

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

May 14, 2019

Attn: Lainya Rowett

**RE: DESIGN RATIONALE – PROPOSED DEVELOPMENT, LOT 4, 2560 BOWEN RD.,
NANAIMO B.C.**

SITE:

This project site is located in Madill City Center subdivision. Roadworks and servicing are currently under construction. Lot 4 is in the north east portion of the parent parcel at the intersection of Kenworth Rd., Labieux Rd. and future extension of Rock City Road. The E&N Railway Corridor lies to the north as does a City of Nanaimo Utilities Building.

The site, previously supporting industrial uses is remarkably flat. A single access point is located furthest from the new traffic circle intersection.

Zoning is COR-3 with site specific use designation for automotive sales and service. This is the same designation as the parcels to the west in anticipation of new similar and compatible uses and all part of the Automotive Dealership precinct that has evolved along the Bowen Rd. and Kenworth Rd corridors.

Properties to the south are undeveloped.

PROPOSED USE:

This building will be home to European Specialty Automotive. Currently located on Northfield Road, E.S.A. is locally Owned and operated and has been providing automotive services to Central Island customers for 30 years. The business has grown, in terms of customers and employees in recent years and in this new location, continued growth is anticipated.

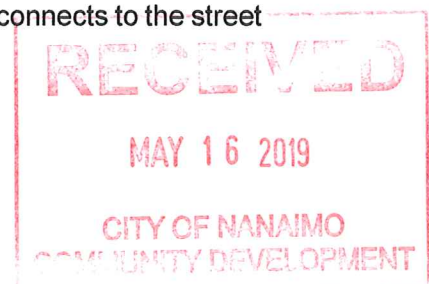
This new facility is predominately a service center for European cars but also incorporates a showroom and sales component.

SITE ORGANIZATION:

Criteria for positioning of the building includes exposure to the streets, site lines both into and out of the showroom, drive aisles and site circulation, product display, functional flow for service bays and separation of public and service spaces.

An abandoned water main parallel to the west wall is a physical constraint that also impacted the buildable area.

The showroom is logically placed street side with a display plaza that connects to the street by sidewalk.



Vehicle display and sales is confined to a relatively small area between street and building face.

A customer service covered drive through is strategically located adjacent to the service area and in close proximity to the site access.

Service bays are to the rear and accessed by bay doors on the west and east sides.

East and south street fronting boundaries are landscaped and integrate rain water management strategies

This site organization is consistent with conceptual site planning prepared in support of the Rezoning and Subdivision applications.

FORM AND CHARACTER:

Unlike many car dealerships with prescribed branding, European Specialty Automotive has the opportunity to distinguish itself by nature of the products and services offered and the ability to create its own identity. As such, the design can be more responsive to the site and local conditions without influence of corporate image programs and building templates.

Within the context of automotive industry related buildings this has similarities. Specifically, the transparency of the showroom and utilitarian mass of the service and repair component.

Where it differs is a reduced scale and articulation of the facades. It is less boxy, incorporates lower roof lines, strong horizontal elements, projected roof overhangs and layering of roof planes.

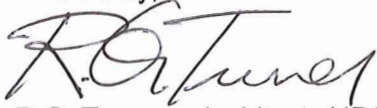
Materials are typically durable. The shop will be precast or tilt up concrete panels. EIFS cladding, and extensive use of glass form the balance the primary building components. Steel details are evident in the canopies and exposed roof structure. Timber elements soften and contrast the harshness of some of the other materials. Reveals and score lines add pattern and texture to larger wall planes and combined with colour blocking enhance and define some elements.

VARIANCES:

COR 3 Zone stipulates minimum and maximum front yard setbacks. This proposal exceeds the maximum setback to permit the display of product, a condition specific and integral to the nature of the business. We note the area designated for vehicle display is a comparatively small node. Customer and staff parking is all relegated to the side and rear of the facility.

