



PROJECT INF	ORMATION	1							
PID:	018-563-104								
LEGAL ADDRESS:	LOT D, DISTRICT LOT 82, COMOX DISTRICT, PLAN VIP57837,								
CIVIC ADDRESS:	3630 PARK LANE, COURTENAY, BC. V9N 9T6								
ZONING:	IL(CVRD) - BUSINESS PARK 2A - PARK LANE								
USE:	LIGHT INDUSTRIAL								
BUILDING AREAS:	BUILDING: MAIN FLOOR - 26,002 SQFT (2415.6 M²)								
	TOTAL FLOOR AREA - 26,002 SQFT (2415.6 M²)								
PROPERTY AREAS:	0.85 HA (8483.85 M²)								
LOT COVERAGE:	REQUIRED: max. 50% of the lot area				PROVIED: 28.47%				
MAX. HIEGHT:	REQUIRED: 10.0 metres				PROVIED: +/- 8.95 m				
SETBACKS:	REQUIRED:				PROVIED:				
	FRONT	REAR	SIDE 1	SIDE 2	FRONT	REAR	NORTH SIDE	SOUTH SIDE	
	7.5 m	7.5 m	7.5 m	7.5 m	14.66 m	11.43 m	15.20 m	45.45 m	
PARKING:	REQUIRED:				PROVIED:				
	AS PER SCHEDULE 7 A ZONING BYLAW. INDUSTRIAL @ 1 STALL / 90m <sup>2</sup>				TOTAL 40 STALLS, INCLUDING 3 H/C STALLS + 24 FULL SIZE CARS SHORT TERM PARKING, 3 SMALL CAR STALLS. LOADING IN FRONT OF OVERHEAD DOORS.				

PARKING INFORMATION:

CITY OF COURTENAY OFF STREET PARKING - DIVISION 7
THE CITY OF COURTENAY HAS A PARKING REQUIREMENT FOR NUMBER OF EMPLOYEES
TO BASE PARKING STALLS OFF OF. AT THIS TIME, WITH A BASE BUILDING DETERMINING
THE NUMBER OF EMPLOYEES IS NOT FEASIBLE. OTHER JURISDICTIONS ON VANCOUVER
ISLAND HAVE A MIXED INDUSTRIAL RATE OF PARKING FOR 1 STALL PER 90m² OF FLOOR
AREA. WE HAVE APPLIED THIS TO THE BUILDING AND HAVE THE FOLLOWING REQUIRED
PARKING STALLS.

BUILDING AREA: 2,415.6m² TOTAL FINISHED FLOOR AREA: 2,415.6m²

PARKING REQUIRED @ 1 STALL / 90m<sup>2</sup> = 26.8 STALL = 27 STALLS, 90% STALLS TO BE 2.75m X 5.5m WITH A 7.5m 2-WAY DRIVE AISLE FOR 90° PARKING, A 5.5m 2-WAY DRIVE AISLE FOR 60° PARKING, 10% SMALL CAR TO BE 2.5mX4.6m OF TOTAL PARKING STALLS, PLUS 13 STALLS, 1 SPACE PER 2 EMPLOYEES. PROVIDE 40 STALLS.

7.1.8 ACCESSIBLE PARKING:
ONE REQUIRED FOR REQUIRED PARKIGN GREATER THAN 20 STALLS. ADDITIONAL STALL
REQUIRED AT EACH INTERVAL OF 75.
4 ACCESSIBLE STALLS PROVIDED 4.0m X 5.8m

7.2.1 OFFSTREET LOADING: 4 DRIVE AISLE LOADING ZONES PROVIDED, 3.0m X 9.0m

7.3.1 BICYCLE PARKIGN REQUIREMENTS:

7.3.1 BICYCLE PARKIGN REQUIREMENTS:
ZONING DOES NOT HAVE A REQUIREMENT FOR BICYCLE PARKIGN FOR INDUSTRIAL

THE BUILDINGS ARE WAREHOUSE SPACES, AND IF ALLOWED BY THE OPERATOR, THERE IS INTERIOR SPACE TO STORE STAFF BICYCLES IF REQUIRED, CYCLING CUSTOMERS ARE HIGHLY UNLIKELY, HOWEVER, BASED ON TENANT IMPROVEMENT BUILDING PERMITS, THERE IS SPACE ON SITE FOR A BICYCLE RACK IF A BUSINESS REQUIRES ONE.

PARKING / SITE LIGHTING: PARKING / SITE LIGHTING WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE BP / DESIGN PHASE.

ISSUED FOR DEVELOPMENT PERMIT

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SITE PLAN

(325'X80	'A)
DESIGNED JK/DDM	SEAL
DESIGN REVIEW JK	1
DRAFTED LHY	]
DRAFTING REVIEW	1

DDM
PROJECT No.
5360-001

SCALE

DDM
CLIENT DRAWING No.

As indicated

HEL DRAWING No.

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DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION