

06 December 2018



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

Attn: Lauren Wright

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED  
DEVELOPMENT, 1955 BOXWOOD ROAD NANAIMO B.C.**

**SITE:**

Located on Boxwood Road, this site is in the first Phase of Greenrock Industrial Park.

This lot is long and narrow with the front and rear boundaries skewed to the side lot lines. A bioswale runs the Boxwood frontage. The rear lot line faces the Parkway and has a well vegetated Character Protection Zone.

Grade slopes down and westward 2% - 3% from Boxwood Road.

Rock is at or near the surface.

**PROPOSED USE:**

The project consists of a shop and showroom for VI Granite for the fabrication of granite and quartz countertops. A caretaker's suite is incorporated into a small second floor area above the showroom.

**SITE ORGANIZATION:**

The building is sited close to Boxwood Road and favors the south boundary. The location is predetermined in part by the constructed site access point. The western half of the site is a secured materials storage yard. A bank of 6 (oversized) parking stalls is along the north side of the driveway for client / customer use. Additional parking for staff is provided within the storage yard.

The front portion of the building contains the showroom and residential suite. The shop is to the rear.

A new public sidewalk is to be constructed along Boxwood with a connecting sidewalk to an entry plaza and showroom entrance. The caretaker's suite is also accessed from the plaza at the opposite side.

# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brian Road • Ladysmith BC • Canada • V9G 1G2

**R E C E I V E D**  
**DP1125**  
**2018-DEC-06**  
Current Planning



## **FORM AND CHARACTER:**

The shop component is a utilitarian box shaped structure of precast or tilt-up concrete construction. The showroom and caretaker's suite is wood frame construction with a two storey volume that equates to the height of the shop. This portion of the building is articulated in plan, incorporates more contemporary forms similar to buildings within Greenrock. This is typified by the low slope roof, larger expanses of glass and finish materials. A canopy element wraps around the east and north facades that emphasizes the showroom, provides weather protection and incorporates a deck for the upper floor suite.

Finishes include painted concrete, corrugated metal cladding, fiber cement cladding and timber elements. Colour is used as a tool to reflect corporate identity, emphasize elements, provide contrast, pattern and balance that merges the otherwise distinct building forms.

