



Development Permit Application- Design Rationale
921 Maughan Road, Nanaimo, BC



1. Introduction

This Design Rationale has been prepared in support of a Development Permit application for the proposed industrial storage building at **921 Maughan Road** in Nanaimo. The purpose of this document is to describe the site planning, architectural design, landscaping strategy, and variance request associated with the development, and to demonstrate consistency with the policies and Development Permit Area guidelines of the **City Plan Nanaimo Reimagined**.

The proposal supports continued industrial use within the Duke Point employment area while improving site organization, building articulation, landscaping, and overall functionality.

2. Project Description

The project consists of the construction of a new industrial storage building on a **5,847 m² parcel** located within the established Duke Point industrial corridor. The warehouse building is strategically positioned to maximize operational efficiency and functional yard space. The existing office building on-site will be retained and upgraded to serve as the administrative hub for Niik Steel operations. Retaining the structure reduces unnecessary demolition and supports efficient land use within designated industrial lands. The proposed development contributes to employment-generating industrial activity within an established industrial area.

3. Site Context

The property is zoned **I4 –Industrial** and is surrounded by similar industrial uses.

- West boundary: **Duke Point Highway**
- East boundary / primary access: **Maughan Road**

4. Form and Character

The building design reflects a functional industrial aesthetic while incorporating elements that enhance visual quality and façade articulation.

Key design features include:

- A **horizontal strip of Translucent panels** along the longer façade to introduce natural daylight into the workshop area, improving interior working conditions and reducing reliance on artificial lighting.
- Two complementary exterior colors to provide visual contrast and break up the building mass.
- Integrated company signage to reinforce business identity and contribute to façade articulation.

These elements support the intent of industrial form and character guidelines by encouraging well-designed buildings within employment areas.

5. Circulation and Site Safety

The site layout supports safe and efficient movement of vehicles and pedestrians.

- Clear signage is provided near each man door and at the office entrance to improve wayfinding.
- A pedestrian walkway is provided along the office building.



- A marked crosswalk across the internal roadway creates a safe connection between the office and workshop buildings.
- The site accommodates heavy vehicle circulation consistent with industrial operations.

The circulation design minimizes pedestrian-vehicle conflict and supports operational efficiency.

6. Landscaping and Public Interface

A landscaped buffer is proposed along the **Duke Point Highway** frontage to improve the visual corridor and soften the industrial edge.

The landscaping strategy includes

- Year-round greenery
- Seasonal variation
- Improved streetscape quality
- Visual buffering of industrial operations

This approach enhances the appearance of the site from the public roadway while maintaining industrial functionality.

7. CPTED Principles

The design incorporates Crime Prevention Through Environmental Design principles by:

- Maintaining clear sightlines across the site
- Providing visible building entrances
- Incorporating defined pedestrian routes
- Enhancing lighting and signage for visibility
- Organizing circulation to improve natural surveillance

These measures contribute to a safe and well-managed industrial environment.

8. Employee Amenity Space

An outdoor employee amenity space is provided on the **northeast side of the existing office building**.

This area offers a dedicated outdoor space for staff breaks and informal gathering. The amenity space enhances workplace quality and supports employee well-being while remaining appropriately integrated within the site layout.

9. Sustainability Considerations

The project incorporates several passive sustainability features:

- Increased natural daylight through façade translucent panels.
- Reduced reliance on artificial lighting during daytime hours
- Retention and upgrading of the existing office building
- Landscaping improvements that enhance site environmental quality



These elements contribute to improved operational efficiency and resource-conscious development.

10. Policy Alignment

The proposal aligns with the objectives of the **City Plan Nanaimo Reimagined** by:

- Supporting industrial and employment-generating land uses
- Optimizing development within designated industrial lands
- Enhancing building design within employment areas
- Improving landscaping along major transportation corridors
- Maintaining compatibility with surrounding industrial uses

The development contributes to the continued strength of the Duke Point industrial area as an employment-focused corridor within Nanaimo.

11. Siting and Variance Rationale

A relaxation of **Side Yard (SOUTH SIDE)** from 6.0 m to 3.0 m is requested to accommodate the functional building footprint and align with the existing office structure.

The variance is supported by the following factors:

Site Access and Maneuverability

The site includes a wide entry designed to accommodate heavy truck turning movements.

Operational Efficiency

The reduced side yard allows for a more functional industrial layout while maintaining a 3.0 m setback on both sides for maintenance access and safety separation.

The requested relaxation supports efficient industrial use without negatively impacting neighboring properties.

12. Archaeological Considerations

A review of the Provincial archaeological mapping and available background information indicates that the subject property at 921 Maughan Road in Nanaimo is not located within a designated Archaeological Potential Area identified by the BC Archaeology Branch.

Based on this review, the proposed development does not trigger any archaeological assessment requirements at this time.

Conclusion

The proposed development at **921 Maughan Road** represents a well-planned industrial project that enhances site functionality, improves building design, strengthens landscaping along the highway corridor, and maintains safe circulation for both vehicles and pedestrians.

The project aligns with the policies and objectives of the **City Plan Nanaimo Reimagined**, supports continued employment use within the Duke Point industrial area, and respectfully requests approval of the Development Permit and associated variance.



March 13, 2026

Planning & Development
City of Nanaimo

Attention: Lainya Rowett

Re: Development Permit Application No. DP001407 – 921 Maughan Road

Hello Lainya

Please accept our response to the Design Advisory Panel meeting comments sent in 2026 feb 18.

Our responses says VA:

Consider clearly defining the entrance and enhancing transparency (i.e. canopies, double doors, differentiated façade treatments, or glass doors)

VA: All man doors have colored canopies and a signage on the side of door for clear marking of the entrance.

Consider providing rough-ins for future solar installations

VA: Future rough in for the solar installations will be provided at the time of BP application, at present we have added a note on floor plan A-101

Consider incorporating natural light into the workshop space and entrance lobby

VA: A horizontal strip of translucent panels has been introduced along the longer façades of the building to enhance natural daylight penetration into the workshop area. Refer A-201 elevations

Consider updating the existing building façade so that it complements the proposed building

VA: Paint for the existing building will be changed to complement the workshop. Refer to revised views A-900

Consider providing safe pedestrian access that is separated from vehicle areas

VA: A pedestrian walkway is proposed along the office building, with a marked crosswalk across the internal road to provide a safe connection between the office and workshop buildings. refer site plan A-100

Consider relocating the two overhead doors to the south end of the proposed building along the same elevation

VA: The 2 overhead doors cannot be relocated due to the functionality of the space as there are 2 loading stalls behind the overhead doors.

Consider providing wayfinding signage for both pedestrian walkways and vehicles

VA: Clear signage will be provided near each man door and at the main office entrance to assist with wayfinding and improve site navigation. Refer A-201 elevations

Consider relocating parking stalls or other strategies to retain onsite trees and protect adjacent mature offsite trees

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Surrey, B.C. V4N 3B8
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seemu@venturearchitecture.ca - E



Venture Architecture Inc.

Seemu Midha Arora - Principal
Architect AIBC | MRAIC

VA: Parking will incorporate gravel where tree roots could be impacted by pavement.

Consider incorporating lighting throughout the site to ensure safety

VA: Site lighting will be included at the main driveway access and in parking areas. All lighting will be designed to meet the dark skies guidelines. Lighting will be added to the warehouse façade on all 4 sides.

Consider adding visual interest along the Duke Point Highway frontage

VA: The use of two complementary colors on the building elevations, combined with the introduction of Translucent panels, creates visual interest and helps articulate the overall building massing. The inclusion of company signage further enhances the building identity and contributes to the visual character of the façade. refer A-900 renders

Consider providing a covered outdoor amenity area for employees.

VA: A covered outdoor seating space has been added to the northeast side of the office space. Refer to A-100 site plan and A-900 renders.

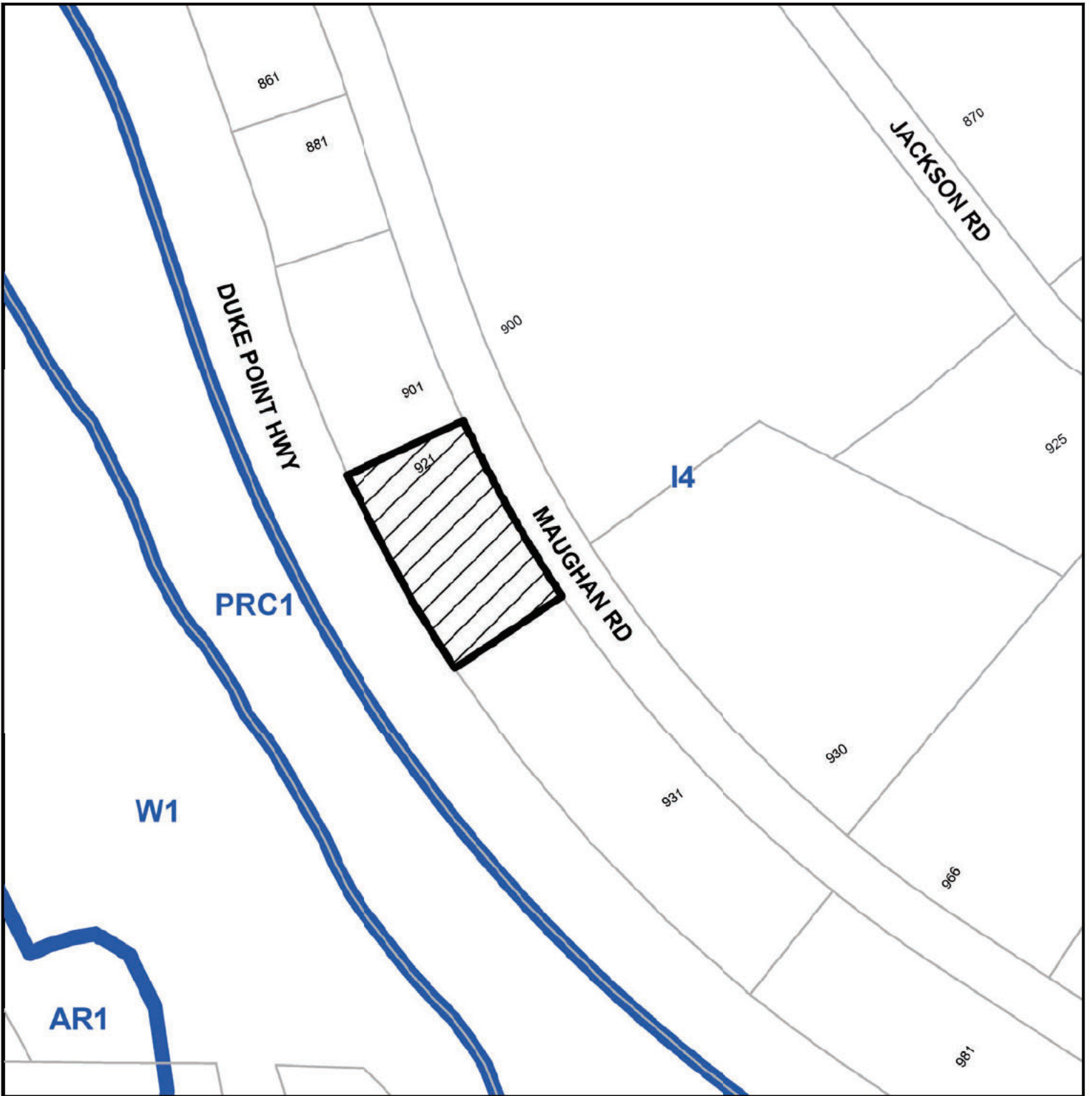
Regards


Seemu Midha Arora
Architect AIBC

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SUBJECT PROPERTY MAP

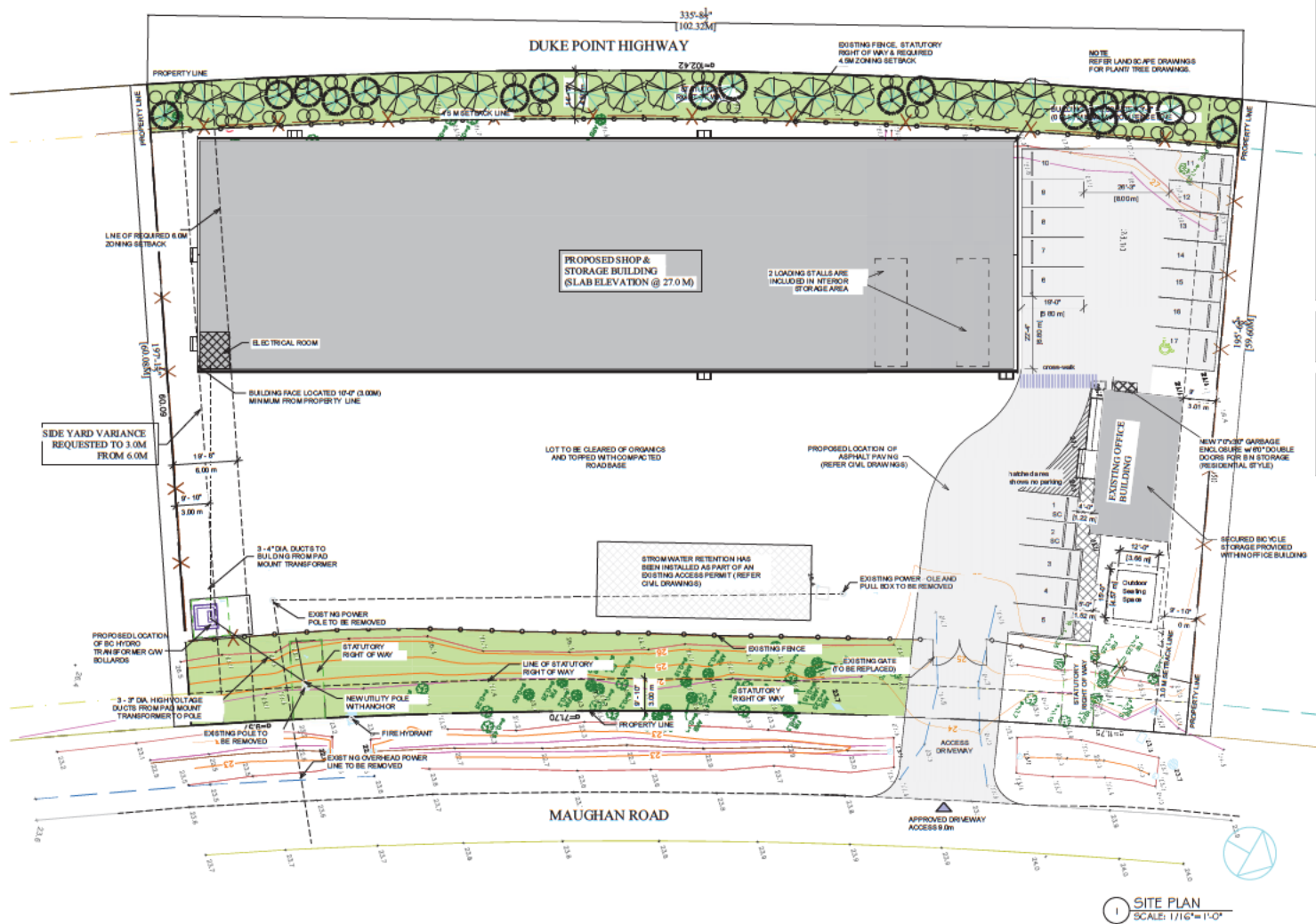


 921 MAUGHAN ROAD

AERIAL PHOTO



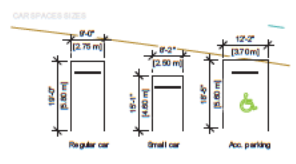
 921 MAUGHAN ROAD



JOBING RECEIPT/NOTICE OF WORKING		
Project Name	N. & S. STEEL STORAGE	