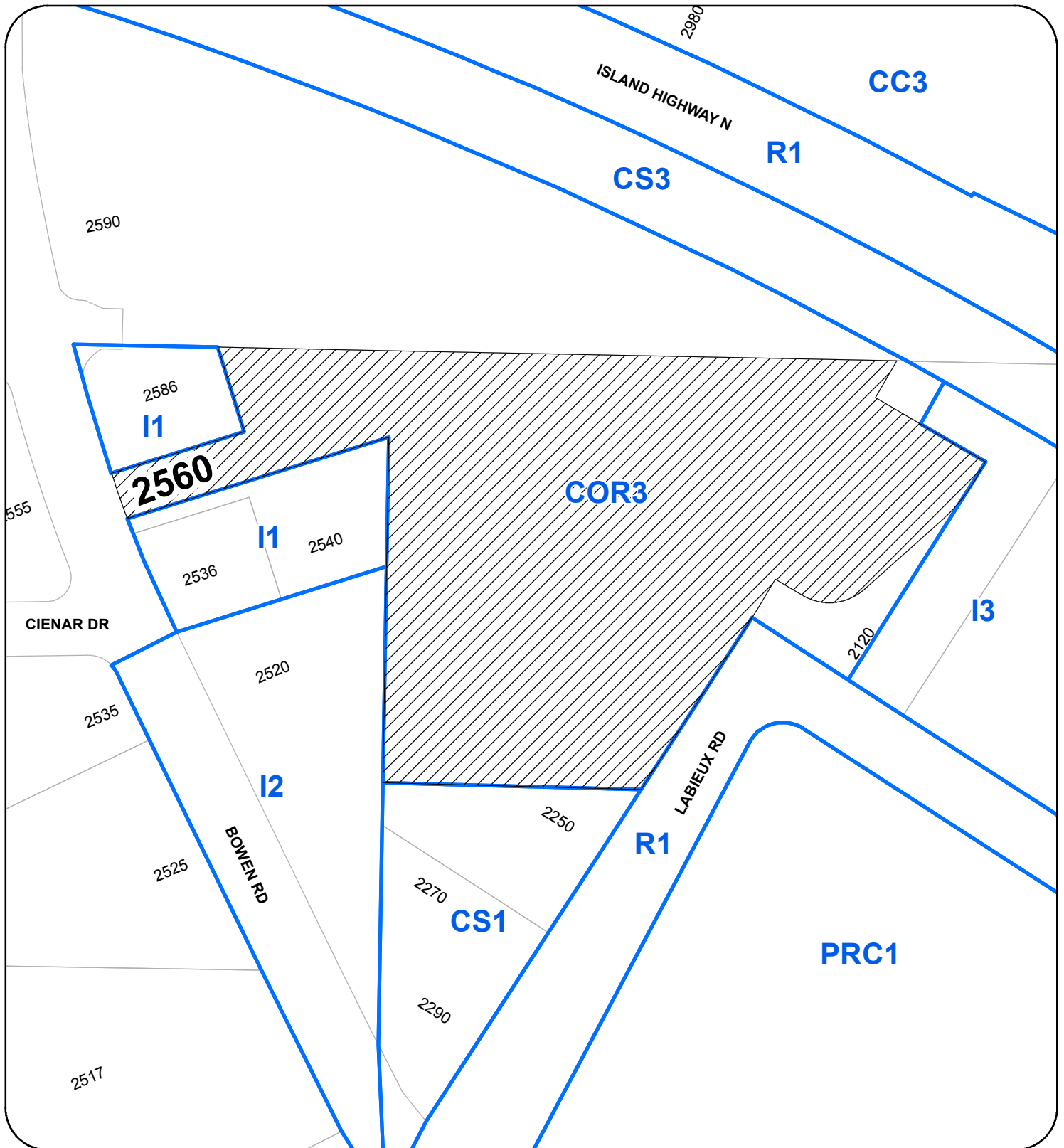
We respectfully submit this proposal for consideration.

