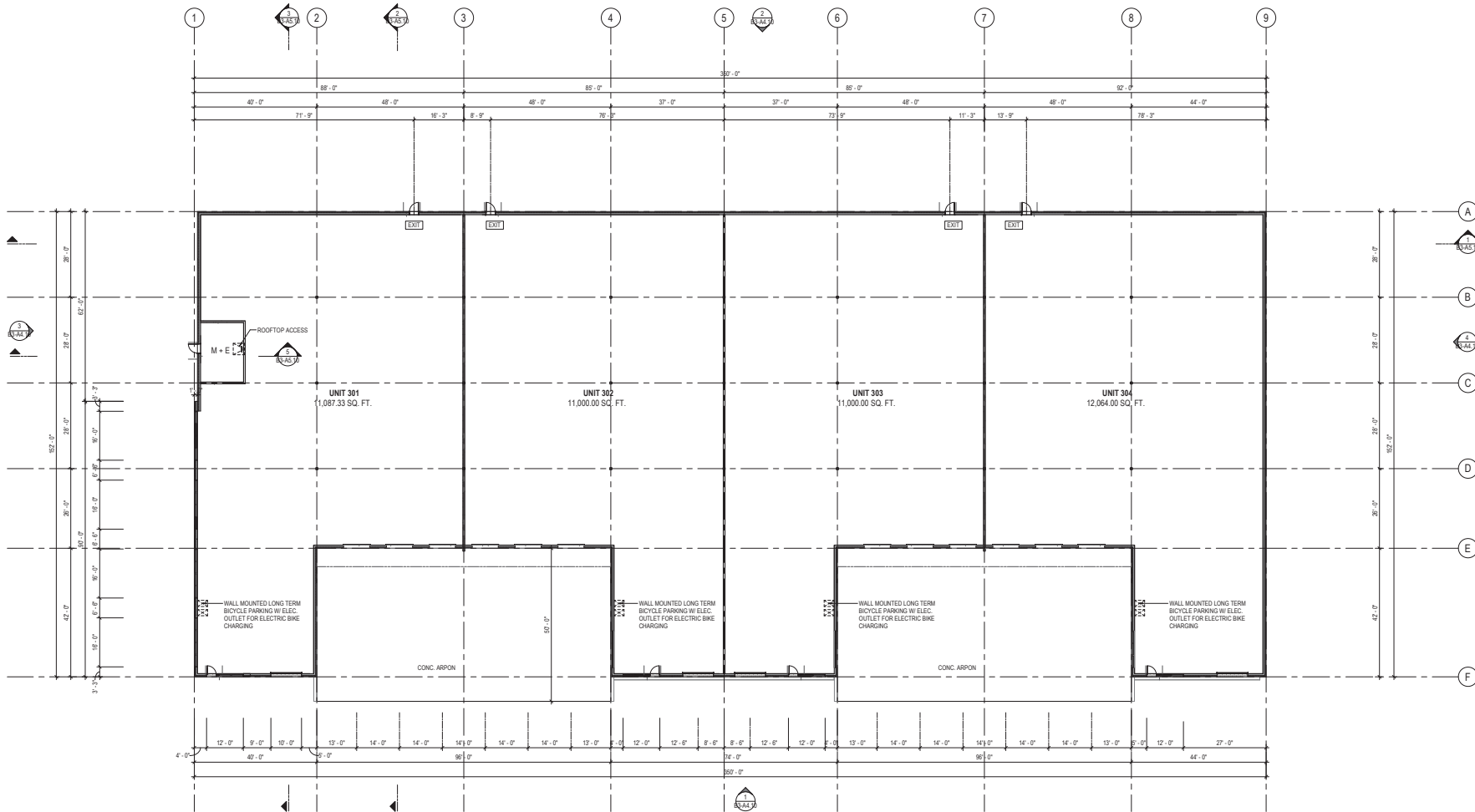
PROJECT ADDRESS
 524 OLD VICTORIA ROAD
 NANAIMO BC

DRAWING TITLE
BUILDING 2 FLOOR PLANS

SCALE	1/16" = 1'-0"
DRAWN	
REVIEWED	
PROJECT NO.	23###
DRAWING NO.	B2-A2.01



2024-03-28 10:11 AM - 11611512999601018
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1 BUILDING 3 - MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

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C	2023.12.15	Revised for DP	
B	2023.12.04	Issued for Review	
A	2023.03.24	Issued for DP	
NO.	DATE	SYMBOL	DESCRIPTION

ISSUES AND REVISIONS

SEAL



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1417 HOWICREST RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME
OVR INDUSTRIAL DEVELOPMENT

PROJECT ADDRESS
524 OLD VICTORIA ROAD
NANAIMO BC

DRAWING TITLE
BUILDING 3 - MAIN FLOOR PLAN

SCALE 1/16" = 1'-0"
DRAWN
REVIEWED

PROJECT NO. 220325
DRAWING NO.

RECEIVED
DP1307
2024-MAR-28
Current Planning

B3-A2.01

PROJECT: 220325 - OVR INDUSTRIAL DEVELOPMENT - BUILDING 3 - MAIN FLOOR PLAN
 DRAWING: B3-A2.01
 CLIENT: LARRY PODHORA ARCHITECTURE INC.