Client Name	NIK STEEL STORAGE	
Project Location	2920 MAUGHAN ROAD, SURREY, BC	
Jobing Date	Permitted	Proposed/Planned
1. Description of Work	EXISTING OFFICE BUILDING RENOVATION & NEW SHOP & STORAGE BUILDING	INDUSTRIAL
2. Estimated Start/End Dates	NOV. 2024 - FEB. 2025	INDUSTRIAL
3. Site Address	2920 MAUGHAN ROAD, SURREY, BC	INDUSTRIAL
4. Project Manager	MARK WILSON	INDUSTRIAL
5. Site Contact	MARK WILSON	INDUSTRIAL

BUILDING INFO		
Year Built	2015	2015
Number of Floors	1	1
Area (sq. ft.)	10,000	10,000
Use	INDUSTRIAL	INDUSTRIAL

PARKING & TRAVEL REQUIREMENTS		
Number of Spaces	10	10
Number of Spaces	10	10
Number of Spaces	10	10
Number of Spaces	10	10

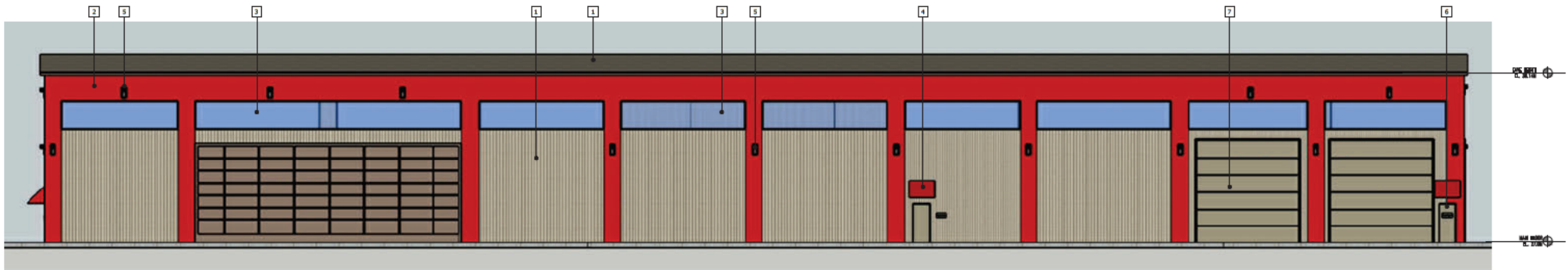


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PROJECT INFO		ARCHITECTURAL		PROJECT NAME	
PROJECT NO.	2024-02	DATE	1	NIK STEEL STORAGE	
SHEET NO.	A-100	BY	DO NOT SCALE DRAWING	2920 MAUGHAN ROAD, SURREY, BC	
DESCRIPTION	ISSUED TO CITY TO ADDRESS APP COMMENTS	SM	DR.	CLIENT INFO: NIK STEEL, INC.	



