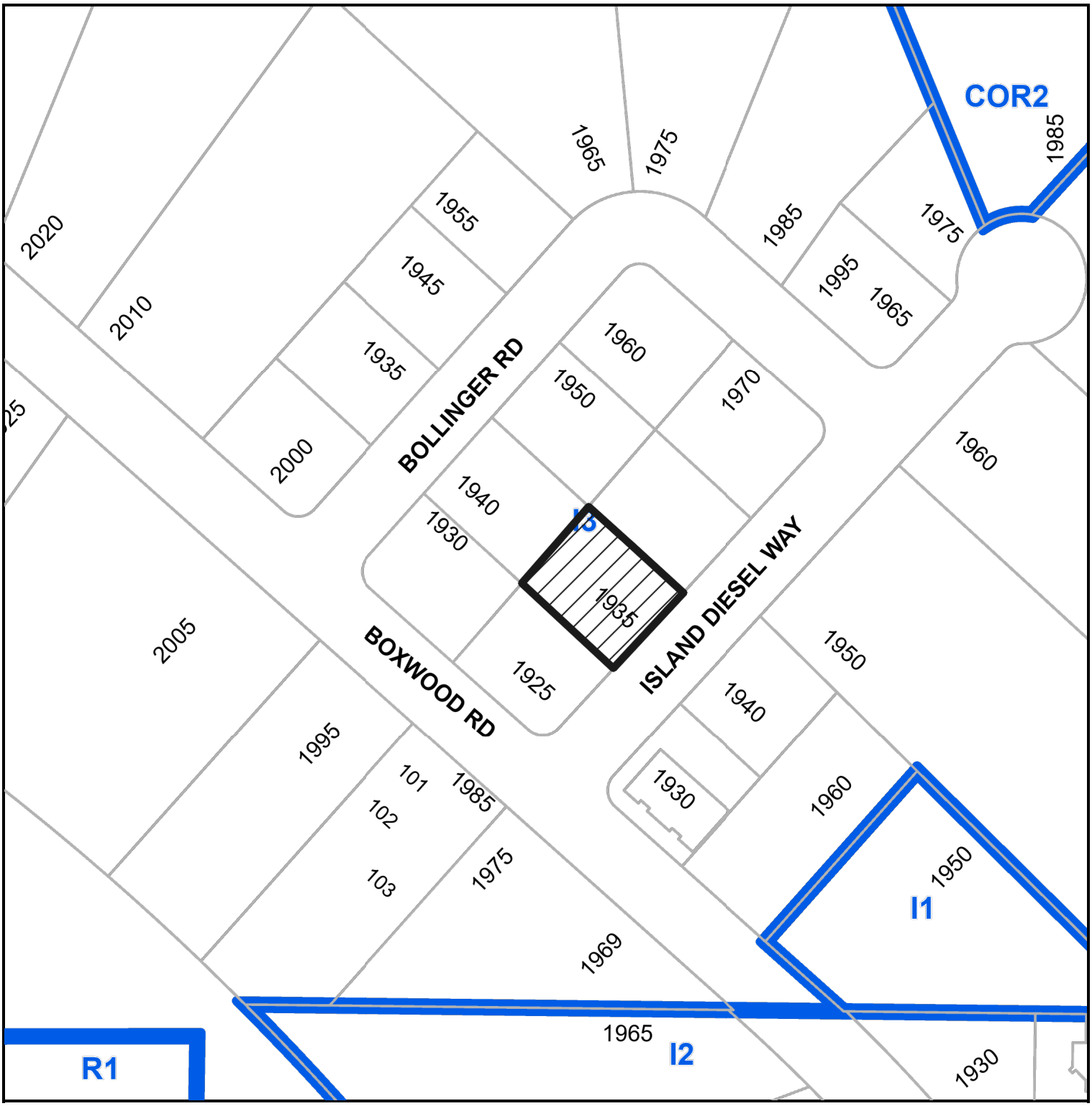
SUBJECT PROPERTY MAP



N

1935 ISLAND DIESEL WAY

AERIAL PHOTO

N

1935 ISLAND DIESEL WAY

2K Architecture

PROJECT
1935 Island Diesel

CLIENT
KSG CONSULTING LTD.

PROJECT NO.
2305

ADDRESS
1935 Island Diesel Way, Nanaimo, BC

SCALE

ISSUE
May 27, 2024

Cover Page

A0.0

2K Architecture

1935 Island Diesel Way

Design and Variance Rationales

Karim Kadri, Architect AIBC

REGISTERED ARCHITECT
KARIM KADRI
BRITISH COLUMBIA
2024-05-27

May 27, 2024
2K # 2305

Design Rationale

Project Description

Proposed development of 3 warehouse bays, an office and a residential suite within one building on an I3– High Tech Industrial. The office space fronts on Island Diesel way, with a possible connection to the adjacent warehouse bay. 3 Warehouse bays that can be divided as needed front on an onsite driveway and the required surface parking. A residential suite sits on top of the office space with a private access through the side of the building.

- 992.70 m^2 lot area.
- 3 Warehouse bays, average 100m^2 each, plus a mezzanine space of an average 40m^2 each.
- 74m2 Office space.
- One 2 Bedroom residential suite.