Yours truly,


R.G. Turner - Architect, AIBC



LOCATION PLAN



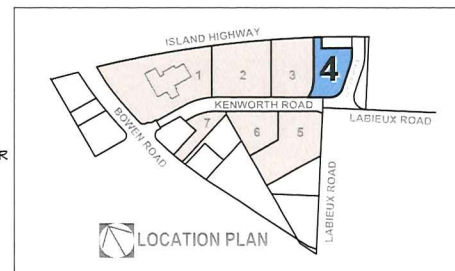
DEVELOPMENT PERMIT NO. DP001143

LOCATION PLAN

Civic: 2560 BOWEN ROAD
Legal: LOT 1, SECTION 20, RANGES 6 AND 7
MOUNTAIN DISTRICT, PLAN EPP67724



Subject Property



PROJECT DATA

proposed building for:

TURNER ARCHITECTURE

DELINEA

DRAWING #

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DP 1143
2019-MAY-16
Current Planning



SOUTH ELEVATION - FACING KENWORTH ROAD



EAST ELEVATION

EXTERIOR COLOUR SCHEDULE EUROPEAN SPECIALTY MOTORS

TILT UP CONCRETE
NATURAL WITH CLEAR SEALER
OR
PAINT
COLOUR: 'ARGOS'

TILT UP CONCRETE
PAINT
COLOUR: 'GRIZZLE GRAY'

CANOPIES / MAN DOORS /
OWSJ / BOLLARDS
CORPORATE COLOUR
VERIFY SHADE

SIDING / E.F.I.S
PAINT
COLOUR: 'WHITE HERON'

MAN DOORS/ OVERHEAD DOORS
PAINT
COLOUR: 'PEPPERCORN'

CAP FLASHING- METAL/ METAL ABOVE DOORS
'CHARCOAL GREY'

FLASHING- METAL
'WHITE WHITE'

WINDOW FRAMES
DARK GREY

METAL SOFFITS
'WHITE'

TIMBER DETAIL
CEDAR OR FIR- CLEAR FINISH

proposed building for:

EUROPEANSPECIALTY
AUTOMOTIVE SERVICES

TURNER ARCHITECTURE

#202 - 1061 DURANLEAU STREET
VANCOUVER, BC V6H 3S3
604 682 4853
bob@turnerarchitecture.com

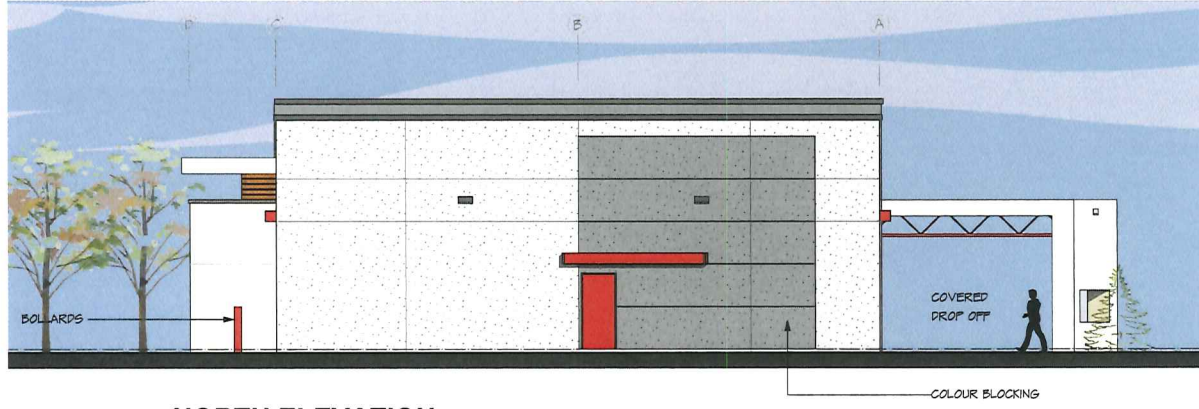
Delinea

PROJECT #:
ISSUED: 1445 35 16
JAN. 15 2018
JAN. 22 2018
FEB. 16 2018
MAR. 01 2018
MAR. 29 2018
JUNE 26 2018
SEPT. 14 2018
OCT. 30 2018
PRE-APP MEETING
MEETING DEC. 04 2018
ISSUED FEB. 21 2019
ISSUED FOR DP. MARCH 19 2019
MAY 13 2019

