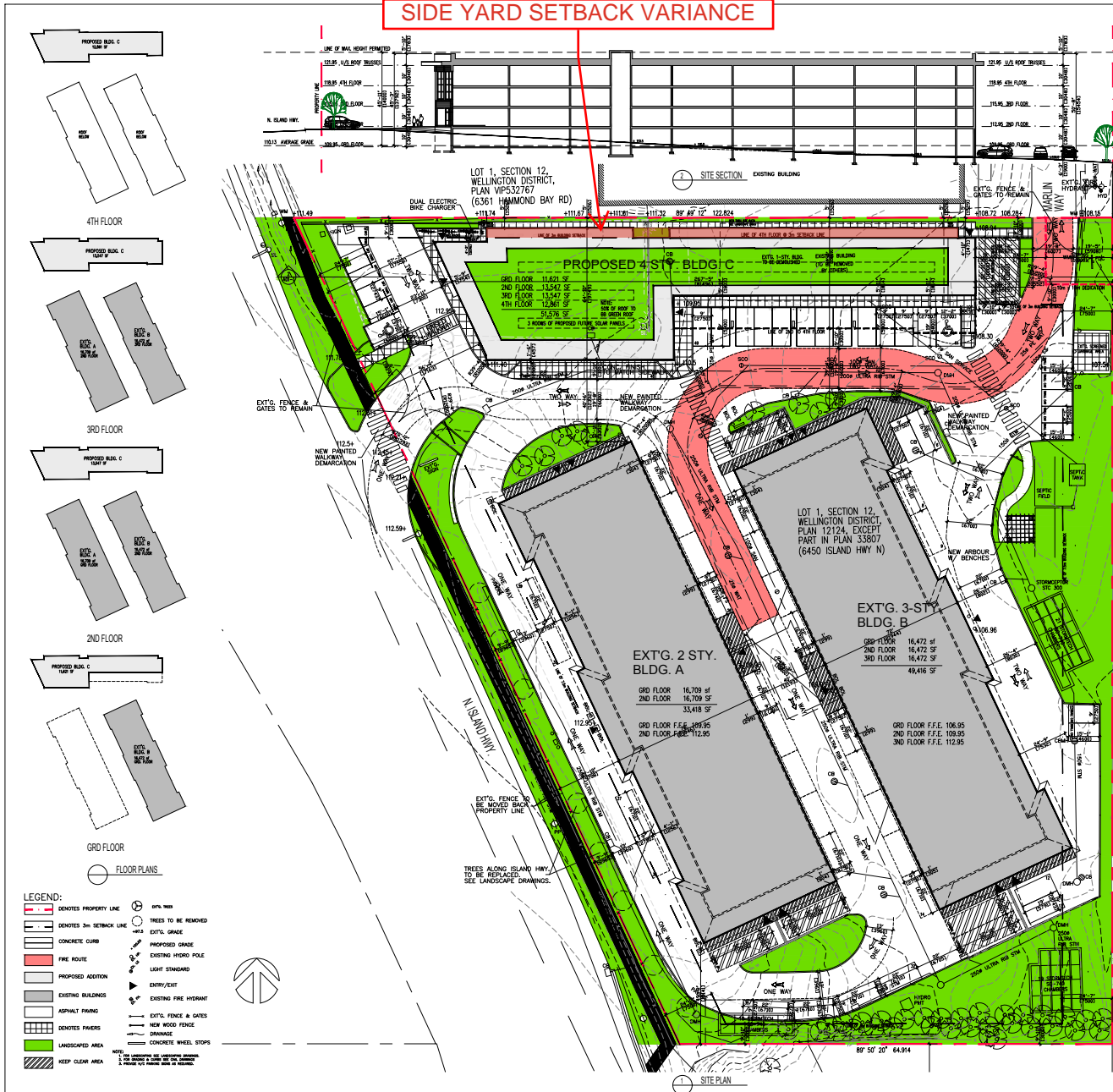


# ATTACHMENT C SITE AND PARKING PLANS

## SIDE YARD SETBACK VARIANCE



**SITE DATA:**

ZONING: CC4 NORTH NANAIMO URBAN CENTRE  
 CIVIL ADDRESS: 6450 N ISLAND HWY.  
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807  
 SITE AREA: 125,166 sf (11,628.29sqm)  
 1076 sf (100sqm) DEDICATION  
 124,090 sf (11,528.29sqm)