Design Principles

Efficiency and Flexibility: The design maximizes the use of available space, ensuring that each area is optimized for its intended purpose, whether it's the warehouse, office, or residential suite. Spaces are designed to be adaptable, allowing for changes in use or expansion as the needs of the business or residents change over time.

Aesthetics: The building's appearance is modern and sleek, with an emphasis on straight lines and a minimalist aesthetic that reflects current design trends.

Economic Viability: The design balances upfront construction costs with long-term operational savings, while keeping the design attractive to potential tenants or buyers.

Form and Character

The design of this modern industrial building is driven by the need for efficiency, versatility, and sustainability. The structure aims to serve multiple functions while maintaining a compact footprint, catering to the diverse needs of industrial operations, administrative work, and personal living.

The building is oriented perpendicular to the street to allow for an efficient driveway that enhances deliveries, parking access, garbage pickup, loading and access to the warehouse bays. The building's long side faces Boxwood Rd to provide maximum exposure for the warehouse signage.

The building adopts a contemporary architectural style with clean lines and a minimalist approach. The form is characterized by a simple rectangular geometric silhouette, which allows for efficient use of space and materials.

Building Finish Materials

The facade combines industrial materials like aluminum and glass with softer elements such as fiber cement panels and wood at the residential suite. Grey brick veneer around the office space provides durability and allows for a sleek and professional appearance. Large windows are incorporated into the office and residential areas to invite natural light and maximize views of the surroundings.

Black vinyl windows and doors, black powder coated guardrails for the decks on L2 and L3 with clear or frosted glass, and grey overhead doors to match the grey aluminum panels on the warehouses. The color scheme is kept neutral with accents of wood or wood-like material at the residential suite. This ensures the building remains timeless and adaptable to future tenant changes.

Landscaping

Landscaping around the building is designed to be low-maintenance yet visually appealing, using native plants and the existing oak tree (service connections permitting) to soften the industrial look and enhance the building's connection to its environment.

The small common sitting area serves as a relaxation zone for employees, residents, or visitors. It offers a tranquil escape from the bustling industrial environment.

Site/ Building Lighting

Soffit/ canopy mounted LED lights provide essential illumination for safety and visibility around the perimeter of the building, especially in areas like walkways, entrances, and parking lots. All lights are directed down and positioned carefully to help minimize light pollution, preserve the night sky and reduce the impact on the surrounding area.

Variance Rationale

Loading Spaces

Requirement:

- Industrial use: 1 Loading space for a total gross floor area of less than 465 m^2
    - Industrial warehouse area proposed = 419 m^2, requires 1 Loading space.
- Office use: 1 Loading space for a total gross floor area of less than 2,800 m^2
    - Office area proposed = 76 m^2, requires 1 Loading space.
- Combined industrial and office areas combined = 495 m^2
- Loading Space Dimensions: not less than 10m in length, 3m in width.

Variance Proposed:

- 1 Loading space for the both the Industrial warehouse and office areas, a variance of 1 space.
- Loading Space Dimensions: 5.8m in length, 3m in width, a variance of 4.2m in length.

We propose a reduction in both the size and quantity of loading spaces for the following reasons:

- Operational Efficiency: The building's operations involve goods that are smaller in volume and do not require full-sized loading docks.
- Space Constraints: The site has limited space, and dedicating large areas to loading stalls would reduce the building area and the availability of customer and employee parking.

Building Setbacks

Requirement:

- Rear Yard Setback: 6 m

Variance Proposed:

- Rear Yard Setback: 3.90m, a variance of 2.10m.

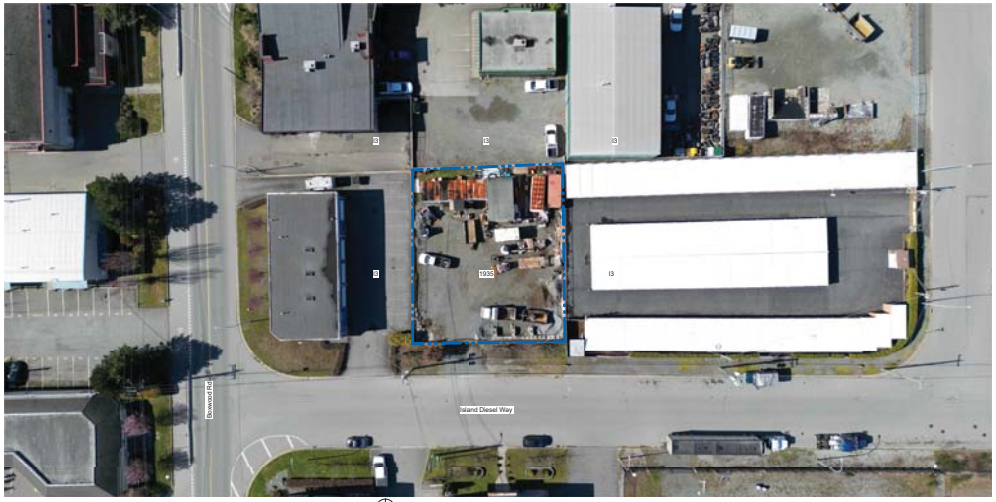
We propose a reduction in the Rear Yard Setback for the following reasons:

- Site Constraints: the site is relatively small.
- Adjacent Land Uses: All surrounding land uses are identical I3 – High Tech Industrial.

- Functional Efficiency: The proposed building is designed to maximize usable floor area. A reduced rear yard setback would allow for better utilization of the available land, enabling the project to meet operational needs.

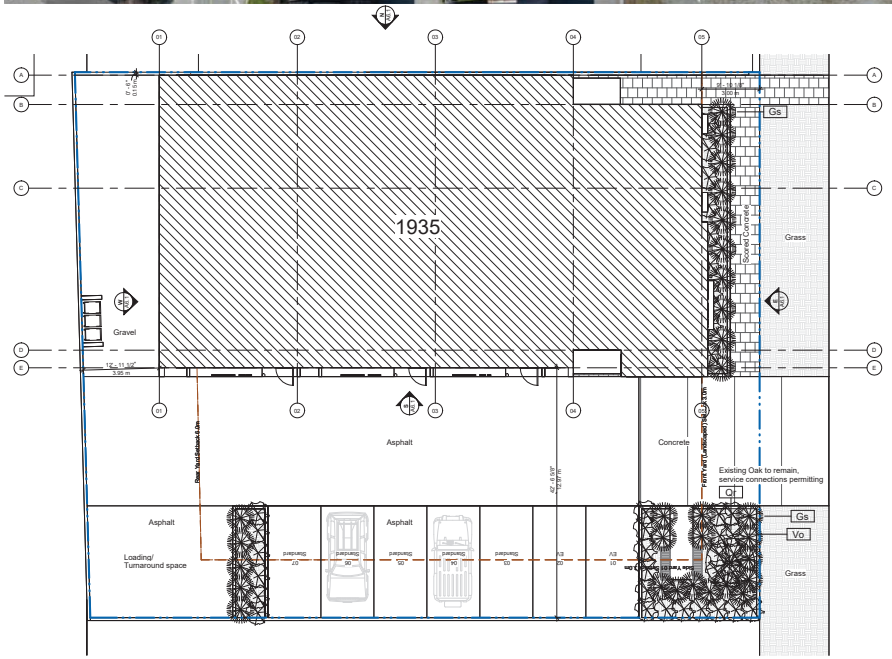
Project Description									
Civic Address:	1935 Island Diesel								
Legal Address:	LOT 30, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143								
Zoning:	I3 (High Tech Industrial) - DPA7								
Property (Lot) Area:	ft²		m²			acre			
	10,668		992.7			0.25			
Building Area									
	L1 Floor		L2 Floor		L3 Floor		GIA		
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
Warehouse (Primary Use)	3,271	103.8	1,286	119	0	0	4,557	423	
Utility Room	70	6.5	0	0	0	0	0	0	
Office (Accessory Use)	792	73.6	0	0	0	0	792	74	
Dwelling Unit (Accessory Use)	59	5	854	79	452	42	1,364	127	
Total Areas	4,190	389	2,140	199	452	42	6,712	624	
Zoning Bylaws									
Lot Coverage (%)	50%						39.%		
Lot Coverage (Area sqft)	5,343						4,23		
Lot Coverage (Area m2)	496						39		
FAR	N/A						N/		
Building Setbacks & Height Requirements									
Front Yard Setback - If Not Used for Parking	3.0m						3.0c		
Side Yard #1 Setback	3.0m						3.0c		
Side Yard #2 Setback	0.0m						1.5c		
Rear Yard Setback	6.0m						3.8m		
Building Height	14.0m						9.0c		
Parking Bylaws									
Standard Parking	Parking Requirement (Per Area/Unit)		Area GFA (m²)			Pacing Required			
Warehouse (Primary Use)	1	200	423			2		Provided	
Office (Accessory Use)	1	22	74			3			
Dwelling Unit (Accessory Use)	1	Unit	127			1			
Totals						6		7	
Loading Space	Parking Requirement (Per Area/Unit)		Area GFA (m²)			Pacing Required			
Warehouse (Primary Use)	1	If less than 465m²	423			1		Provided	
Office (Accessory Use)	1	If less than 2800m²	74			1			
Dwelling Unit (Accessory Use)	0	N/A	127			0			
Totals						2		1	
Car Parking									
Parking Types	Dimensions (m)		Bylaws Requirements			Proposed Parking	Variance	Totals	
	W	L	Ratio	Required Parking					
Regular Car Required (min.) Total Required	2.75	5.80	60%	6		7	-		
Small Car Allowed (max.)	2.50	4.60	40%	2		0	-		
Accessible Parking Required (1-10)	3.70	5.60	0	0		0	-	Parking Provided	
Visitors Parking	-	-	N/A	0		0	-		
EV Parking Required (Standard/Small)	-	-	N/A	0		2	-		
R.I. EV Parking Required (Standard/Small)	-	-	N/A	0		0	-		
Totals				6		7	-	7	
Bicycle Parking Requirements									
Use	Dimensions (m)		Bylaws Requirements			Proposed Parking	Variance	Totals Provided	
			Ratio	Area/ Unit	Required				
Industrial									
Short Term	0.30	-	N/A			N/A	N/A	N/A	
Long Term	0.60	1.80	0.1 Per/100m²	423	0.4	0	N/A	0	
Office									
Short Term	0.30	-	0.1 Per/100m²	74	0.1	1	N/A	1	
Long Term	0.60	1.80	0.35 Per/100m²	127	0.4		N/A		
Multi-family									
Short Term	0.30	-	0.1 Per/Unit	1	0.1	1	N/A	1	
Long Term	0.60	1.80	0.5 Per/Unit	1	0.5		N/A		

01 PROJECT DATA
May 08, 2024



View from East

View from South



Planting Schedule			
Key	Botanical Name	Common Name	Count
Gs	Gaultheria shallon	Salal	29
Qr	Quercus robur	Common Oak	1
Vo	Vaccinium ovatum	Evergreen Huckleberry	35

2K Architecture

PROJECT
1935 Island Diesel

CLIENT
KSG CONSULTING LTD.

ADDRESS
1935 Island Diesel Way, Nanaimo, BC

PROJECT NO.
2305

SCALE
As indicated

ISSUE
May 27, 2024

Site Plan, Project Data

A1.1

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2024-JUL-19
Current Planning

Project Description								
Civic Address:	**1935 Island Diesel**							
Legal Address:	**LOT 30, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143**							
Zoning:	**I3 (High Tech Industrial) - DPA7**							
Property (Lot) Area:	**ft²**		**m²**		**acre**			
	10,685		**992.7**		**0.25**			

Building Area	L1 Floor		L2 Floor		L3 Floor		GFA	
	ft²	**m²**	**ft²**	**m²**	**ft²**	**m²**	**ft²**	**m²**
Warehouse (Primary Use)	3,271	303.8	1,286	119	0	0	4,557	423
Utility Room	70	6.5	0	0	0	0	0	0
Office (Accessory Use)	792	73.6	0	0	0	0	792	74
Dwelling Unit (Accessory Use)	59	5	854	79	452	42	1,364	127
Total Areas	4,190	389	2,140	199	452	42	6,712	624

Zoning Bylaws		
Lot Coverage (%)	50%	39.9%
Lot Coverage (Area sqft)	5,343	4,263
Lot Coverage (Area m2)	496	396
FAR	N/A	N/A
Building Setbacks & Height Requirements		
Front Yard Setback - Buildings	6.0m	Not Used
Front Yard Setback - If Not Used for Parking	3.0m	3.0m
Side Yard #1 Setback	3.0m	3.0m
Side Yard #2 Setback	0.0m	1.5m
Flanking Side Yard Setback	4.5m	N/A
Rear Yard Setback	6.0m	3.90m
All Setback (if Abuts Residential or Corridor)	7.5m	N/A
Setback (if Abuts Major Road)	7.5m	N/A
Building Height	14.0m	9.0m

Parking Bylaws

Standard Parking	**Parking Requirement (Per Area/Unit)**		**Area GFA (m²)**	**Parking Required**	**Provided**
Warehouse (Primary Use)	1	200	423	2	**Provided**
Office (Accessory Use)	1	22	74	3	
Dwelling Unit (Accessory Use)	1	Unit	127	1	
Totals				**6**	**7**

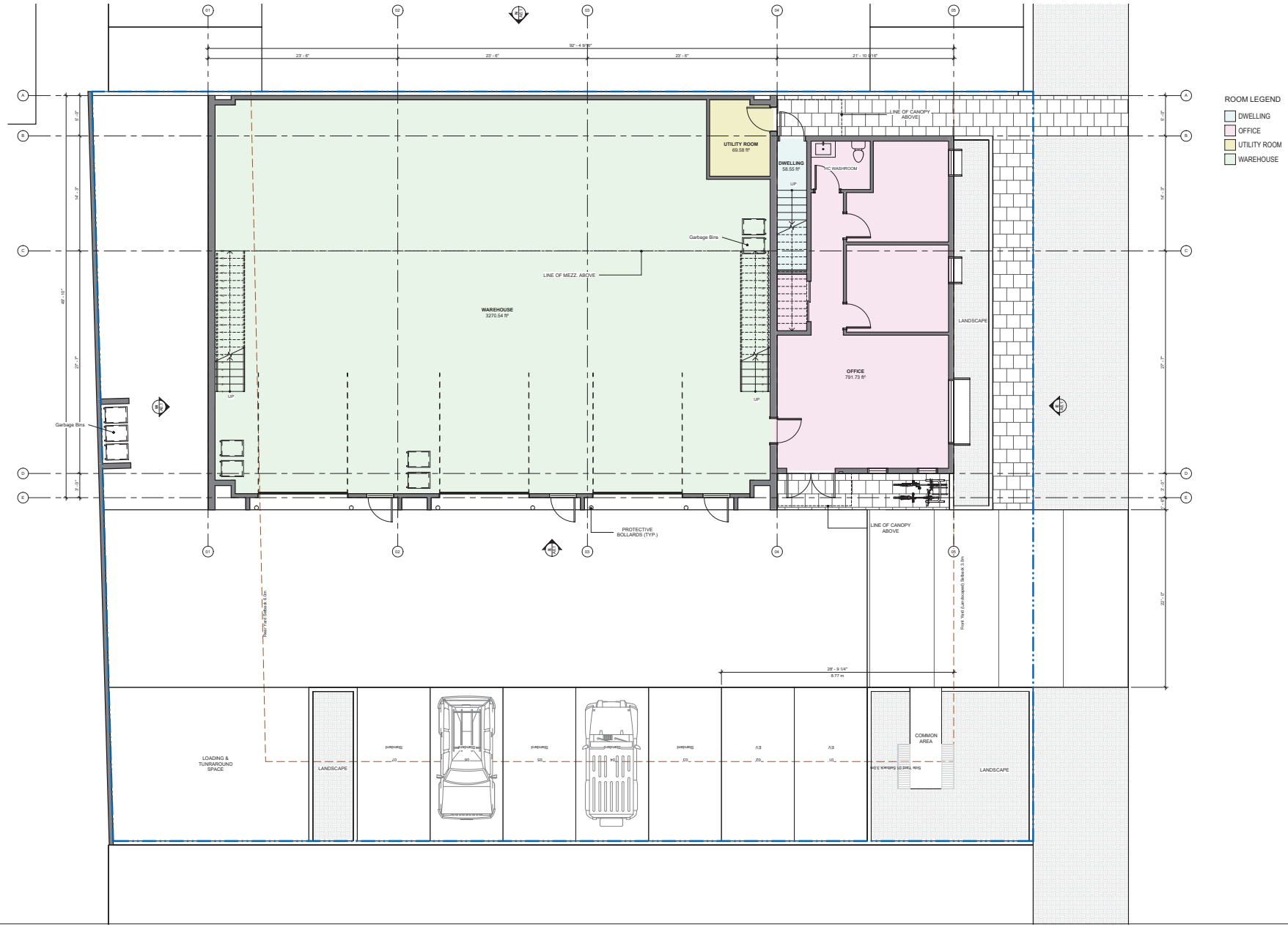
Loading Space	**Parking Requirement (Per Area/Unit)**		**Area GFA (m²)**	**Parking Required**	**Provided**
Warehouse (Primary Use)	1	if less than 465m²	423	1	**Provided**
Office (Accessory Use)	1	if less than 2800m²	74	1	
Dwelling Unit (Accessory Use)	0	N/A	127	0	
Totals				**2**	**1**

Car Parking

Parking Types	**Dimensions (m)**		**Bylaws Requirements**		**Proposed Parking**	**Variance**	**Totals**
	W	**L**	**Ratio**	**Required Parking**			
Regular Car Required (min.) Total Required	2.75	5.80	60%	6	7	-	Parking Provided
Small Car Allowed (max.)	2.50	4.60	40%	2	0	-	
Accessible Parking Required (1-10)	3.70	5.60	0	0	0	-	
Visitors Parking	-	-	N/A	0	0	-	
EV Parking Required (Standard/Small)	-	-	N/A	0	2	-	
R.I. EV Parking Required (Standard/Small)	-	-	N/A	0	0	-	
Totals				6	7	-	**7**

Bicycle Parking Requirements

Use	**Dimensions (m)**		**Bylaws Requirements**			**Proposed Parking**	**Variance**	**Totals Provided**
			Ratio	**Area/ Unit**	**Required**			
Industrial								
Short Term	0.30	-	**N/A**			N/A	N/A	**N/A**
Long Term	0.60	1.80	**0.1 Per/100m²**	**423**	**0.4**	0	N/A	**0**
Office								
Short Term	0.30	-	**0.1 Per/100m²**	**74**	**0.1**	1	N/A	**1**
Long Term	0.60	1.80	**0.35 Per/100m²**	**127**	**0.4**		N/A	
Multi-family								
Short Term	0.30	-	**0.1 Per/Unit**	**1**	**0.1**	1	N/A	**1**
Long Term	0.60	1.80	**0.5 Per/Unit**	**1**	**0.5**		N/A	



2K Architecture

PROJECT
1935 Island Diesel

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PROJECT NO.
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ADDRESS
1935 Island Diesel Way, Nanaimo, BC

SCALE
3/16" = 1'-0"