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION (DUKE POINT HWY SIDE)
SCALE: 1/8"=1'-0"

COLOR LEGEND

ROOFING/CLADDING - TRACDEK COLORS



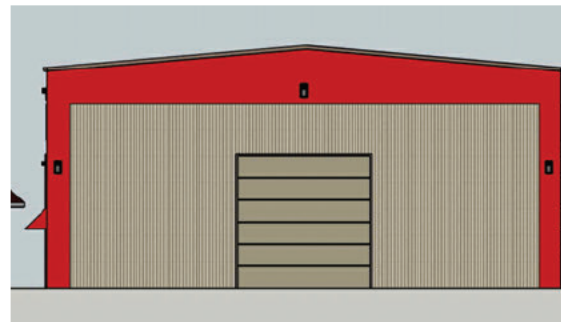
OFF WHITE / SURF MIST



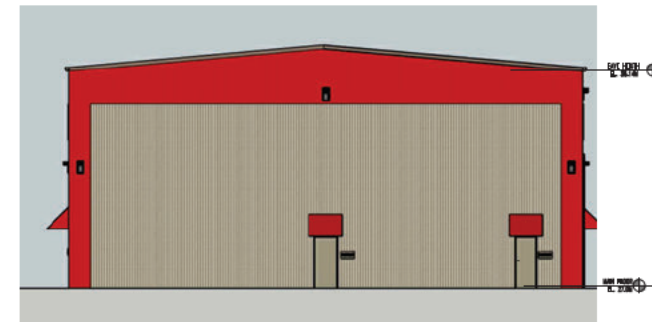
AUTUMN RED

MATERIAL/COLOR SELECTION

BUILDING MATERIALS	COLOUR	MANUFACTURER / SUPPLIER
1. HO-RIB WALL - METAL CLADDING	OFF-WHITE /SURF MIST	INTERACH
2. HO-RIB WALL - METAL CLADDING	AUTUMN RED	INTERACH
3. TRANSLUCENT PANELS		TED
4. CANOPY	AUTUMN RED	
5. LIGHT FIXTURE	BLACK	
6. DOORS	OFF-WHITE /SURF MIST	
7. OVERHEAD DOORS	OFF-WHITE /SURF MIST	
8. COMPANY SIGNAGE		



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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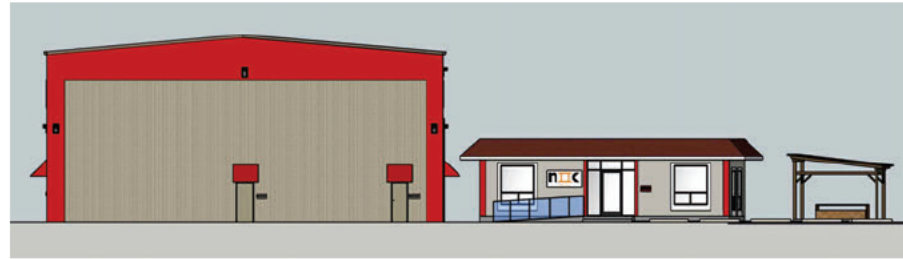
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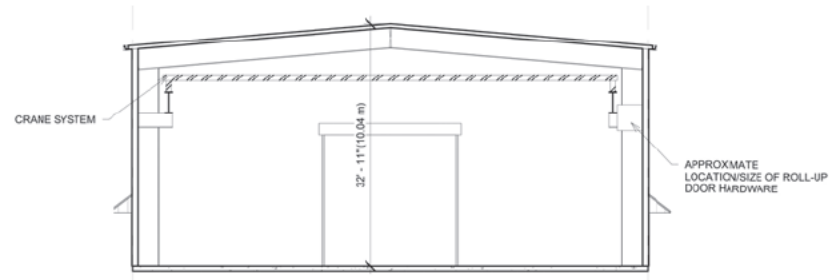
PROJECT NAME	NIIK STEEL STORAGE
CLIENT INFO:	NIIX STEEL INC.
SHEET TITLE	ELEVATIONS
PROJECT NO.	2024-02
SHEET NO.	A-201



1 SITE ELEVATION - EAST SIDE



2 SITE ELEVATION - SOUTH SIDE



3 WAREHOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

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DATE		SHEET TITLE	
1	2024-03-13	1	SITE ELE & BLDG SECTION
REV	DATE	DESCRIPTION	PROJECT NO.
1	2024-03-13	ISSUED TO CITY TO ADDRESS AIP COMMENTS	2026-02
BY	DO NOT SCALE	DRAWING	SHEET NO.
			A-202



1 RENDER - DUKE HWY SIDE - WEST SIDE



2 RENDER - INTERNAL SITE SHOWING OFFICE

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		RENDERS	
		PROJECT NO.	
		2026-02	
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		A-900	
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Photograph Date: March 7, 2025



Main entry at Maughan Road.



Southeast view from Maughan Road.

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Southwest corner from Duke Point Highway.



Northwest corner from Duke Point Highway.

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Office building on the North end of the property.



View of site from driveway.

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Photograph Date: March 7, 2025



Northwest corner of the site.



Southwest corner of the site. Arbutus tree to remain.

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Photograph Date: March 7, 2025



Southeast corner of the site.



Southwest corner of the site. Deciduous trees adjacent to the fence to be removed.

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Photograph Date: March 7, 2025



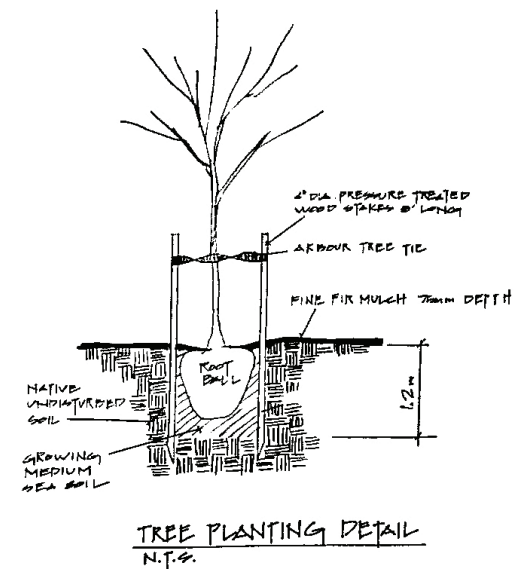
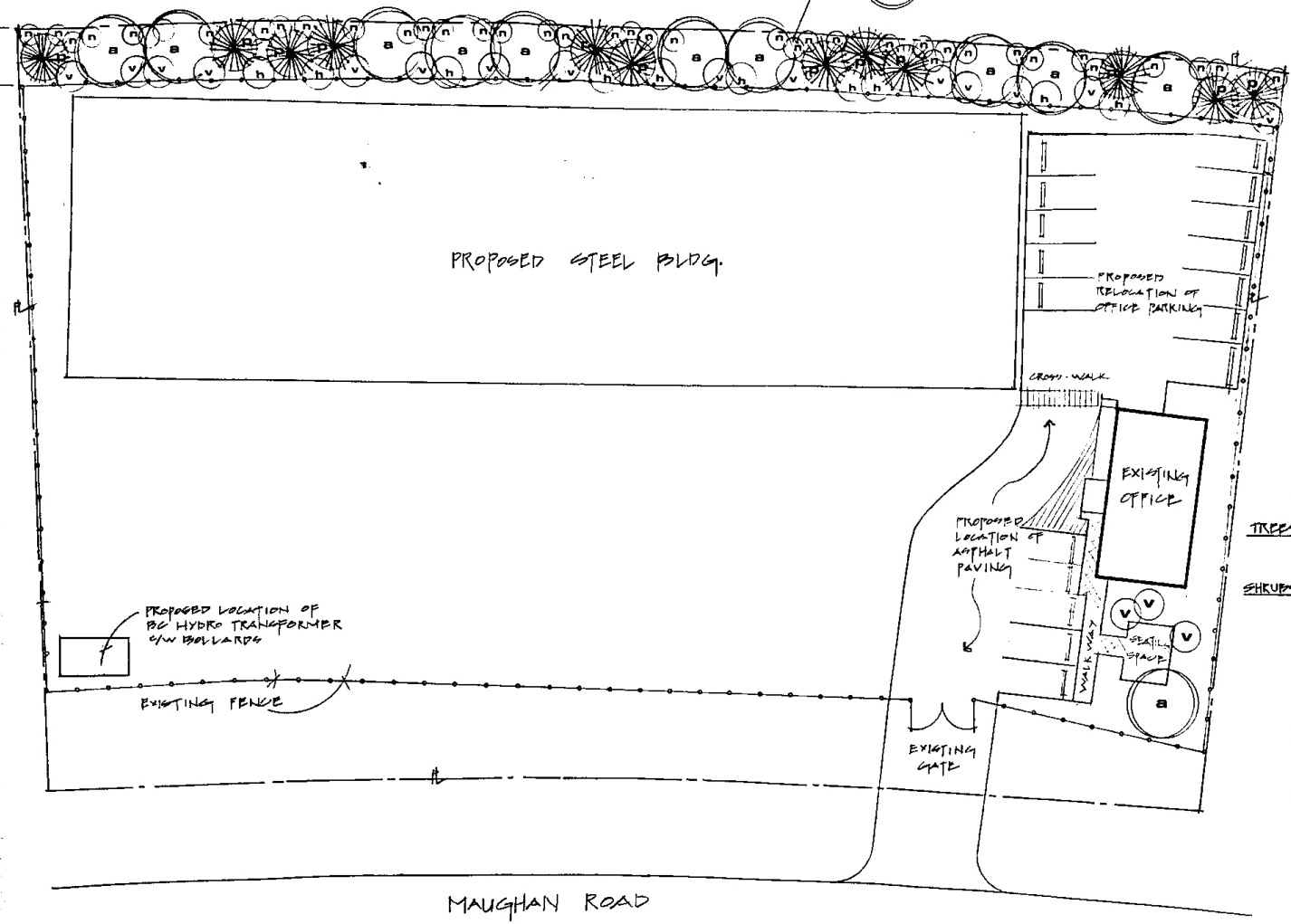
Northeast corner of the site. 1 fir tree to be removed at office parking area.