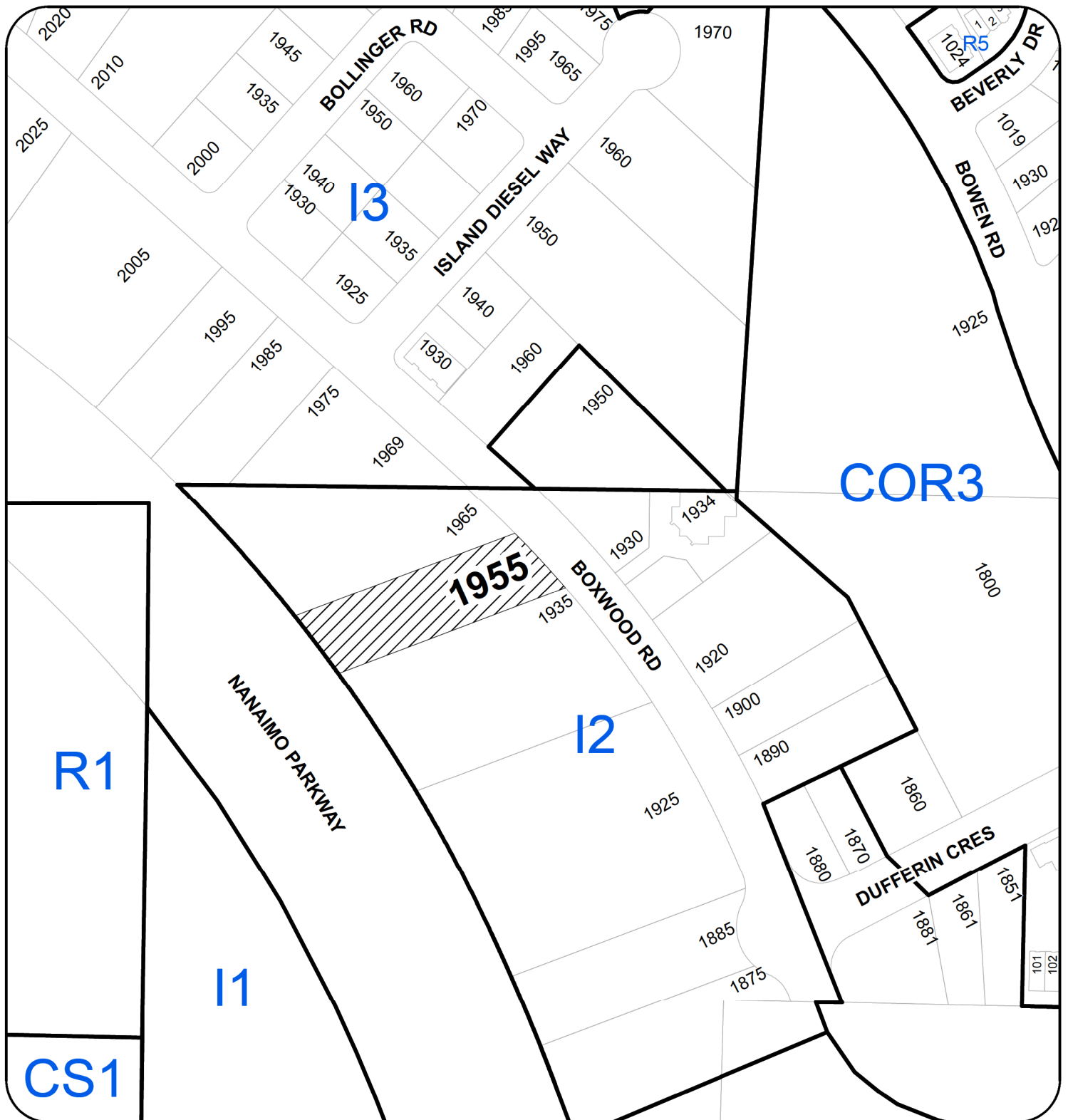
## **VARIANCES:**

No variances are required.

We respectfully submit this proposal for consideration.