ISSUE
May 27, 2024

L1 Floor Plan, Site

A2.2

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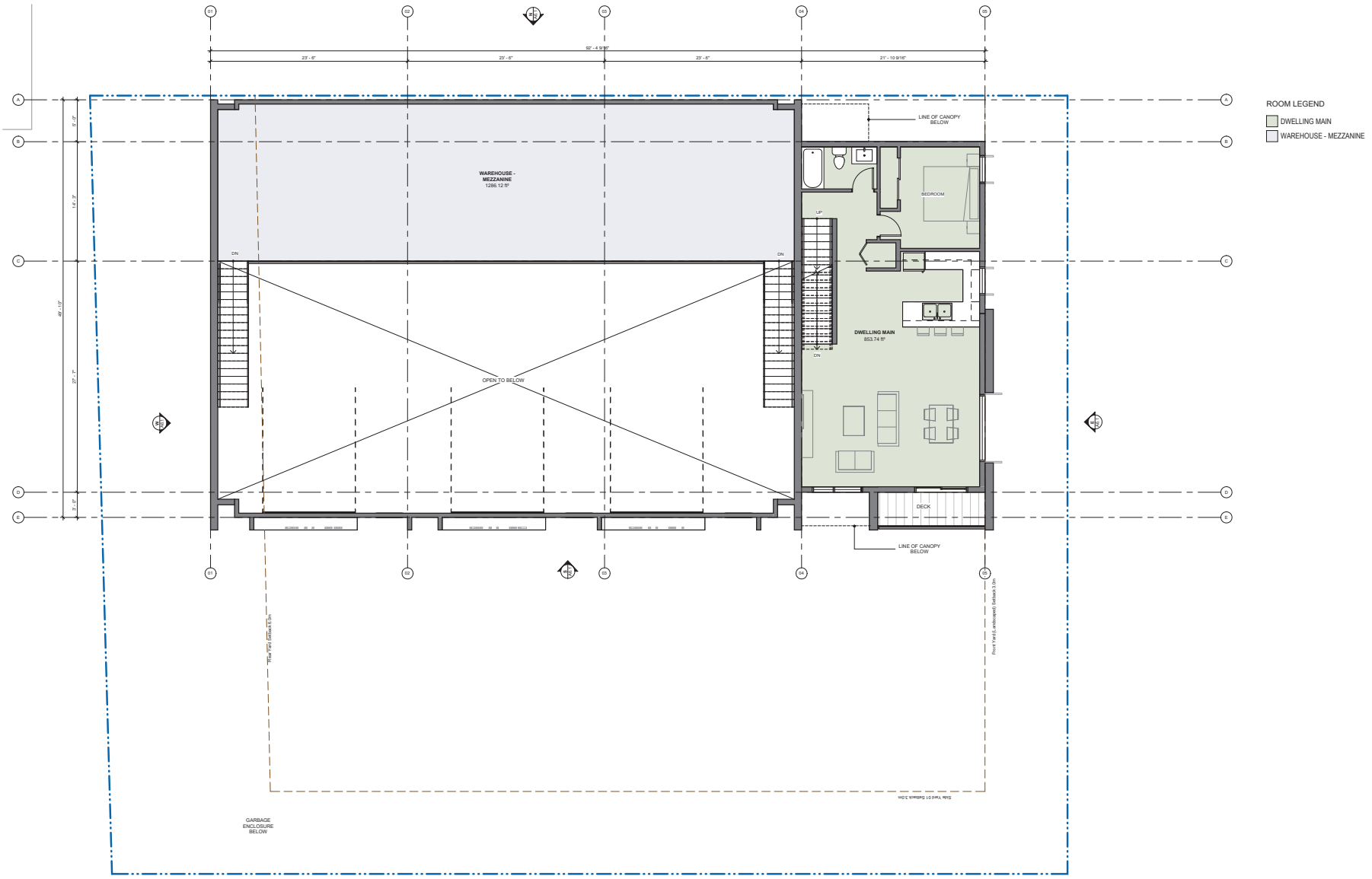
Current Planning



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L2/ M Floor Plan

A2.3

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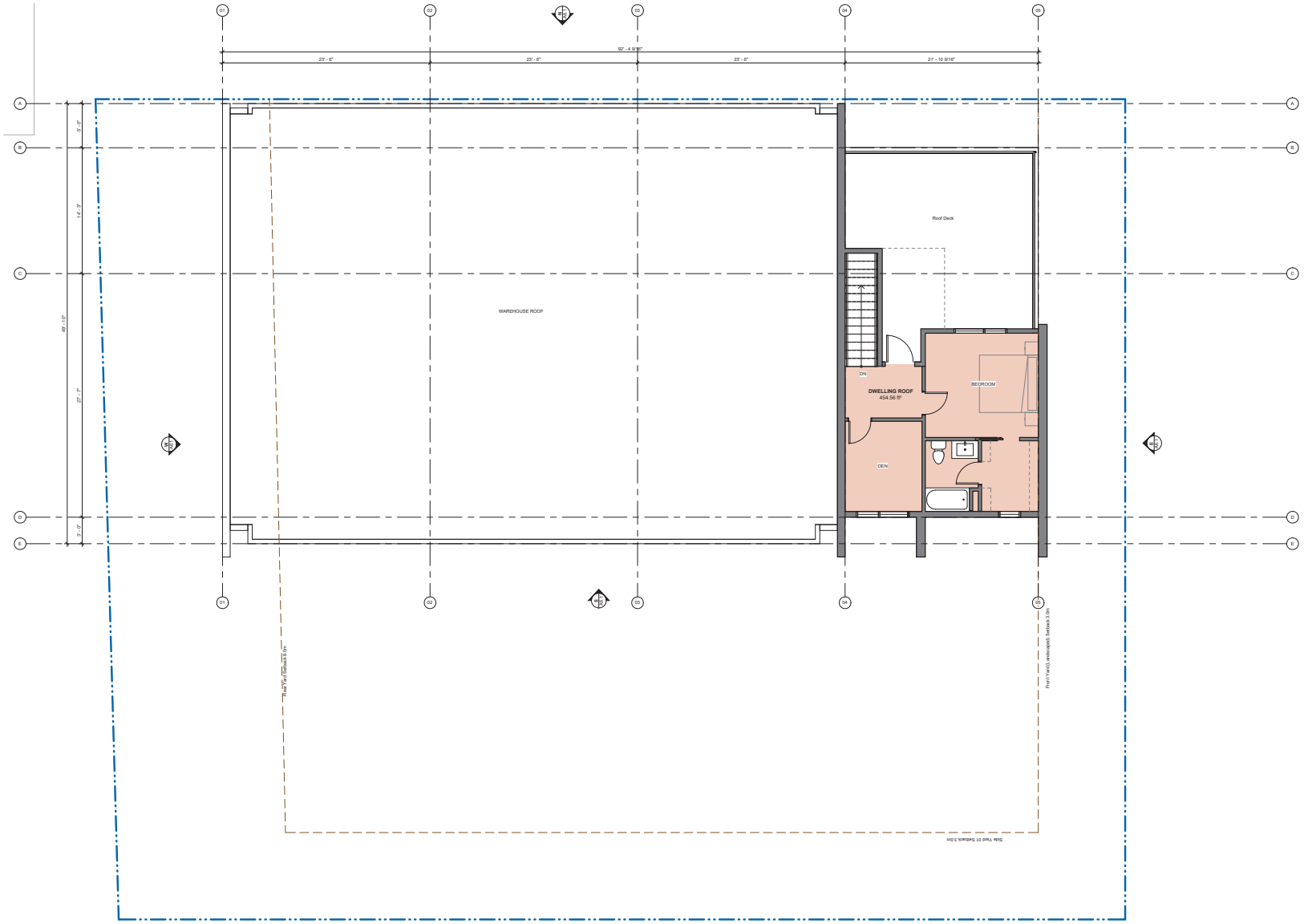

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SCALE
3/16" = 1'-0"

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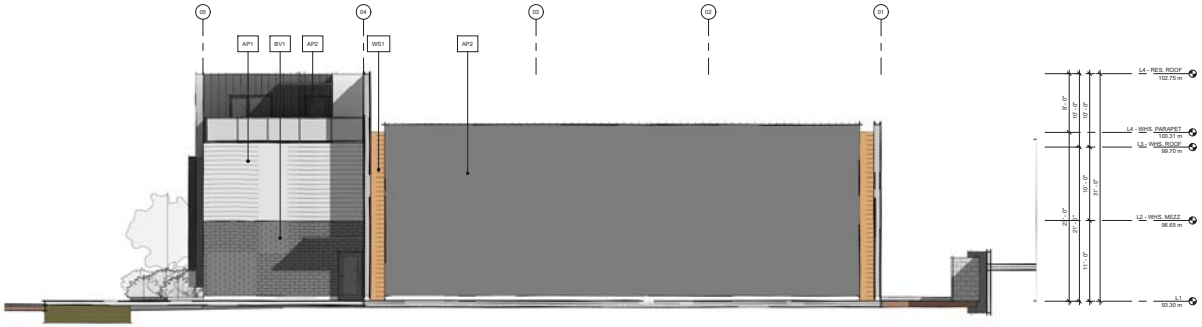
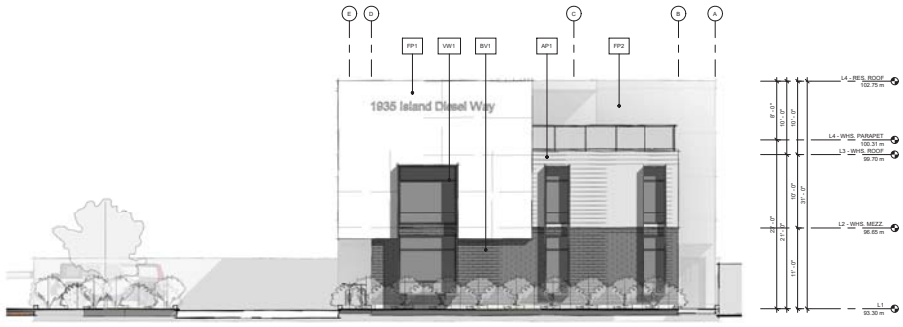
L3 Floor Plan

A2.4

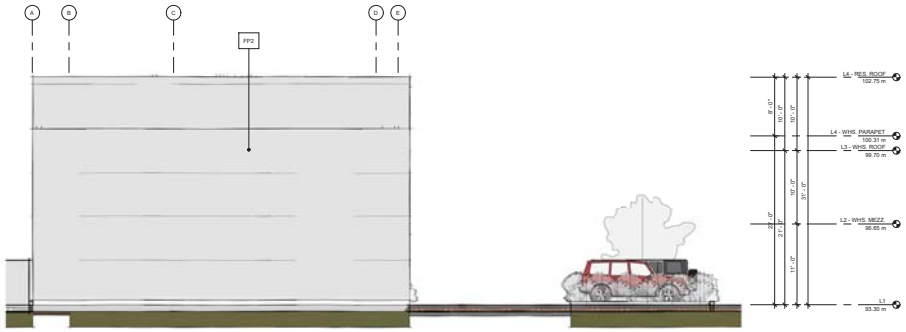
04 A1.1 South West Elevation
1/8" = 1'-0"



