

December 10, 2024

City of Nanaimo
Development Services
455 Wallace Street
Nanaimo B.C.
V9R 5J6

RE: DESIGN RATIONALE – DEVELOPMENT PERMIT AMENDMENT APPLICATION, PROPOSED DEVELOPMENT, 200 TENTH STREET, NANAIMO B.C.

SITE

The subject property is a panhandle lot with frontage on Tenth Street, bordered by a dedicated park and Wexford Creek to the south and west, a residential subdivision to the north, and industrial properties accessed via Southside Drive and Cadillac Place to the east.

The site encompasses 3.78 acres (1.53 hectares) with a gentle slope from the northeast to the southwest corner. The panhandle portion provides vehicular access and a pedestrian connection to the adjacent park. Due to its configuration and limited frontage, the lot has no direct street presence.

PROPOSED USE

The project entails the development of a 34,000 sq. ft. distribution center warehouse and fleet shop, which includes a 2,000 sq. ft. two-storey office and service areas.

SITE ORGANIZATION

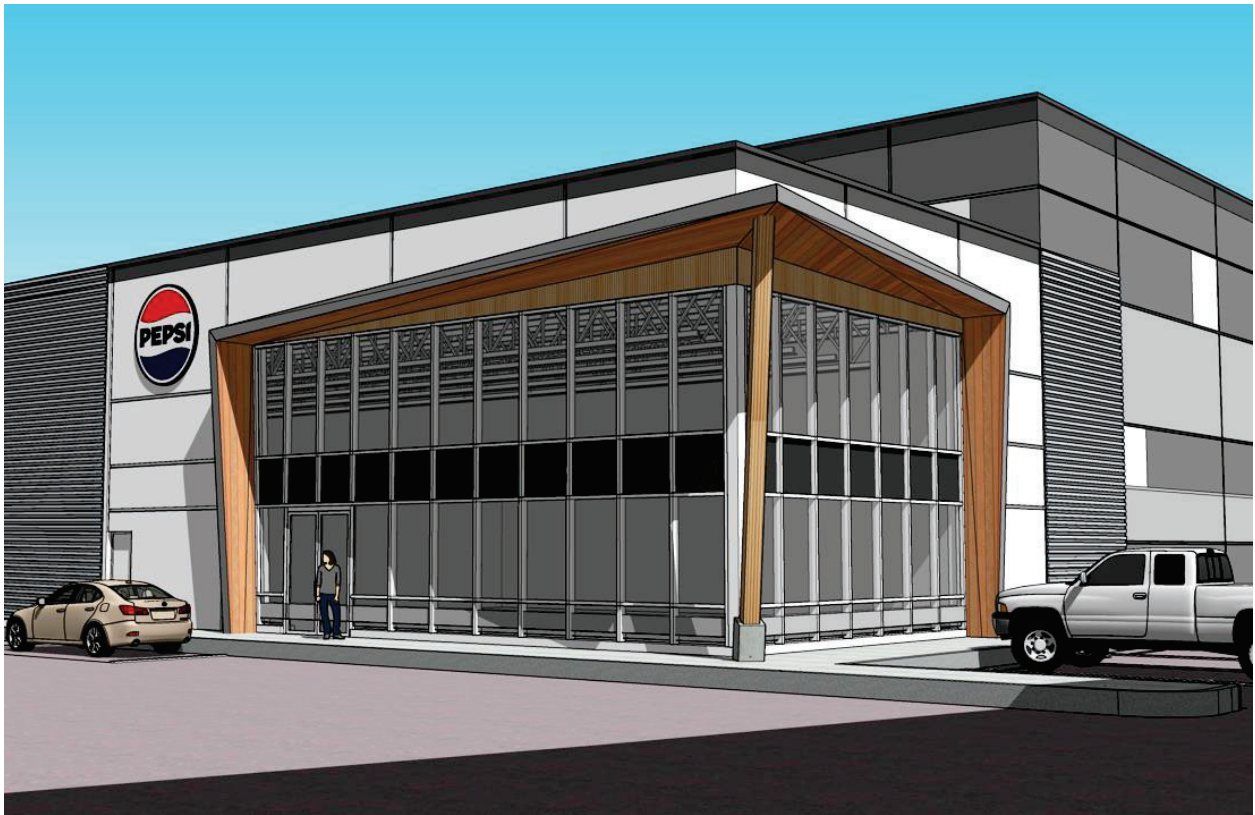
The building is positioned slightly east of the lot's center, optimizing space for vehicle circulation and truck/trailer parking to the west of the structure. Staff parking is arranged along the east and south façades of the building and along the east property boundary.

The site is secured with perimeter chain-link fencing, excluding panhandle access. Surrounding the building, a combination of asphalt and concrete paving facilitates efficient movement. A 7.5-meter landscape buffer is provided along the northern boundary and the west side of the panhandle, offering separation from neighboring residential properties. A standard 1.8-meter landscape buffer is incorporated along the eastern property line.

FORM AND CHARACTER

The proposed building reflects a straightforward and functional industrial form, with design considerations informed by operational requirements, internal processes, and storage clearance specifications. To break the traditional "box" appearance, the fleet shop and office block at the front are stepped down, creating a varied massing.

The building features painted concrete tilt-up panels as the primary material, offering durability and a clean aesthetic. The office block is distinguished by full-height curtain wall glazing accented with spandrel panels. A corner canopy, supported by an angular column inspired by West Coast architectural elements, further highlights the office entry.



A series of windows along the fleet shop provides visual relief to the solid concrete walls. Additionally, playful patterns created with corrugated metal panels and elastomeric paint on the tilt-up walls add visual interest and break the monotony of the long façades.