Regards,  
Will Melville

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001125

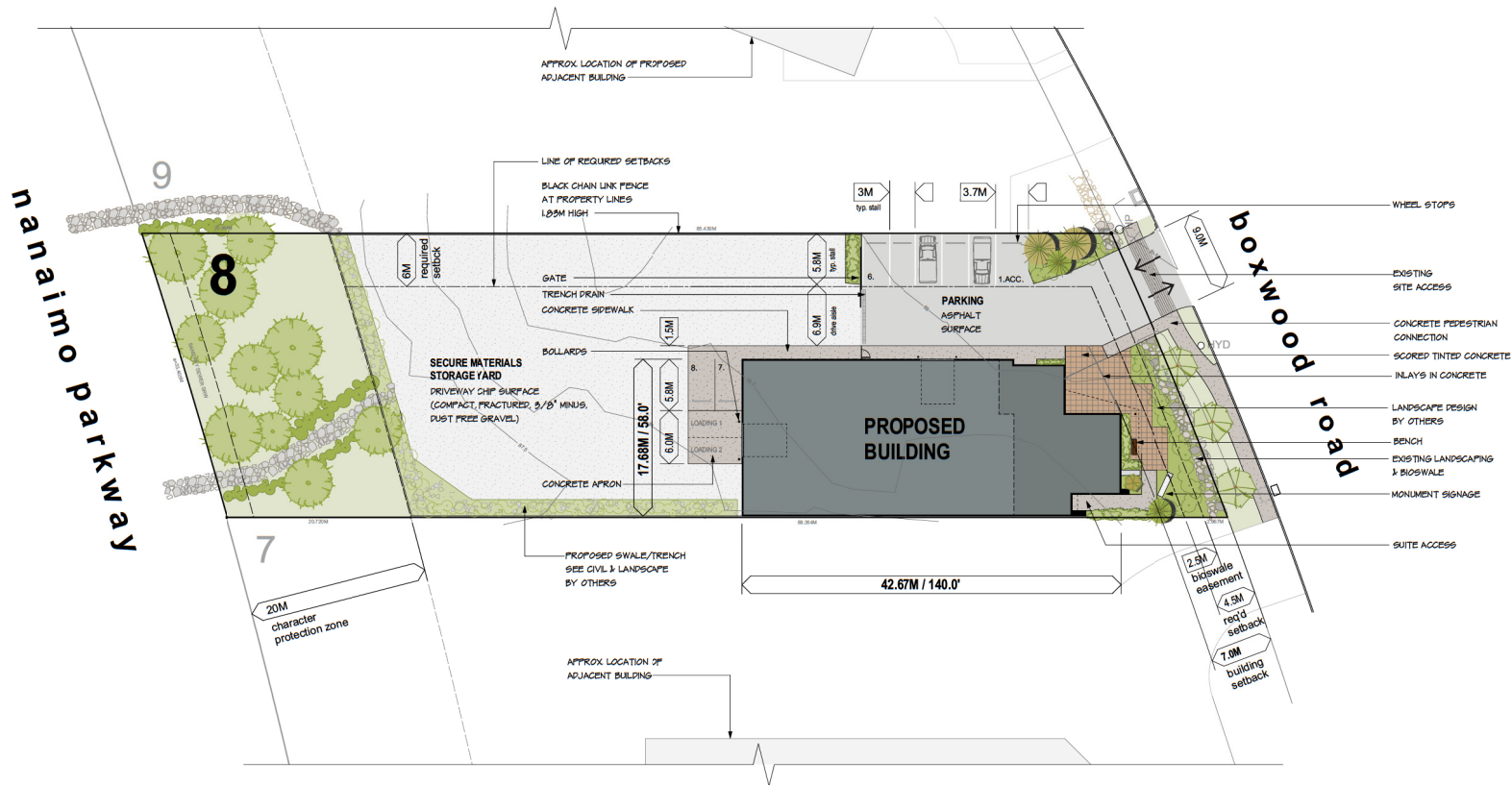
## LOCATION PLAN



Civic: 1955 BOXWOOD ROAD  
 Legal: LOT 8, SECTION 15, RANGE 7  
 MOUNTAIN DISTRICT, PLAN EPP17398



Subject Property



# **SITE PLAN**

SCALE: 1/8" = 1' METRIC

NOTE: PROPERTY BOUNDARIES, LEGAL PLAN DERIVED FROM INFORMATION PREPARED BY OTHERS

<b>PROJECT DATA:</b>	
<b>LEGAL DESCRIPTION:</b> LOT 8, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398	
<b>CIVIC ADDRESS:</b> 1555 BOXWOOD ROAD	
<b>LOT AREA:</b> 3550 SQ.M. / 0.355 HA.	
<b>LAND USE:</b> INDUSTRIAL	
<b>ZONING:</b> I2 - LIGHT INDUSTRIAL	
<b>D.P. AREA:</b> DPA4 - NANAIMO PARKWAY DESIGN	
<b>BUILDING AREA:</b> SHOWROOM/OFFICE +/- 1,833 SQ.FT. / 170.3 SQ.M. WAREHOUSE +/- 5,695 SQ.FT. / 529.09 CARETAKERS SUITE +/- 1,286 SQ.FT. / 117.81	
<b>LOT COVERAGE (MAX 40%):</b> +/-19.71%	
<b>PARKING/LOADING REQUIRED:</b> INDUSTRIAL WORKSHOP @ 1/100 SQ.M. 7 CARETAKERS SUITE 1 TOTAL REQUIRED 8	
<b>LOADING</b> 2	
<b>PARKING/LOADING PROVIDED:</b> STANDARD 7 ACCESSIBLE 1 TOTAL PROVIDED 8	
<b>LOADING</b> 2	
NOTE: ALL AREAS ARE APPROXIMATE	



## **AERIAL** NOT TO SCALE



PROPOSED FACILITY FOR:  
**VI GRANITE & QUARTZ COUNTERTOPS**  
Lot 8 - 1555 BOXWOOD ROAD  
Nanaimo, B.C.

**DELINER**  
CONSULTING ENGINEERS  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 3G9  
TEL: 604-271-1111  
WWW.DELINER.COM

PROJECT: 1475.13.17  
ISSUED: 17 AUG 2017  
18 AUG 2018  
19 OCT 2018  
CONSULTANTS: 21 OCT 2018  
DEV. PERMIT: 21 OCT 2018  
REVISED: 06 DEC 2018

**PR1.0**

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**2018-DEC-06**  
Current Planning





Pa	18	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gall	.6 o.c.
		<b>Bioswale Plants</b>			
Co	120	<i>Carex obnupta</i>	Slough Sedge	plugs	.6 o.c.
Iris	18	<i>Iris ensata</i>	Japanese Iris	1 gall	
Je	120	<i>Juncus effusus</i>	Common Rush	plugs	.6 o.c.
Sm	120	<i>Scirpus microcarpus</i>	Small flowered bulrush	plugs	.6 o.c.

## LANDSCAPE DESIGN RATIONALE

The site lies on the south side of Boxwood Road. There is an existing boulevard with 3 Pin Oak trees. The Parkway Character Zone/Protection Zone lies to the south of the site and is well vegetated with cottonwood, fir, and cedar. These plants form an effective screen from the highway.

The objective of the landscape design is to create a setting for the VI Granite building. In the front of the building a small courtyard forms the focal point of the landscape design. This will be paved with a decorative concrete surface and will function as an outdoor display area. A path leads from the sidewalk into the building via this courtyard.