DRAWING #:

PR3.1

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DP1143
2019-MAY-16
Current Planning



NORTH ELEVATION - FACING ISLAND HIGHWAY



WEST ELEVATION

proposed building for:

EUROPEANSPECIALTY
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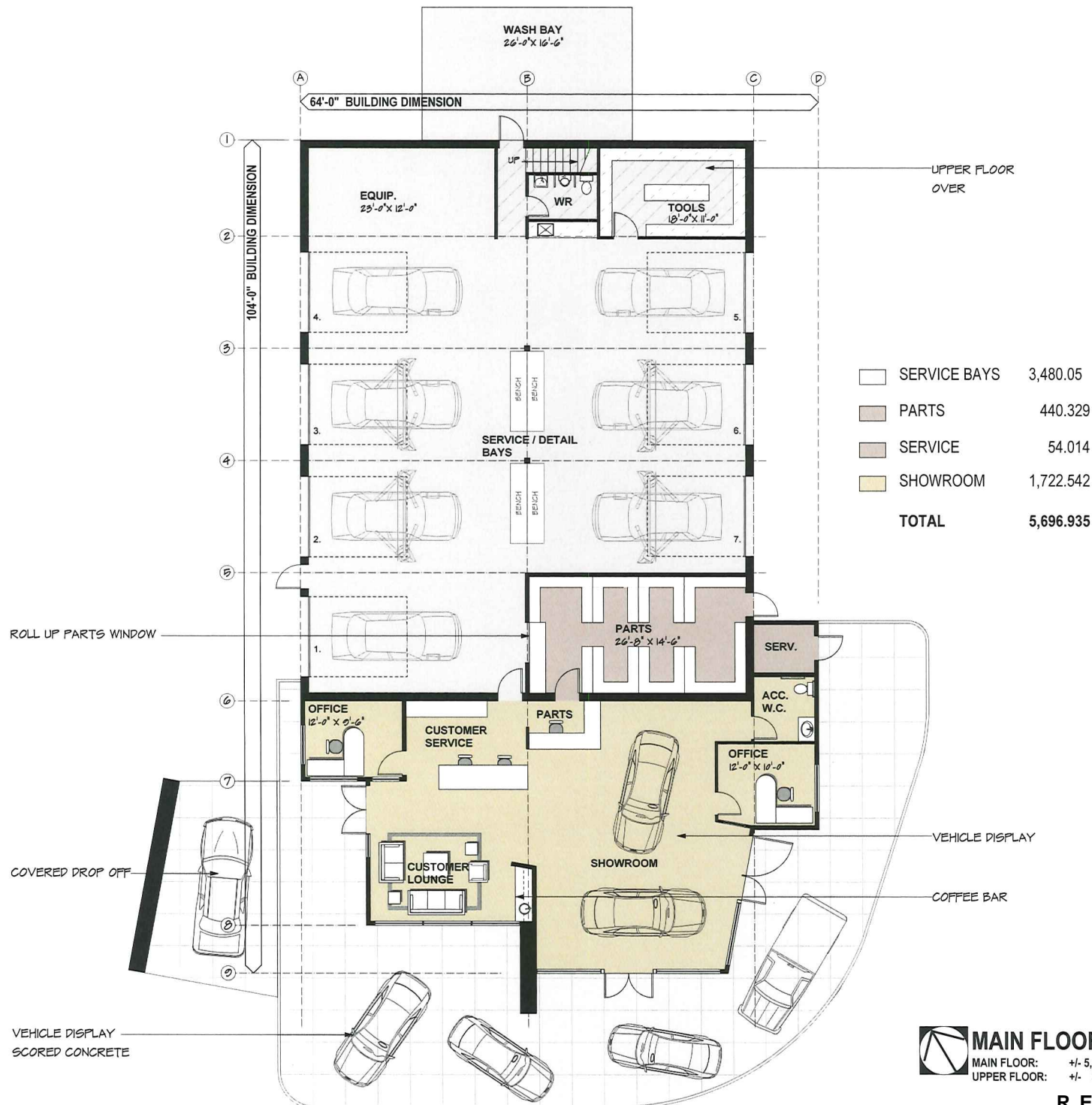
DeLinea