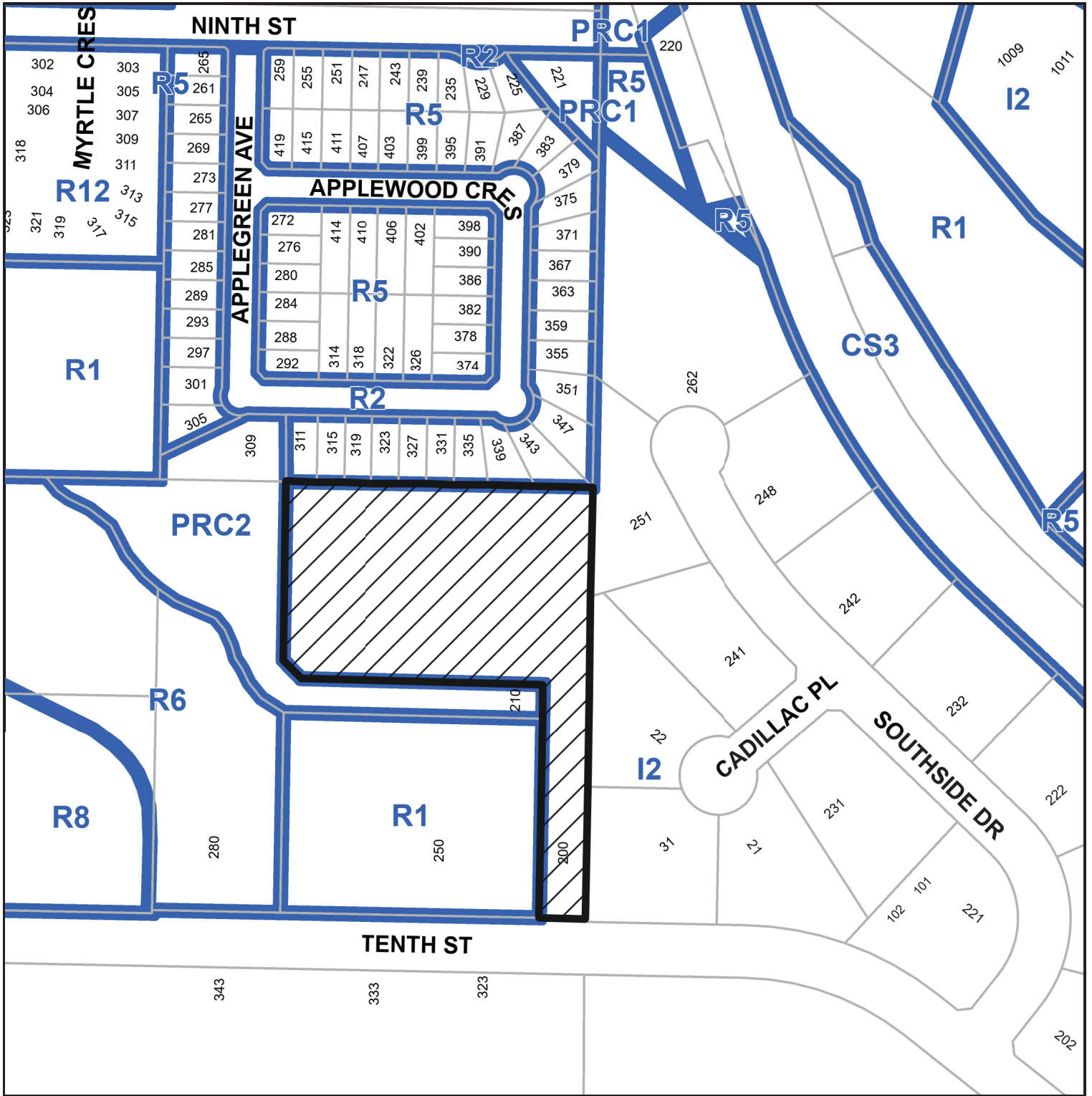
The resulting design balances the practical needs of industrial use with thoughtful architectural detailing to enhance its overall appearance.

VARIANCES

No variances are required.

We respectfully submit this proposal for your consideration.