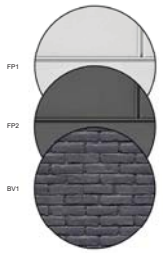
03 A1.1 North East Elevation
1/8" = 1'-0"

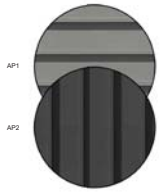


01 A1.1 South East Elevation
1/8" = 1'-0"



02 A1.1 North West Elevations
1/8" = 1'-0"





Material Legend

FP1	Fibre Cement Panel or Aluminum Composite Panels - White smooth w/ matching trims
FP2	Fibre Cement Panel or Aluminum Composite Panels - Light Grey smooth w/ matching trims
BV1	Brick Veneer - Grey
AP1	Standing Seam or Interlocking Aluminum Panels - Light Grey - Horizontal
AP2	Standing Seam or Interlocking Aluminum Panels - Dark Grey - Vertical
WS1	T&G Wood or Wood-like Siding - Clear
VW1	Vinyl Windows and Doors - Black

2K Architecture

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2305

SCALE
1/8" = 1'-0"

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Elevations

A6.1

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ADDRESS
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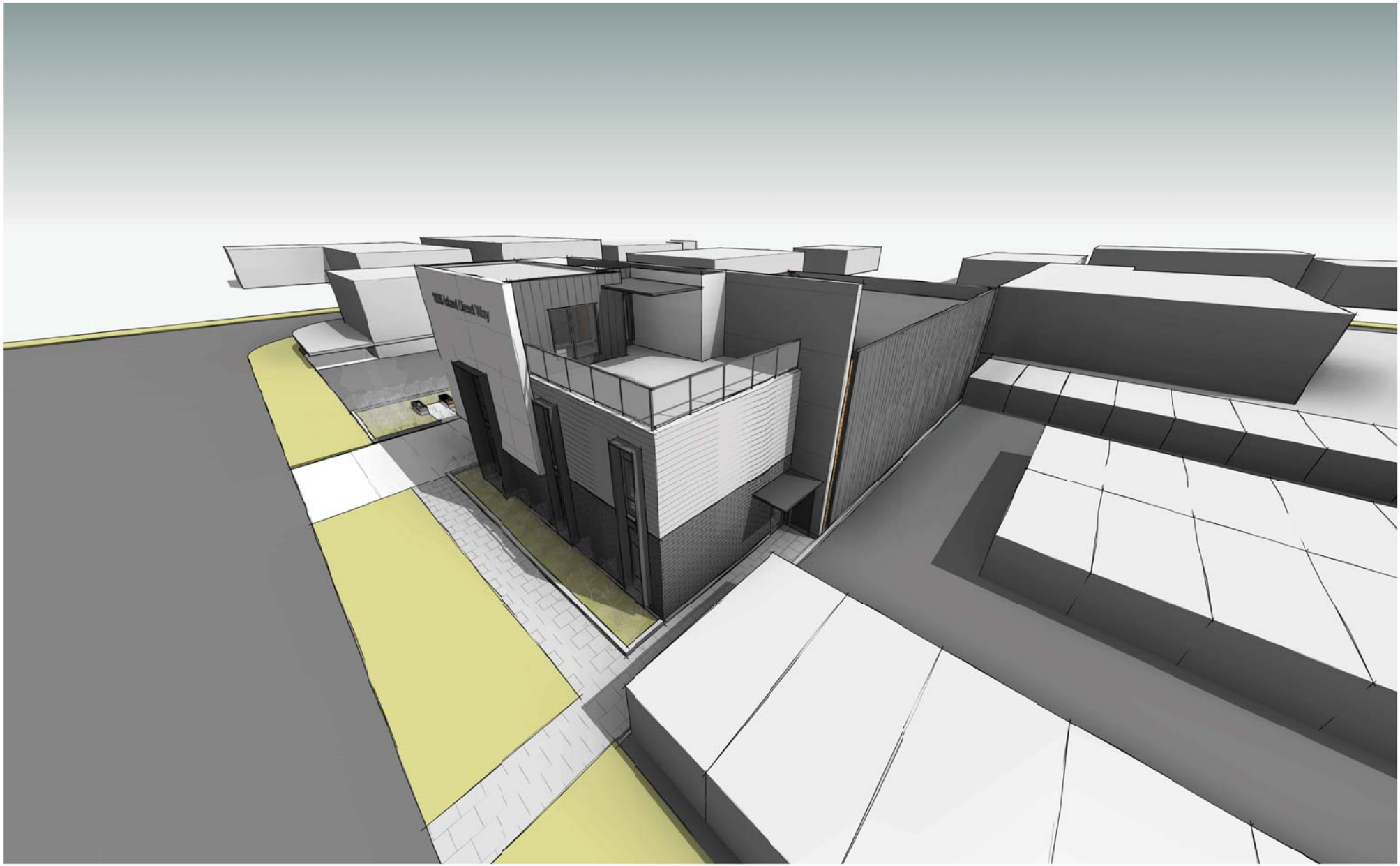
South Birds eye

A0.1



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May 27, 2024

East Birds eye

A0.2