**REQUIRED DUKE POINT
LANDSCAPE SCHEME**

-  2.9m HT. CONIFEROUS TREES - 5m Ø
- PINUS CONTORTATA
-  6cm CALIPER DECIDUOUS TREES - 5m Ø
- ACER RUBRUM

DUKE POINT HIGHWAY



TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL/Common NAME	SIZE
TREES			
a	11	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER
p	11	PINUS CONTORTATA CONTORTA / SHORE PINE	2.9m HT.
SHRUBS			
v	10	ACER CIRCINATUM / VINE MAPLE	#2
n	40	ROSA NUTKANANA / Nootka ROSE	#1
h	10	HOLODISCUS DISCOLOR / OCEANSTRAY	#1

NOTES:

1. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES.
2. ALL TREES TO BE STAKED & IRRIGATED WITH MICRO-D RIP SYSTEM.
3. ALL TREES TO BE MULCHED WITH FINE FIR MULCH TO A MIN. DEPTH OF 75mm.

PROPOSED LANDSCAPING 921 MAUGHAN ROAD

SCALE: 1/16" = 1'0"

DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES

DATE: APRIL 7, 2025

REVISIONS: MAY 6, 2025 (ADDED NATIVE SHRUBS TO SCREEN PLANTINGS)
OCTOBER 14, 2025 (ADDED BLDG, ENLARGED PARKING AREA & PG HYDRO TRANSFORMER)
APRIL 10, 2026 (ADDED GRATING AREA, REVISED PARKING LOT)

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