SUBJECT PROPERTY MAP



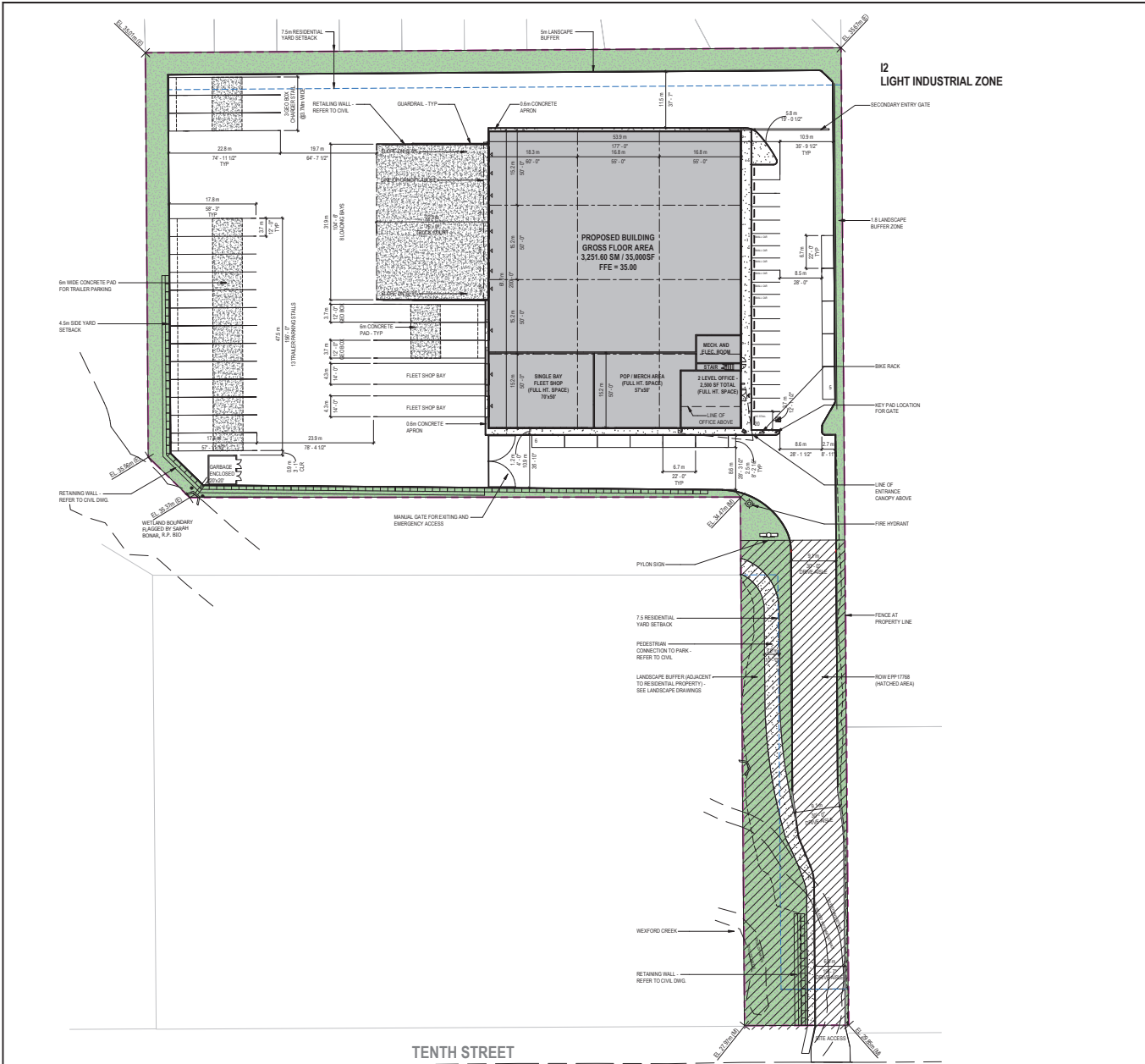
 200 TENTH STREET

AERIAL PHOTO



 200 TENTH STREET

C:\Users\jmartin\Documents\12-LIGHT INDUSTRIAL - WAREHOUSE FACILITY SHEET 1 - R23 - 10-04-2024.DWG



SITE STATISTICS - 12-LIGHT INDUSTRIAL

| BUILDING | REQ. (12-LIGHT INDUSTRIAL) | PROPOSED |
|------------------------|----------------------------|------------------|
| MIN. LOT AREA | - | ±3.7 ACRES |
| MAX. LOT COVERAGE | MAX. 40% OF LOT AREA | 20% |
| MIN. REAR YARD (NORTH) | 4.5m (14'-9") | 70m (229'-7") |
| SIDE YARD (WEST) | 4.5m (14'-9") | 70m (229'-7") |
| SIDE YARD (EAST) | 4.5m (14'-9") | 9.6m (31'-5") |
| MAX. HEIGHT OF BLDG | 12m (39'-4 1/2") MAX | 12m (39'-4 1/2") |

PARKING REQUIREMENTS - SECTION 7

| WAREHOUSE PARKING | REQ. (12-LIGHT INDUSTRIAL) | PROVIDED |
|-------------------|----------------------------|-----------|
| BUILDING | 15 SPACES | 20 SPACES |

*INDUSTRIAL - LIGHT IMPACT; (1.0 SPACE PER 200 SM OF GFA, EXCLUDING RETAIL AREA)

| OFFICE PARKING | REQ. (12-LIGHT INDUSTRIAL) | PROVIDED |
|----------------|----------------------------|-----------|
| BUILDING | 11 SPACES | 11 SPACES |

*OFFICE (1.0 SPACE PER 22 SM OF GFA BUILDING)

| TOTAL PARKING | TOTAL REQUIRED | TOTAL PROVIDED |
|---------------|----------------|----------------|
| BUILDING | 28 SPACES | 31 SPACES |

| ACCESSIBLE PARKING | REQ. (12-LIGHT INDUSTRIAL) | PROVIDED |
|--------------------|----------------------------|----------|
| BUILDING | 1 SPACES | 1 SPACES |

*ACCESSIBLE PARKING CALCULATION (11-32 PARKING SPACE = 1 B.F. PARKING) INCLUDED IN TOTAL PARKING COUNT

LOADING SPACE - SECTION 6

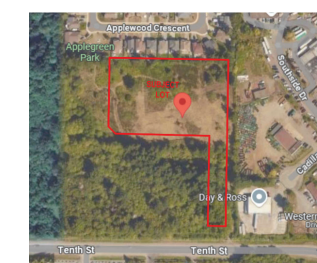
| PARKING DIMENSION - TYP | | PARKING DIMENSION - ACCESSIBLE | |
|-------------------------|-------------|--------------------------------|-------------|
| REQUIRED | PROPOSED | REQ. (12-LIGHT INDUSTRIAL) | PROPOSED |
| REGULAR - 5.8m x 2.5m | 5.8m x 2.5m | 3.7m x 5.6m | 3.7m x 5.6m |
| PARALLEL - 6.7m x 2.5m | 6.7m x 2.5m | - | - |

| BICYCLE PARKING | REQUIRED | PROVIDED |
|------------------------|--------------|--------------|
| SHORT TERM | - | - |
| LONG TERM (<0.1/100SM) | 1 BIKE SPACE | 1 BIKE SPACE |

BUILDING STATISTICS

| | |
|------------------------------------|--|
| SITE AREA | ±3.7 ACRES / (±15,312 SM / 164,817 SF) |
| BUILDING COVERAGE | 20% |
| TOTAL CAR PARKING PROVIDED: | 31 SPACES |
| ACCESSIBLE PARKING PROVIDED: | 1 SPACES |
| (INCLUDED IN TOTAL PARKING SPACES) | |
| WAREHOUSE AREA: | 3,019.60 SM / 32,500 SF |
| OFFICE AREA LEVEL 1: | 139.50 SM / 1,500 SF |
| OFFICE AREA LEVEL 2: | 92.90 SM / 1,000 SF |
| GROSS FLOOR AREA | 3,251.60 SM / 35,000 SF |

| SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | MAIN ENTRANCE |
| | LOADING BAY DOORS |
| | BARRIER FREE PARKING STALL |
| | CONCRETE SURFACE PAVING |
| | LANDSCAPE |



1 SITE PLAN - SPA
1:400

1818-1177 West Hastings St
Vancouver, BC V6E 2K3
APLIN MARTIN
ARCHITECTS

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ISSUANCE SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------------|
| 1 | 2024/12/10 | ISSUED FOR DEVELOPMENT PERMIT |

RECEIVED
DP1370
2024-DEC-17
CITY OF VANCOUVER



PROPOSED NEW WAREHOUSE FACILITY
 200-TENTH STREET
 NANAIMO, BC
 ISLAND WEST COAST DEVELOPMENTS LTD.

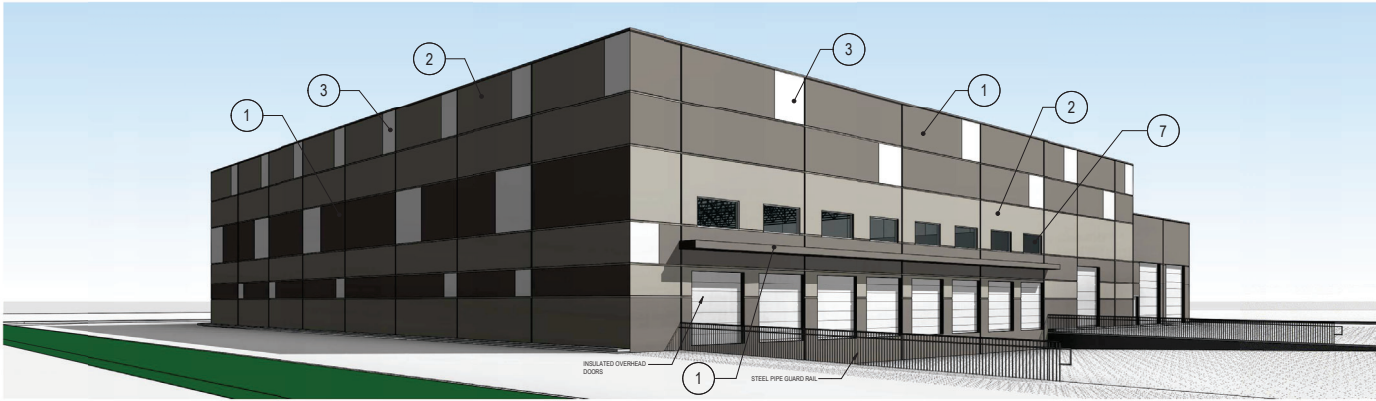
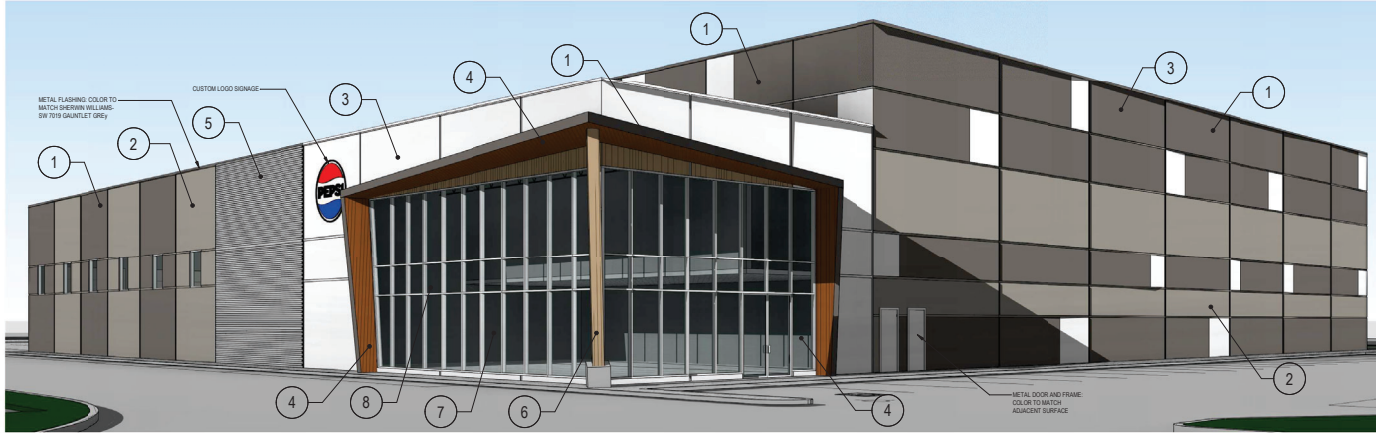
PRODUCTION INFO:
PROJECT NO: 18-5090A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE
SITE PLAN

SCALE: As indicated
SHEET NO.

A-1.1

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT



ELASTOMERIC PAINT- SHERWIN WILLIAMS- SW 7019 GAUNTLET GREY

1



ELASTOMERIC PAINT- SHERWIN WILLIAMS- SW 9170 ACER

2



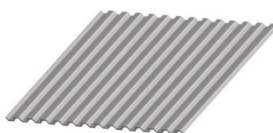
ELASTOMERIC PAINT- SHERWIN WILLIAMS- SW 7008 ALBASTER

3



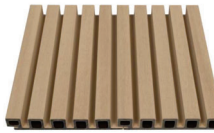
WESTFORM METALS: PROBOARD 6" ACORN

4



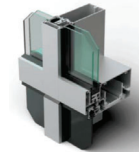
CORRUGATED METAL WALL PANNELLING PAINTED: ASH GRAY

5



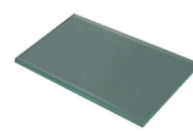
NEW TECH WOOD: NORWEGIAN FLUTED SIDING- CEDAR

6



CURTAIN WALL SYSTEM: KAWNEER 1600 FRAME: ANODIZED SILVER GLASS: DOUBLE GLAZED, LOW-E SOLARBAN 60 CLEAR ANNEALED, 1/2-1/2" WARM EDGE BLACK SPACER, CLEAR ANNEALED

7



SPANDREL GLASS: OPACI COAT 300: 6mm PILKINGTON LAURENBERG: SW 7019 GAUNTLET GREY

8

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| ISSUANCE SCHEDULE | | |
|-------------------|------------|----------------------------------|
| No. | DATE | DESCRIPTION |
| 1 | 2024/12/10 | ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 2025/01/09 | RE-ISSUED FOR DEVELOPMENT PERMIT |

PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
NANAIMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-5090A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
MATERIAL BOARD

SCALE: 1:1

SHEET NO:
A-3.2



1 PERSPECTIVE VIEW - ARIAL
1:1



2 PERSPECTIVE VIEW - SOUTH EAST
1:1

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2025-JAN-09
Current Planning

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PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-5590A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
PERSPECTIVES

SCALE: 1:1

SHEET NO.