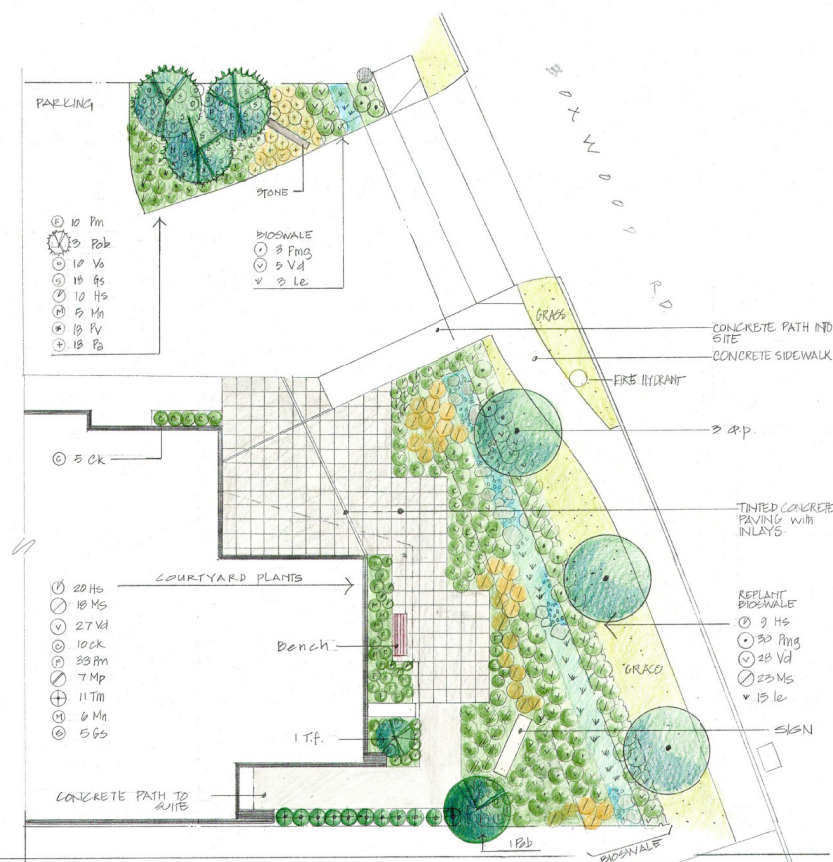
### Planting

**Planting**  
The planting design and plant choices complement the stone with strong textural and structural components.

The building will be framed from the street by columnar evergreen trees (Serbian Spruce). These trees have a narrow ordered structural form.

The shrubs will be mostly evergreen with textured leaves and architectural forms. Some light and movement will be provided by planting ornamental grasses.

Stormwater management features include the existing bioswale along Boxwood Road and raingardens/bioswales taking the rainwater into the CR2 zone.



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DP1125  
2018-NOV-01

DATE	REV.	DESCRIPTION	

CONSULTANT	
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VICTORIA DRAKEFORD  
B.Sc. M.Phil. Bachel. Culp.

**LANDSCAPE ARCHITECT**  
236 Pine St. Nanaimo,  
B.C. V9R-2B6  
**250-754-4335**  
victoria@island.net

PROJECT	
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V.I. GRANITE &  
QUARTZ  
COUNTERTOPS  
LOT B.  
1955 BOXWOOD ROAD  
NARAIIMO BC

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SHEET TITLE

CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE *1:1* DATE *2012*

DRAWN *VID* CHECKED

PROJECT NUMBER V-1609

DRAWING NUMBER	1
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SCALE	AS SHOWN	DATE	20.10.12
DRAWN	VJD	CHECKED	
PROJECT NUMBER	VIGRANTE 10		
DRAWING NUMBER	1.1		



#### Tree Inventory/trees to be removed

1. *Arbutus menziesii* 20 cm
2. *Pseudotsuga menziesii* 76 cm
3. *Pseudotsuga menziesii* 80 cm 2 stems combined
4. *Pseudotsuga menziesii* 20 cm
5. *Quercus palustris* 3 street trees 6 cm
6. *Pseudotsuga menziesii* 50 cm
7. *Pseudotsuga menziesii* 55 cm
8. *Pseudotsuga menziesii* 76 cm
9. *Pseudotsuga menziesii* 25 cm

#### Replacement Trees

- 3 *Quercus palustris* (6cm cal) on the boulevard  
 4 *Picea omorika* bruns (2m ht. see planting plan)  
 4 *Pseudotsuga menziesii* (5 gall pots) in the 20m Covenant area



#### Covenant Area

*Abies grandis*, Grand Fir  
*Pseudotsuga menziesii* Douglas Fir  
*Pinus contorta*, Lodgepole Pine  
*Thuja plicata*, Western Red Cedar  
*Acer macrophyllum*, Big Leaf Maple  
*Crataegus douglasii*, Douglas Hawthorn  
*Salix*, Willow  
*Alnus rubra*, red alder

#### Understory Plants

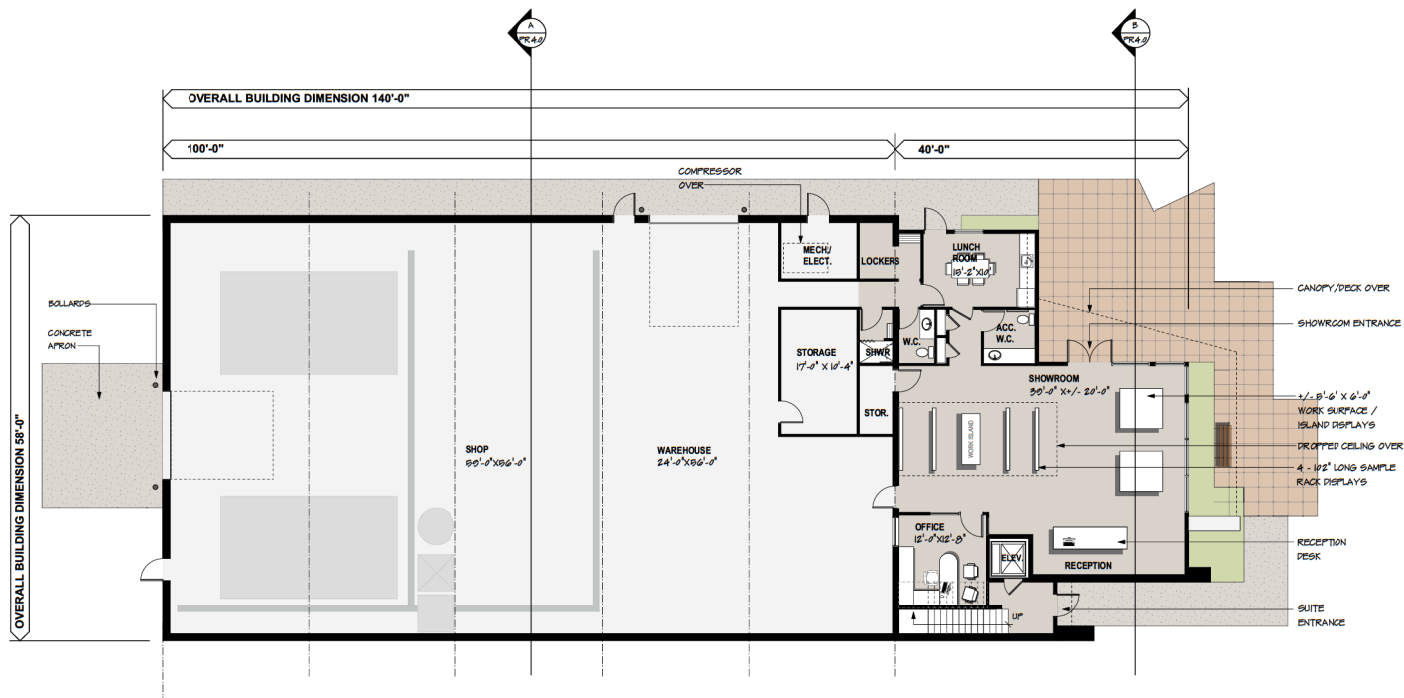
**Native plants:**  
 Snowberry, Ocean Spray, Tall Oregon Grape, Clustered  
 and Nootka Rose  
**Invasives:**  
 Broom, Daphne, Blackberry, Tansy.

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Tree Management Plan  
 1955 Boxwood  
 VI Granite and Countertops

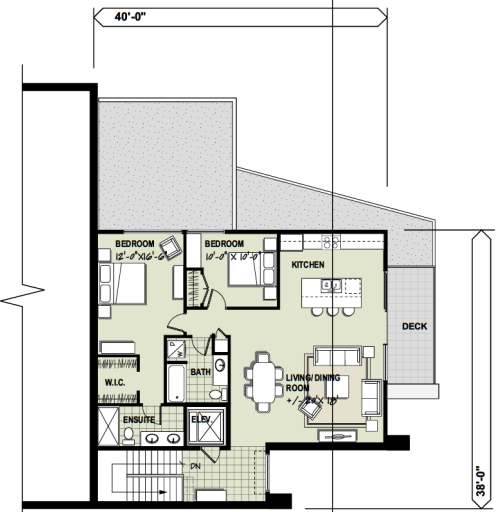
OCT 30, 2018

Victoria Drakeford  
 Landscape Architect  
 250 754 4335



## MAIN FLOOR PLAN

NOT TO SCALE  
SHOWROOM: +/- 1,000 SQ. FT.  
WAREHOUSE: +/- 6,600 SQ. FT.



## UPPER FLOOR PLAN

NOT TO SCALE  
SUITE: +/- 1,300

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Nanaimo, B.C.

**DELINER**  
DESIGN & CONSTRUCTION LTD.

PROJECT # 14751317  
ISSUED 17 AUG 2017  
18 AUG 2018  
19 OCT 2018  
20 OCT 2018  
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22 OCT 2018  
23 OCT 2018  
24 OCT 2018  
25 OCT 2018  
26 OCT 2018  
27 OCT 2018  
28 OCT 2018  
29 OCT 2018  
30 OCT 2018  
31 OCT 2018

**PR2.0**



**EAST ELEVATION**  
NOT TO SCALE

CORRUGATED METAL CLADDING  
BUILDING SIGNAGE  
PAINTED FIBER CEMENT  
PANELS WITH REVEALS  
TIMBER CANOPY  
STOREFRONT GLAZING  
SOFFIT LIGHTING

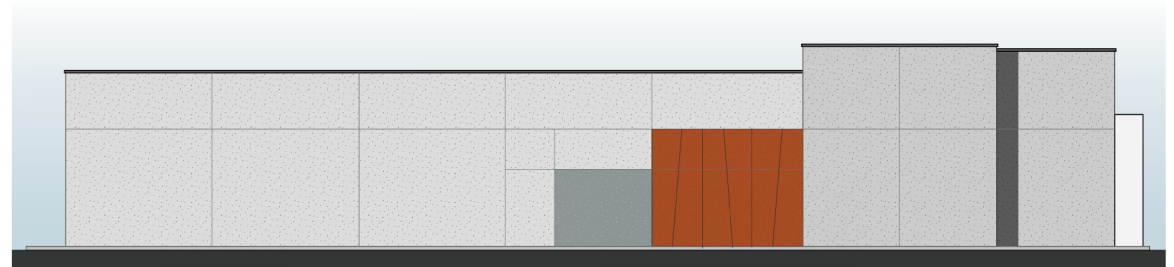


**NORTH ELEVATION**

TILT UP  
CONCRETE  
PULL OUT OFF  
LIGHTING  
PAINTED CONC.  
PANELS

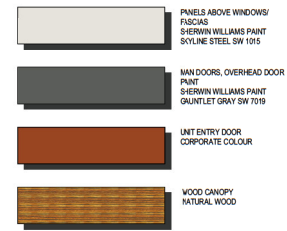
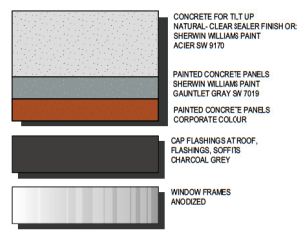
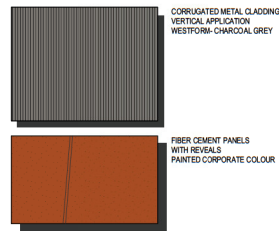


**WEST ELEVATION**



**SOUTH ELEVATION**

**PRELIMINARY EXTERIOR FINISHES & COLOURS**



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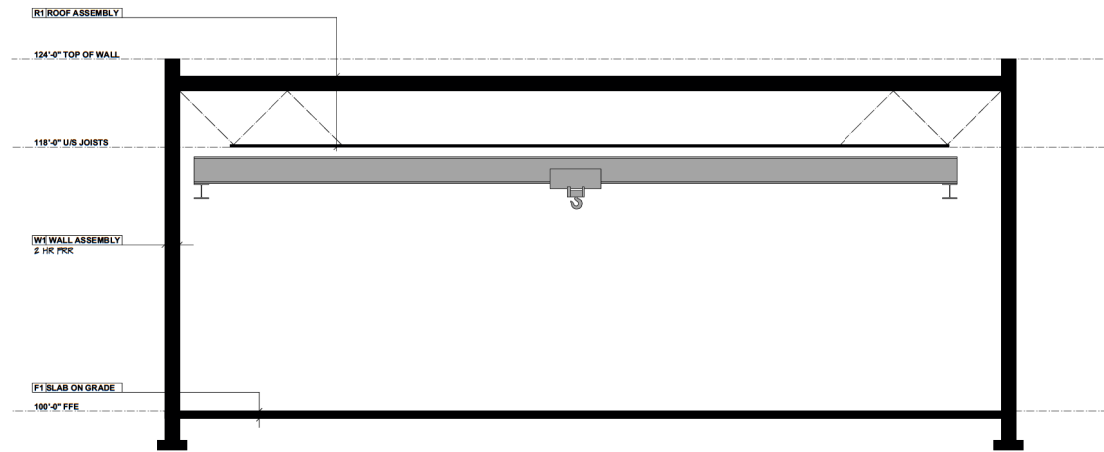
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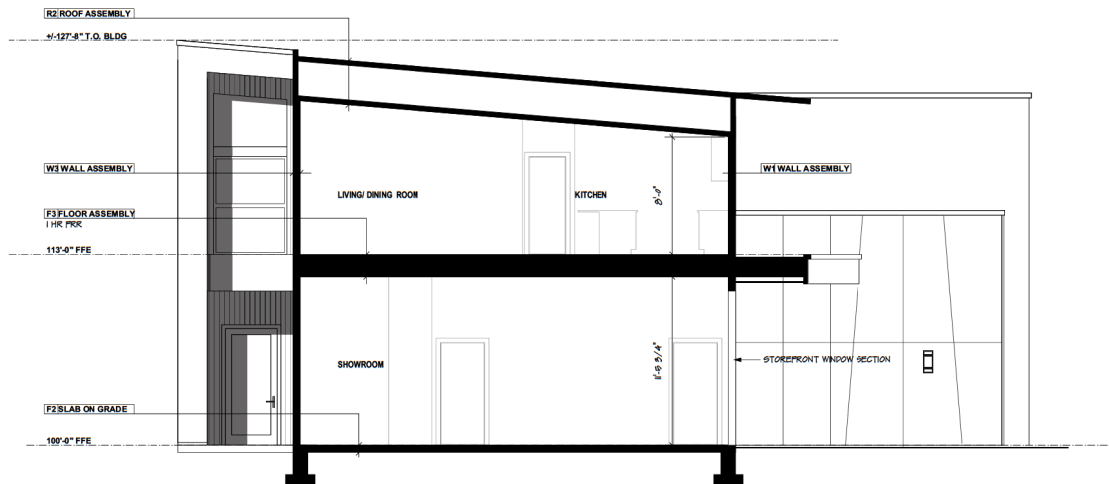
PROJECT # 147513.17  
ISSUED 17 AUG 2017  
15 AUG 2015  
16 OCT 2018  
CLIENT REVIEW 26 OCT 2018  
DEV. PERMIT 31 OCT 2018

**PR3.0**





PRELIMINARY BUILDING SECTION - A



PRELIMINARY BUILDING SECTION - B

#### ASSEMBLY NOTES

##### WALL ASSEMBLIES

- W1 TILT UP CONC**  
 8" CONC 'SKIN'  
 2" EXTRUDED POLYSTYRENE RIGID INSULATION (R-10)  
 7" CONC - REFER TO STRUCTURAL DRAWINGS FOR REINFORCING  
 2+ HR F.R.R.  
 REF. BCRC S#12  
 APPENDIX P TABLE P-211
- W2 METAL CLADDING**  
 CORRUGATED METAL SIDING - VERTICAL APPLICATION  
 BREATHER TYPE SHEATHING MEMBRANE (TYVEK OR EQUAL)  
 PLYWOOD SHEATHING (SEE STRUCT)  
 2X6 WOOD STUDS @ 16" O/C  
 R-32 INSULATION & MIL POLY VAPOUR BARRIER  
 8"/8" TYPE 'X' GWS  
 1 HR F.R.R.  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY EWI
- W3 STUCCO**  
 ACRYLIC STUCCO ON  
 WIRE METAL MESH ON PAPER BAGGING (K-LATH OR EQ)  
 FT. 3/4" STRAPPING @ 16" O/C ON  
 BREATHER TYPE SHEATHING MEMBRANE (TYVEK OR EQUAL)  
 PLYWOOD SHEATHING (SEE STRUCT)  
 2X6 WOOD STUDS @ 16" O/C  
 R-32 INSULATION & MIL POLY VAPOUR BARRIER  
 8"/8" TYPE 'X' GWS  
 1 HR F.R.R.  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY EWI
- W11 TYPICAL INTERIOR**  
 1 LAYER 1/2" GWS, EACH SIDE OF  
 2X4 STUDS @ 16" O/C
- W12 1 HR RATED INTERIOR**  
 1 LAYER 8"/8" TYPE 'X' GWS, EACH SIDE OF  
 2X4 STUDS @ 16" O/C  
 1 HR F.R.R. / 95 STC  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY VW

##### FLOOR ASSEMBLIES

- F1 SLAB ON GRADE - WAREHOUSE**  
 CONC. SLAB (SEE STRUCT FOR THICKNESS & REINFORCING)  
 10 MIL POLY MOISTURE BARRIER  
 8" COMPACTED GRAVEL
- F2 SLAB ON GRADE - TYP**  
 FINISHED FLOORING ON  
 CONC. SLAB (SEE STRUCT FOR THICKNESS & REINFORCING)  
 10 MIL POLY MOISTURE BARRIER  
 8" COMPACTED GRAVEL
- F3 UPPER FLOOR**  
 FINISHED FLOORING ON  
 1 1/2" CONC TOPPING ON  
 PLYWOOD SHEATHING (SEE STRUCT)  
 ENG 1 JOISTS (SEE STRUCT)  
 INSULATE CAVITY  
 RESISTANT METAL CHANNELS @ 16" O/C  
 2 LAYERS TYPE 'X' GWS  
 1 HR PER / 67 STC  
 REF. BCRC S#12  
 TABLE A.01A.01B  
 ASSEMBLY F2C

##### ROOF ASSEMBLIES

- R1 FLAT ROOF - SERVICE BAYS**  
 2 PLY SBS ROOFING MEMBRANE  
 PROTECTION BOARD - MECHANICALLY FASTENED  
 MIN R-40 RIGID INSULATION  
 SUPRANUM'K OR EQUAL  
 METAL DECK AS PER STRUCTURAL  
 OWSJ AS PER STRUCTURAL
- R2 SLOPED ROOF - RESIDENCE**  
 2 PLY TORCH ON ROOFING MEMBRANE  
 TOP SHEET GRANULATED  
 PERMA BOARD MECH FASTENED  
 UNDERLAY ON  
 PLYWOOD TRUSSING AS PER STRUCTURAL  
 ENG TRUSSES  
 R-44 SALT INSULATION  
 6 MIL POLY V.B.  
 8"/8" GWS.