BUILDING AREA:  
 BUILDING A: 16,709 sf  
 BUILDING B: 16,472 sf  
 BUILDING C: 12,475 sf  
 45,656 sf

**COVERAGE:**  
 Permitted: 50% (5 x 124,090 SF = 62,045 SF)  
 Proposed: 46,728 sf / 124,090 sf of 100 = 38% Proposed

EXTG. BLDG. A: 16,709 sf  
 EXTG. BLDG. B: 16,472 sf  
 PROPOSED BLDG. C: 13,547 sf

**DENSITY:**  
 Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)  
 Proposed: 134,410 sf = 1.08 Proposed  
 124,090 sf

**G.F.A.:**

EXTG. BUILDING A: GRD FLOOR 16,709 sf  
 2ND FLOOR 16,709 sf  
 33,418 sf/3,105 sm

EXTG. BUILDING B: GRD FLOOR 16,472 sf  
 2ND FLOOR 16,472 sf  
 3RD FLOOR 16,472 sf  
 49,416 sf/4,591 sm

PROPOSED BUILDING C: GRD FLOOR 11,621 sf  
 2ND FLOOR 13,547 sf  
 3RD FLOOR 13,547 sf  
 4TH FLOOR 12,861 sf  
 51,576 sf  
 51,576 sf/4,791 sm  
 134,410 sf/12,487 sm

**REQUIRED PARKING:**  
 MIN STORAGE:  
 1 SPACE PER 200sm (215sq ft) OF GROSS FLOOR AREA  
 3 LOADING SPACES FOR 4,650sm + 1 PER ADDITIONAL 4,650sm  
 OFFICE:  
 1 SPACE PER 22sm (236.8sq ft) OF GROSS FLOOR AREA

**PARKING CALCS:**  
 EXTG. BUILDING A: 33,418 sf/2152 sf = 16 SPACES  
 EXTG. BUILDING B: 49,416 sf/2152 sf = 23 SPACES  
 PROPOSED BUILDING C: 49,914 sf/2152 sf = 24 SPACES  
 MIN STORAGE: 1,662 sf/236.8 sf = 7 SPACES  
 OFFICE: 70 SPACES

**PARKING:**  
 Provided: 27 regular car spaces  
 12 small spaces (12/63-195)  
 2 1/2' x 6' spaces  
 20 spaces in front of GHF @ Bldg. A & B  
 2 extra loading spaces  
 63 spaces provided

**LOADING:**  
 Required: 12,487sm-4,650sm = 3 + (7,837sm/4,650 -1.6) 2 = 5 LOADING SPACES  
 Provided: 5 LOADING SPACES REQUIRED.

**BICYCLE PARKING:**  
 Required: OFFICE: SHORT TERM: 1/100sm LONG TERM: 35/100sm  
 155/100sm-1 SPACE 155sm/100sm-1 SPACE  
 INDUSTRIAL: SHORT TERM: N/A LONG TERM: 1/100sm  
 0 REQD. 4,637sm/100sm-1-5 SPACES

Provided: SHORT TERM: 6 SPACES  
 LONG TERM: 6 SPACES

**BUILDING HEIGHT:**  
 Permitted: 14m  
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13  
 Proposed: 13.8m (NOT INCL. ROOF TOP MECHANICAL)

**BUILDING CLASSIFICATION:**  
 3.2.2-7.7. GROUP F, DIV 2, UP TO 4 STOREYS, SPRINKLERED  
 MAX. BLDG. AREA = 3,200 S.M.(34,444 SF) IF 3 STY.  
 MAX. BLDG. AREA = 2,400 S.M.(25,833) IF 4 STY.  
 COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.F.R.: 3/4 HR.  
 FLOORS: L.B. WALLS, COLNS, ETC.: 3/4 HR. OR NON-COMBUSTIBLE  
 ROOF: 0 min.

GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

**SETBACKS:**

RECD.	PROPOSED	VARIANCE
FRONT YARD - ISLAND HWY.	7.5m	9.7m & 11.5m
REAR YARD - MARLIN WAY	7.5m	7.5m
SIDE YARD (SOUTH)	3.0m	15.1m
SIDE YARD (NORTH)	3.0m	1.5m

— SITE DATA



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NO.	DESCRIPTION	DATE
2	COMPREHENSIVE LETTER REVISIONS	6/1/24
1	10m x 10m DEDICATION AT MARLIN WAY	12/7/23

NO.	REVISION	DATE
4	REVISION 6 IP	3/2/24
3	REVISION 6 IP	3/26/24
2	PLANNING PRE_APP	1/7/23
1	REVIEW	4/11/23

**BUDGET SELF STORAGE**  
 6450 N ISLAND HWY.  
 NANAIMO, B.C.

Drawing Title  
**SITE PLAN**



Scale: 1/20"=1'-0"  
 Drawn By:  
 Checked By:  
 Project Number: 2015  
 Date: JUNE 2021  
 Drawing Number:

# A01.1



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1	COMPREHENSIVE LETTER REVISIONS	8/1/24
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Revised:

3	REVISION 4 IP	3/26/24
2	PLANNING PRE_APP	7/7/23
1	REVIEW	4/11/23

Issued for:

Project:

**BUDGET SELF STORAGE**  
 6450 N ISLAND HWY.  
 NANAIMO, B.C.

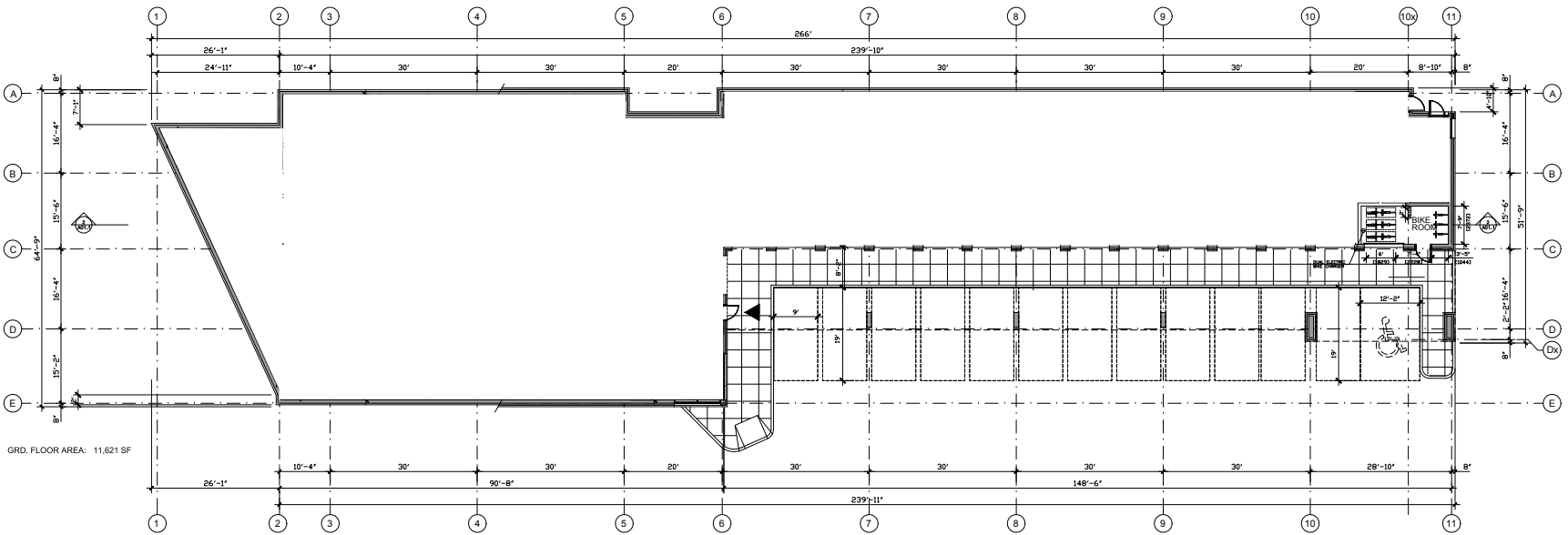
Drawing Title:

**GROUND & SECOND FLOOR PLANS**



Scale: 3/32"=1'-0"  
 Drawn By:  
 Checked By:  
 Project Number: 2115  
 Date: JUNE 2021  
 Drawing Number:

**A02.1**



GROUND FLOOR PLAN