A-5.1

CURRENT ISSUANCE: RE-ISSUED FOR DEVELOPMENT PERMIT



1 PERSPECTIVE VIEW - SOUTH WEST
A-52 1:1



2 PERSPECTIVE VIEW - NORTH WEST
A-52 1:1

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Current Planning

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PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

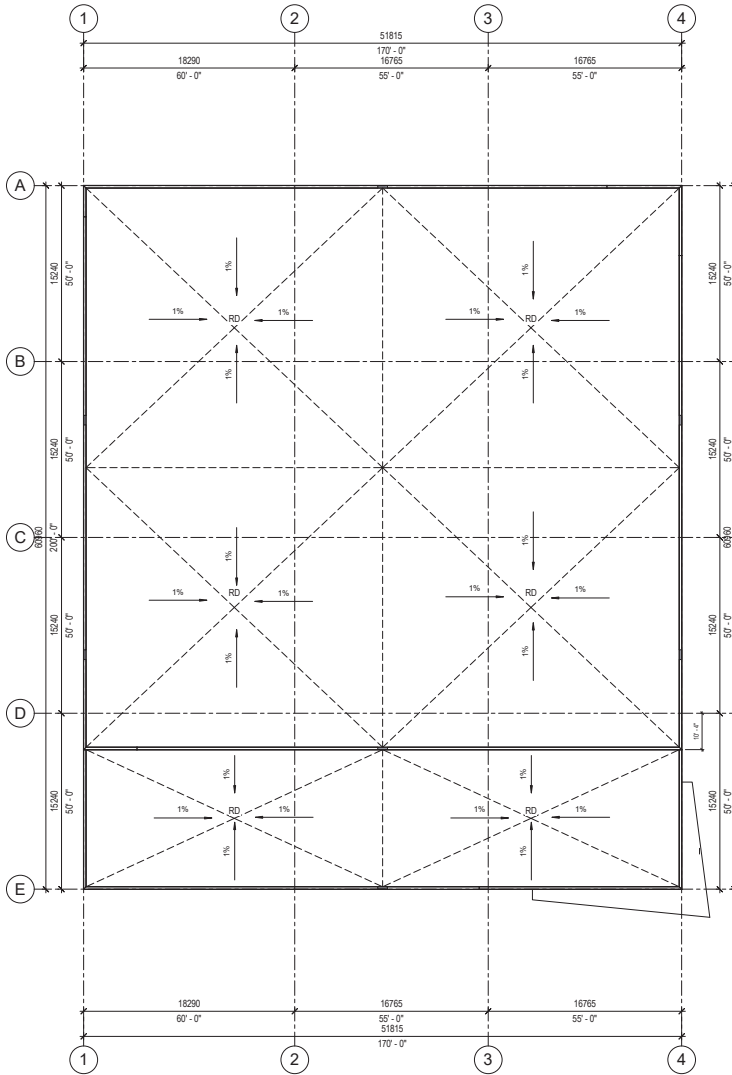
PRODUCTION INFO:
PROJECT NO: 18-5590A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
PERSPECTIVES