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 Nanaimo, B.C.

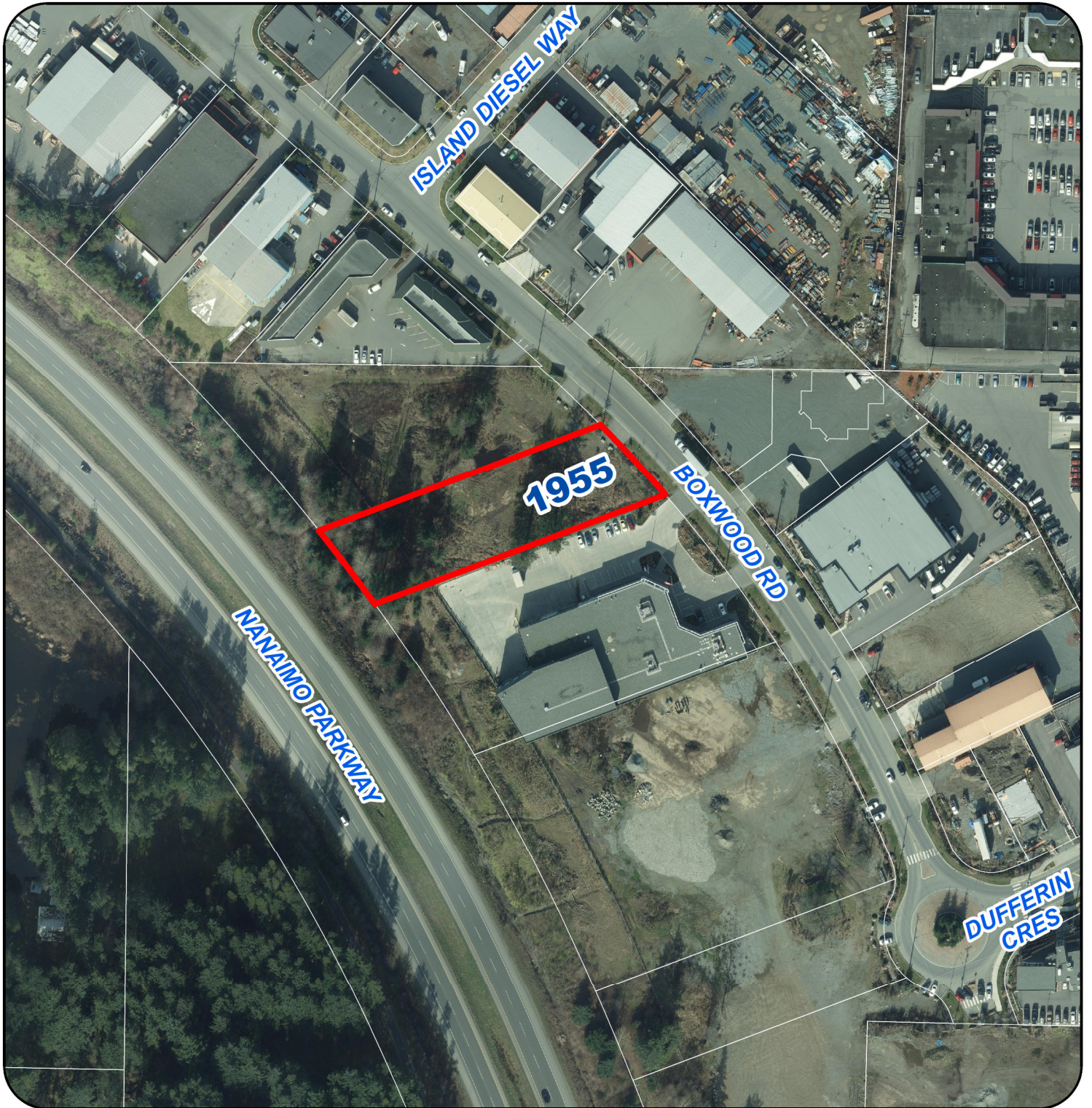


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 07 OCT 2018  
 16 OCT 2018  
 26 OCT 2018  
 31 OCT 2018

PR4.0



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001125**