PROJECT # 144538 18
ISSUED: JAN. 15, 2016
JAN. 22, 2016
FEB. 19, 2016
MAR. 01, 2016
MAR. 23, 2016
JUNE 26, 2016
SEPT. 14, 2016
OCT. 30, 2016
PRE-APP MEETING DEC. 04, 2016
MEETING FEB. 21, 2016
ISSUED MARCH 15, 2016
ISSUED FOR DP MAY 13, 2016

DRAWING #

PR3.2

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DP1143
2019-MAY-16
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MAIN FLOOR PLAN

MAIN FLOOR: +/- 5,697 SQ.FT. / 529.27 SQ.M.
UPPER FLOOR: +/- 395 SQ.FT. / 36.7 SQ.M.

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DP1143

2019-MAY-16

Current Planning

proposed building for:

EUROPEANSPECIALTY
AUTOMOTIVE SERVICES

TURNER ARCHITECTURE

#202 - 1001 DURANLEAU STREET
VANCOUVER, BC V6H 3S3
604 682 4853
bob@turnerarchitecture.com

Delinca

PROJECT # 1445 36 10
ISSUED: JAN. 15, 2018
JAN. 22, 2018
FEB. 19, 2018
MAR. 01, 2018
MAR. 23, 2018
JUNE 26, 2018
SEPT. 14, 2018
OCT. 30, 2018
DEC. 04, 2018
PRE-APP MEETING
MEETING FEB. 21, 2019
ISSUED MARCH 14, 2019
ISSUED FOR DP MAY 13, 2019

DRAWING #:

PR2.1

Legend



Design Rational: The character area is identified as the Wellington/Townside/Departure Bay Area composed of old communities surrounded by suburbs. This area is largely urban with mixed densities and some institutional, commercial and industrial areas.

To remain compatible with the character area and site demands, bio-swales are incorporated as part of the Storm Water Management System and are planted primarily with native plant species tolerant of the site's wet to dry conditions and arranged in an informal layout with attention to low screening along the east property boundary. Horticultural tree species are selected for their hardness for the variety of site conditions.



Brun's Serbian Spruce



Tall Oregon Grape



Lupine



Sword Fern



Neon Flash Spirea



Common Rush



Creeping Oregon Grape

Recommended Nursery Stock

Trees

14	Botanical Name	Common Name	Size
	Acer platanoides 'Columnar'	Columnar Norway Maple	6cm cal, 1.5m min height
	Acer rubrum 'New World'	New World Red Maple	5cm caliper
	Picea canadensis 'Bruni'	Brun's Serbian Spruce	2m height

Large Shrubs

51	Botanical Name	Common Name	Size
	Holodiscus discolor	Oceanspray	#7 pot
	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#7 pot, 100 cm + height
	Taxus x media 'Hicksii'	Hicks Yew	#5 pot, 90 cm height

Medium Shrubs

282	Botanical Name	Common Name	Size
	Cornus stolonifera	Redwing Dogwood	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	#2 pot
	Viburnum davidii	David's Viburnum	#2 pot

Small Shrubs

831	Botanical Name	Common Name	Size
	Berberis thunbergii f. atropurpurea 'Bagatelle'	Red Purpleleaf Japanese Barberry	#2 pot
	Gaultheria shallon	Sale	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
	Spiraea x bumelida 'Magic Carpet'	Magic Carpet Spirea	#1 pot