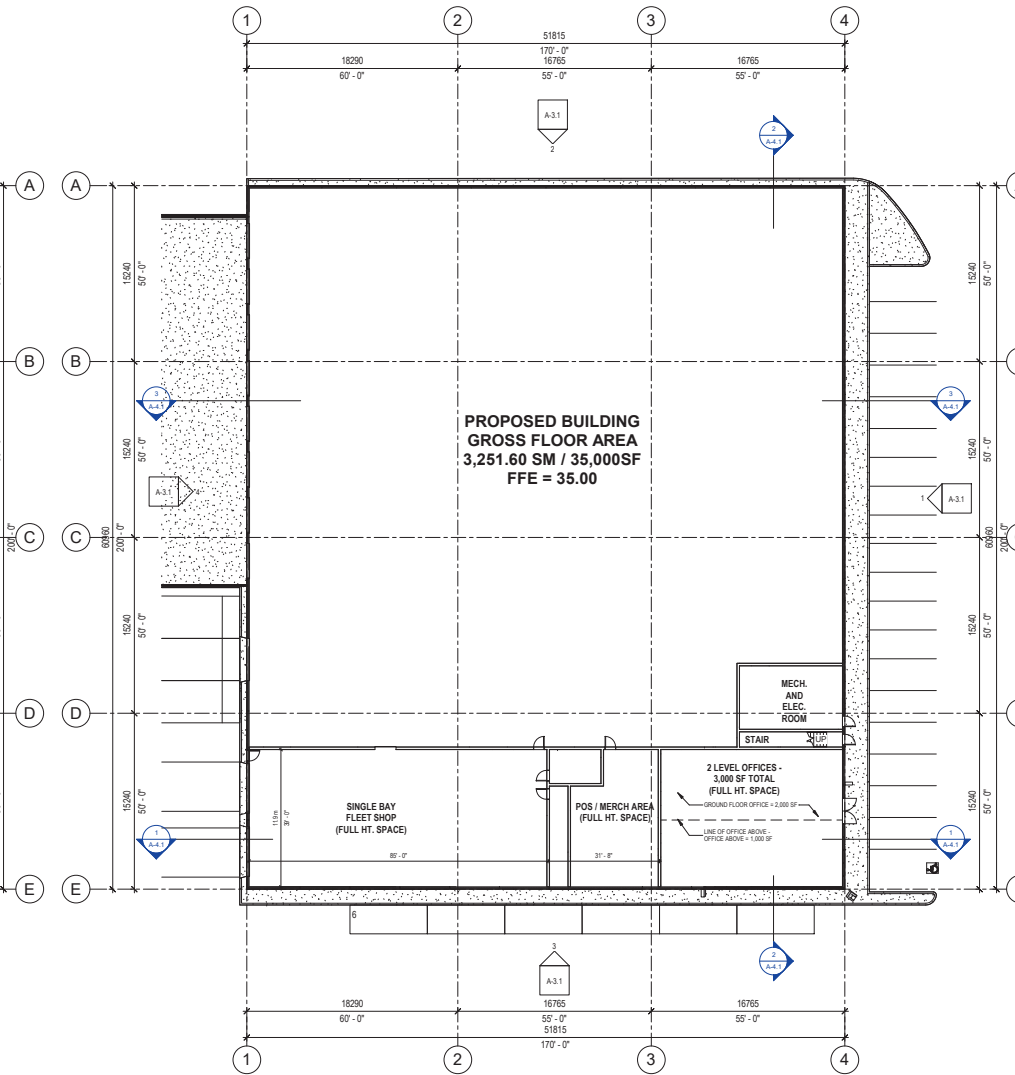
SCALE: 1:1

SHEET NO.

A-5.2



2 MAIN ROOF PLAN
1:200



1 MAIN FLOOR PLAN
1:200

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Current Planning

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Vancouver, BC V6E 2K3
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PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
NANAIMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

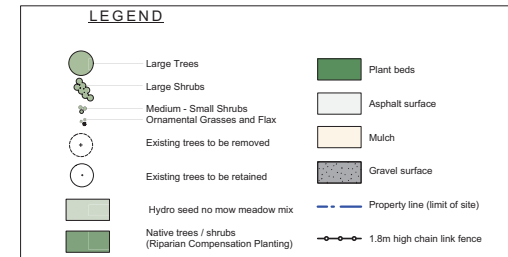
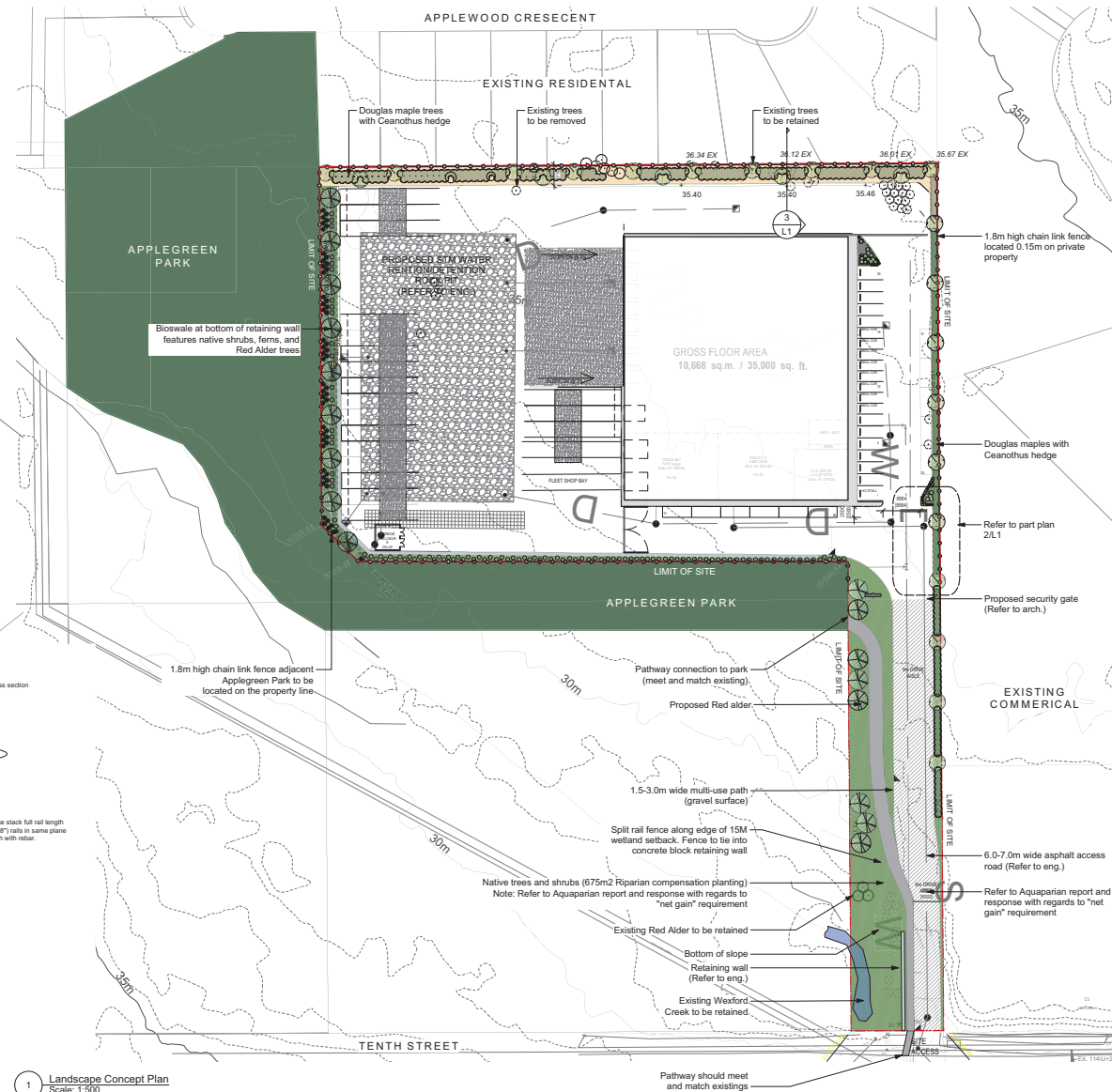
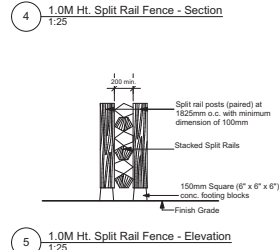
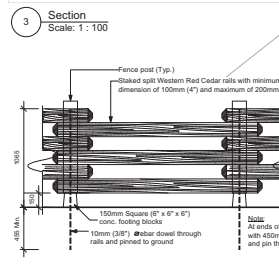
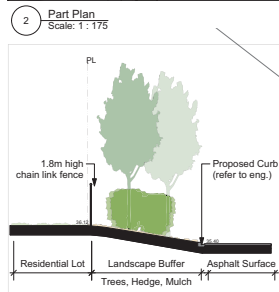
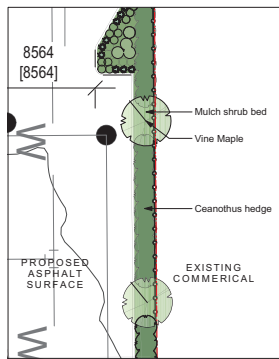
PRODUCTION INFO:
PROJECT NO: 18-5090A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
MAIN FLOOR PLAN AND ROOF PLAN

SCALE: 1:200
SHEET NO.

A-2.1

CURRENT ISSUANCE: RE-ISSUED FOR DEVELOPMENT PERMIT



Recommended Nursery Stock (Non-Riparian Compensation)

| Trees | Botanical Name | Common Name | Size |
|--------------------------------------|-----------------------------------|---------------------------------------|----------|
| Total: 42 | Acer glabrum | Douglas Maple | 60m cal. |
| | Alnus rubra | Red Alder | 60m cal. |
| Large Shrubs | Botanical Name | Common Name | Size |
| Total: 393 | Ceanothus thyrsiflorus 'Victoria' | Victoria Ceanothus (California Lilac) | #5 pot |
| | Mahonia aquifolium | Tall Oregon Grape | #1 Pot |
| | Ribes sanguineum | Red Flowering Currant | #1 Pot |
| Small Shrubs | Botanical Name | Common Name | Size |
| Total: 162 | Gaultheria shallon | Santal | #1 Pot |
| Perennials, Annuals and Ferns | Botanical Name | Common Name | Size |
| Total: 61 | Polystichum munium | Sword Fern | #1 Pot |

Recommended Nursery Stock (Riparian Compensation)

| COMMON NAME | SPECIES | SPACING | SIZE | NO. | COST PER | TOTAL |
|---|-----------------------|--------------------|------------------|------------|----------|---------------|
| Trees Planting Area: west and south boundary of main portion of parcel (1335m²) to be hydro-seeded with meadow mix and planted with native trees | | | | | | |
| Red alder | Alnus rubra | 3 m ² | Min. 60mm DBH | 24 | \$18 | \$432 |
| Bigleaf maple | Acer macrophyllum | 3 m ² | Min. 40mm DBH | 10 | \$18 | \$180 |
| Native willow | Salix sp. | 3 m ² | Min. 60mm DBH | 2 | \$18 | \$36 |
| Sub-total | | | | 36 | | \$648 |
| Compensation Restoration Area: west side of pedestrian path (335m²) to be planted with native trees, shrubs and groundcover species | | | | | | |
| Red alder | Alnus rubra | 3 m ² | Min. 60mm DBH | 14 | \$18 | \$252 |
| Bigleaf maple | Acer macrophyllum | 3 m ² | Min. 40mm DBH | 18 | \$18 | \$324 |
| Douglas fir | Pseudotsuga menziesii | 3 m ² | Min. height 1.5m | 30 | \$18 | \$540 |
| Bitter cherry | Prunus emarginata | 3 m ² | Min. 60mm DBH | 1 | \$18 | \$18 |
| Black hawthorn | Crataegus douglasii | 1 m ² | 1 Gallon | 8 | \$10 | \$80 |
| Niobika rose | Rosa nutkana | 1 m ² | 1 Gallon | 50 | \$10 | \$500 |
| Snowberry | Symphoricarpos albus | 1 m ² | 1 Gallon | 50 | \$10 | \$500 |
| Saltmarshy | Rubus spectabilis | 1 m ² | 1 Gallon | 30 | \$10 | \$300 |
| Sword fern | Polystichum munium | 1 m ² | 1 Gallon | 91 | \$10 | \$910 |
| Dull Oregon grape | Mahonia nervosa | 0.5 m ² | 1 Gallon | 40 | \$10 | \$400 |
| Santal | Gaultheria shallon | 0.5 m ² | 1 Gallon | 40 | \$10 | \$400 |
| Sub-total | | | | 372 | | \$4224 |
| Compensation Restoration Area: east side of pedestrian path (340m²) to be planted with native shrubs, groundcover species and a few red alder trees | | | | | | |
| Red alder | Alnus rubra | 3 m ² | Min. 60mm DBH | 6 | \$18 | \$108 |
| Niobika rose | Rosa nutkana | 1 m ² | 1 Gallon | 90 | \$10 | \$900 |
| Snowberry | Symphoricarpos albus | 1 m ² | 1 Gallon | 90 | \$10 | \$900 |
| Sword fern | Polystichum munium | 1 m ² | 1 Gallon | 80 | \$10 | \$800 |
| Oceanspray | Hebeodiscus discolor | 1 m ² | 1 Gallon | 14 | \$10 | \$140 |
| Dull Oregon grape | Mahonia nervosa | 0.5 m ² | 1 Gallon | 60 | \$10 | \$600 |
| Santal | Gaultheria shallon | 0.5 m ² | 1 Gallon | 60 | \$10 | \$600 |
| Sub-total | | | | 490 | | \$4900 |
| TOTAL | | | | 808 | | \$8920 |

Notes:

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Existing tree removal list:

| | |
|-------------------|--|
| 118 | Total Existing Trees |
| 18 | Existing Trees Retained |
| 335m ² | Area Dotted in the 15m DPA |
| 675m ² | Total Riparian Compensation Planting |
| 11* | Significant Trees Removed (Red Alder + Willow) |
| 113 | Proposed Trees (includes seedlings and cal. species) |

 Recommended species composition is as follows: 30 Douglas Fir, 44 Red Alder, 28 Bigleaf Maple, 1 Bitter Cherry, 8 Black Hawthorn and 2 Native Willow (refer to the Riparian Compensation Plan)

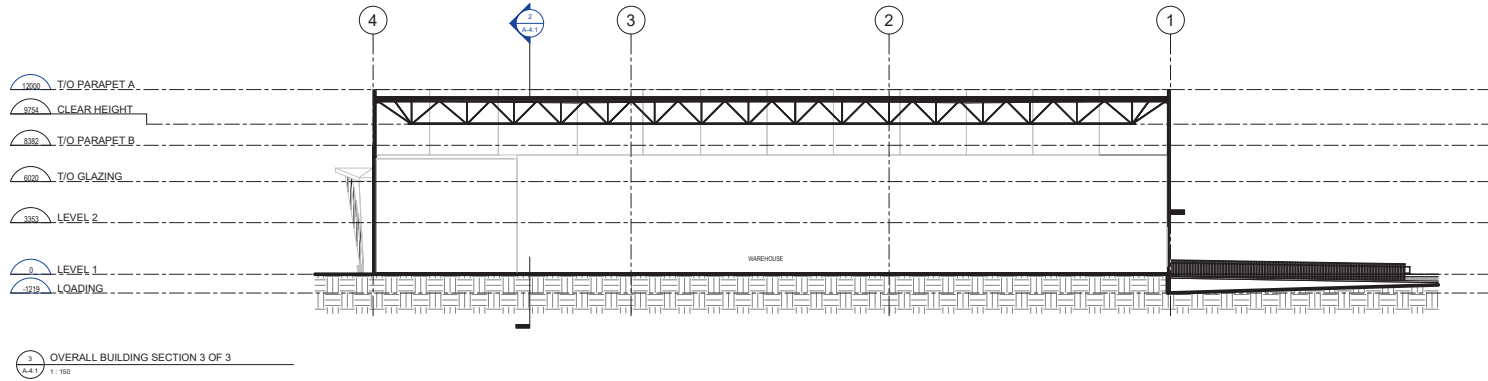
695 Proposed Shrubs (includes seedlings and potted species)



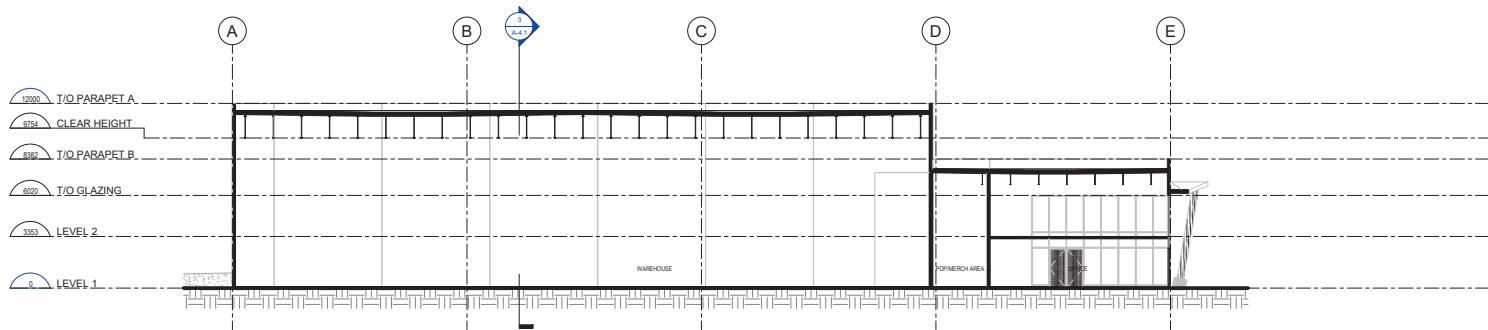
Landscape Concept Plan - 200 Tenth St. Warehouse

C:\Users\m\Documents\18-55900-00_18-55900-00_SHELL_1823_1824\DWG\CP18

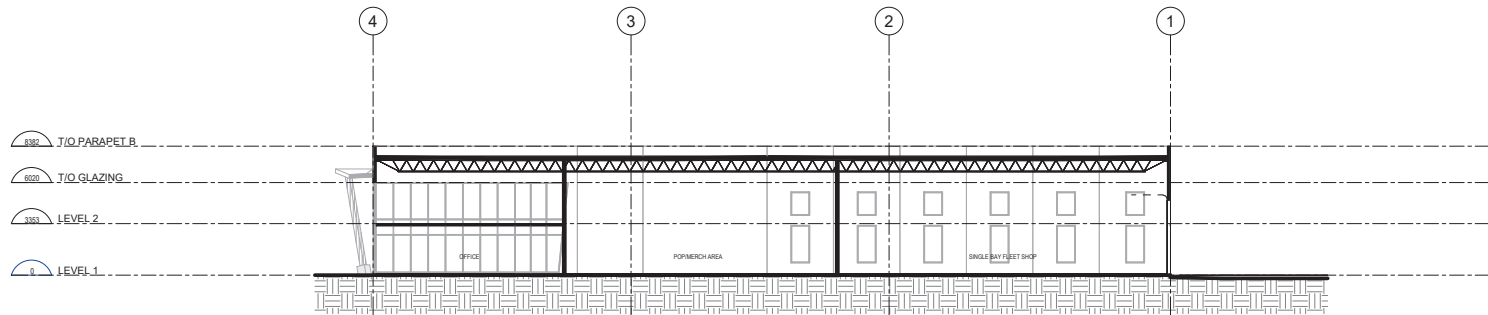
12/10/2024 4:53:07 PM



3 OVERALL BUILDING SECTION 3 OF 3
A.4.1 1:150



2 OVERALL BUILDING SECTION 2 OF 3
A.4.1 1:150



1 OVERALL BUILDING SECTION 1 OF 3
A.4.1 1:150

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RECEIVED
DP1370
2024-DEC-17
Current Planning

PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-55900A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
SECTIONS

SCALE: 1:150
SHEET NO.

A-4.1

CURRENT ISSUANCE: ISSUED FOR DEVELOPMENT PERMIT