Perennials, Annuals and Ferns

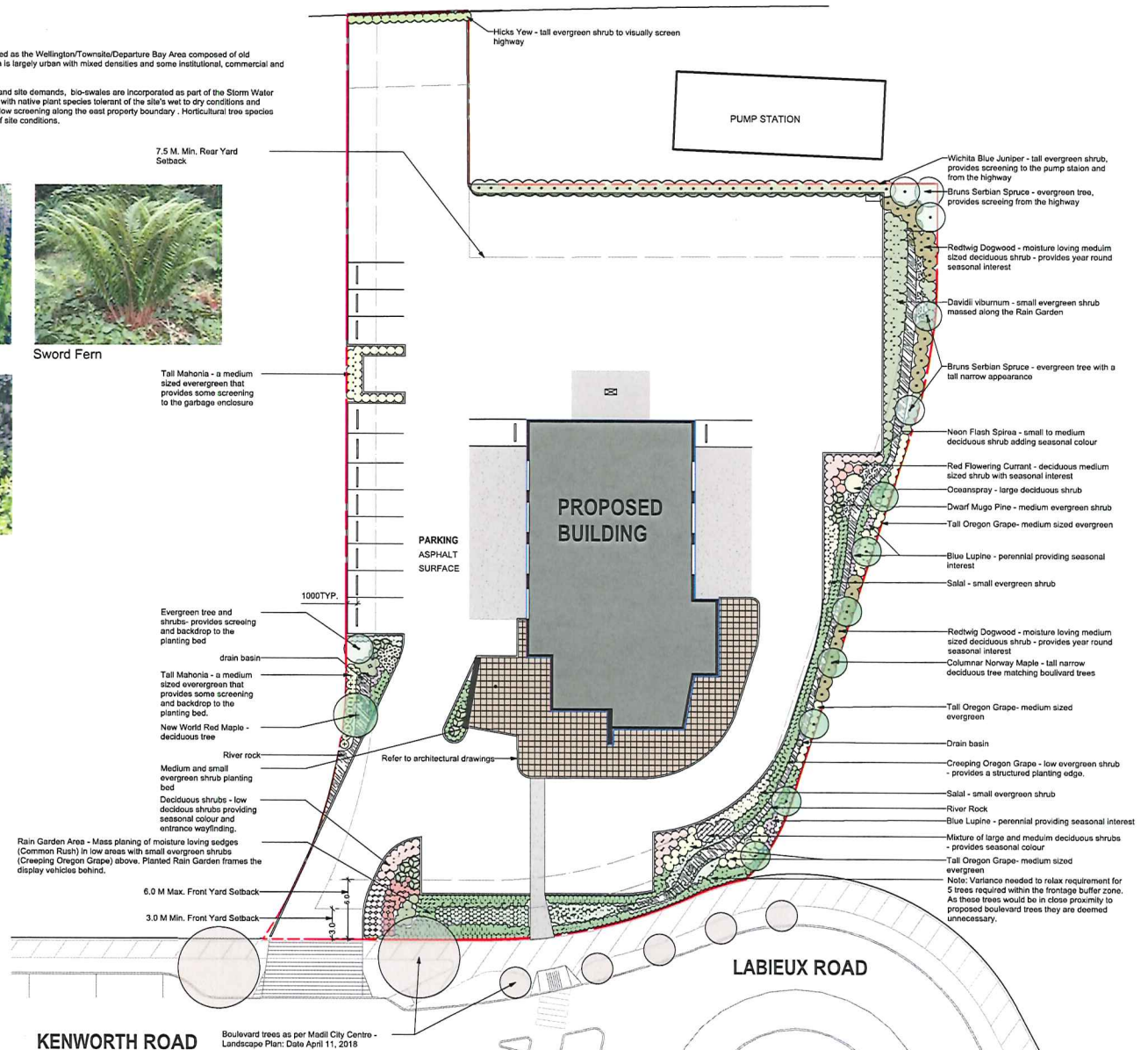
330	Botanical Name	Common Name	Size
	Juncus effusus	Common Rush	sp4
	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

Groundcovers

13	Botanical Name	Common Name	Size
	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



2560 Bowen Road - Landscape Concept Plan



Scale: 1:200



LADR LANDSCAPE ARCHITECTS

Project No: 1042 Feb-28-2019

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

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2019-MAY-16
Current Planning

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001143

Legend

 Subject Property