

**2517 Bowen Rd.  
Mid-island Coop Office Building**

July 15, 2019

**Design Rationale**

This is an urban infill project. This office building will be an addition to an existing office building, developing an area currently used as excess parking. The green roof will increase the overall green footprint of the site, from levels that currently exist.

The two existing vehicle access points from Labieux will remain. The eastern driveway located next to the Gas Bar will remain the primary site access route from the south. New site signage and lighting will help illustrate this point. The western driveway will remain as a secondary service entry, available primarily to cyclists, being away from the main intersection. A cycling station will be available to the public at the south west corner of the building. This will include a covered area, with free air and tools for use by the cycling public.

A new pedestrian walkway between the 2 office buildings will connect the public sidewalk to an on-site pedestrian crosswalk across the parking lot to the main retail building. The entry will become the primary pedestrian entry to the site from the south, which is primarily residential neighborhoods. Lighting and signage will again help to illustrate the point.

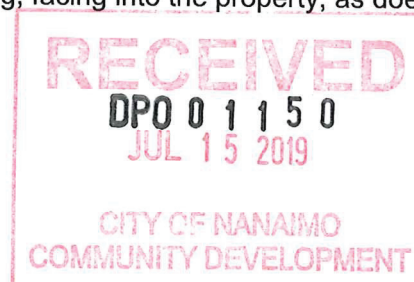
This building also helps define the south facing patio area available to the users of the office buildings. Both buildings open onto this yard at grade level. New hard and soft landscaping in this area will help define public vs private outdoor areas. The existing landscaping in this area is over-matured for an urban setting of this nature and blocks south facing sun from the office buildings in the winter months. These will be replaced with new planting more suitable to the updated development.

**Building Design**

Massing.

The building is 4 stories, with a partial basement. The building sits on a site that slopes 7.32 m (24') diagonally across the property. The design intention is to rationalize the '2 fronts' concern when a building fronts into a property, with no entry on the street side. The building height appears as 3 stories on the north side and 4 stories on the south.

North Side. This is the main entry of the building, facing into the property, as does the adjacent building which it is aligned with.



The upper floor steps back and the intermediate floor level is not expressed on the exterior, effectively making the building appear as 2 stories.

South Side. This is a 4-story elevation with the upper floor stepped back to lessen the 'street wall' effect. The building is sited close to the property line as recommended in this zone and the OCP, to avoid surface parking between a road and a building face.

The building is aligned with the residential buildings to the west along Labieux Rd.

Connecting Walkway. The building lobby is connected the corridors within the existing building and the floor levels are aligned, effectively making it an addition.

The walkway is raised one floor off the ground, is covered with a canopy overhead, but is open to the exterior at the walls. Glazed guardrails are a design feature in this location. The bridge is meant to look light, without columns or a heavy structure. Pedestrians traveling the north / south axis pass below the walkway. At grade doorways are located here for access to the patio areas.

### **Materials and Building Features**

- High quality building materials making it a Class A – Commercial Office Building
- Glazing, composite panels, and metal trims make up the majority of the exterior surfaces.
- Metal sunshades line the building blocking unwanted direct sun in the summer and allowing sun access in the winter months.
- Punched windows mark the 'vertical anchors' found at the building corners.
- Wood feature elements include;
  - Heavy timber roof beams and columns at the high roof and building entrances.
  - Feature exterior walls
- Glazed guardrails at the upper roof deck and pedestrian walkway link.

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**Variance Rationale**

The building fits completely within the zoning requirements of the COR 3 Zone with the exception of building height. A height variance of 3.45 meters (11'-3") is required.

The building footprint is rectangular, on a sloping site. At one of the 4 corners, the building is within the allowable building height. When averaged with the balance of the corners, the average building height exceeds the allowable.

In order to reduce the visual appearance of the building, the following techniques have been applied:

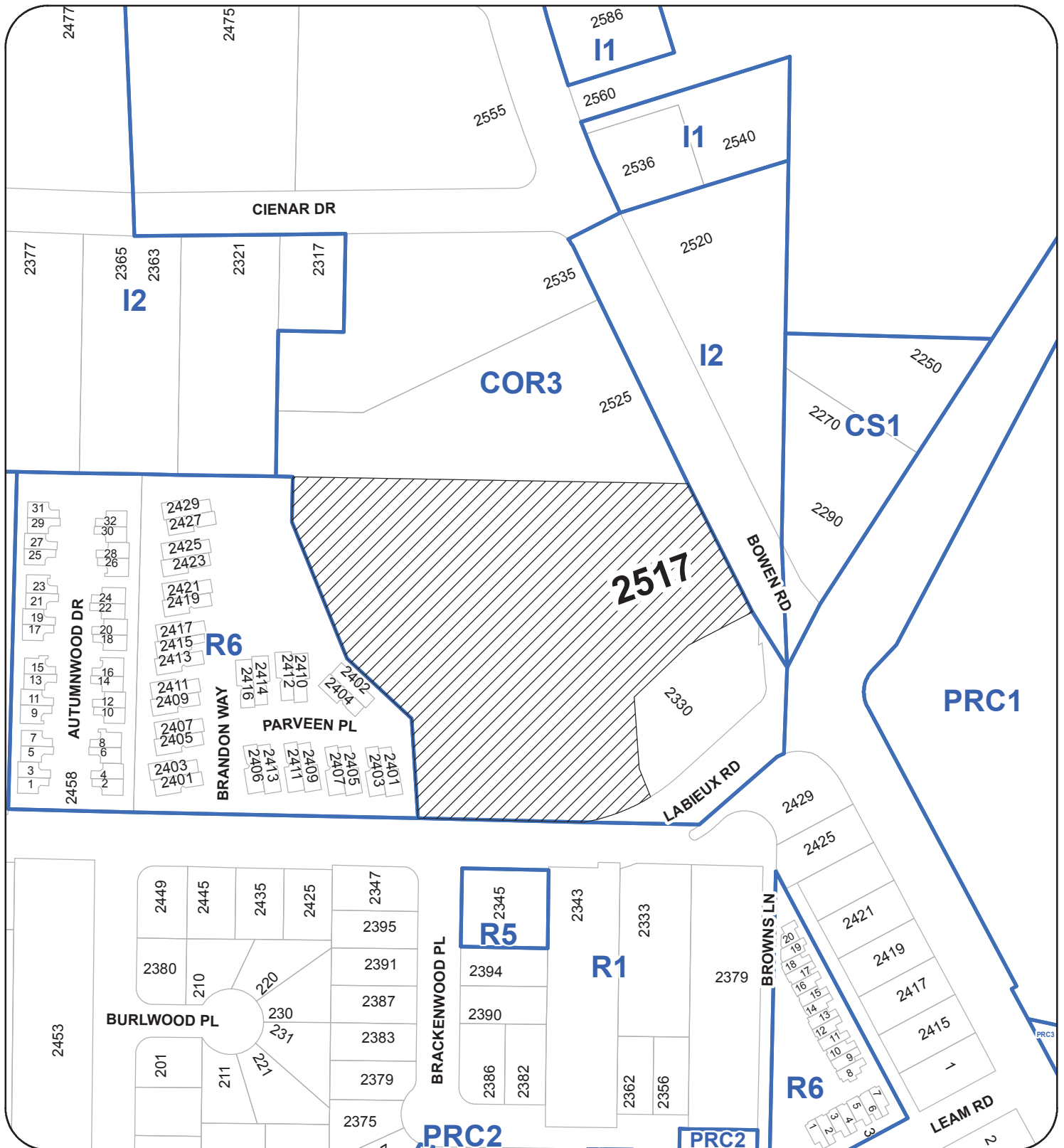
- Upper floor is set-back from floors below. This creates a visual 'parapet' that is below the maximum allowable building height.
- The upper roof construction is meant to be light and airy in nature with glazing and wood features.

The south west corner of the building is where the height variance is most required. The design of the building includes a canopy and small plaza in this corner for use as a Cycling Station. This is intended to bring the viewer's attention away from the vertical wall so near the sidewalk, down to the pedestrian friendly scale of the Bike Station, sidewalks and the new pedestrian passageway to the upper part of the site.

End of Rationale Statements



# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001150

## LOCATION PLAN

Civic: 2517 BOWEN ROAD

Legal: LOT B, SECTION 20, RANGE 6

MOUNTAIN DISTRICT, PLAN VIP80661



Subject Property





**SITE PLAN**  
SCALE: 1:500 METRIC

PROJECT DATA

CIVIC ADDRESS:	2517 BOWEN ROAD
LEGAL ADDRESS:	LOT 8, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN V1P80661
ZONING:	COR3 COMMUNITY CORRIDOR
SITE AREA:	+/- 23,925 SQ.M. ( +/- 5.9 ACRES )
DP AREA:	DP09 ALL LANDS

BUILDING AREAS: (EXISTING)	BUILDING A	MAIN FLOOR	+36,920 SQ.FT.	- ( 3,430 SQ.M.)
		WAREHOUSE	+7,480 SQ.FT.	- ( 695 SQ.M.)
		UPPER FLOOR	+3,400 SQ.FT.	- ( 316 SQ.M.)
	BUILDING B	MAIN FLOOR	+5,650 SQ.FT.	- ( 525 SQ.M.)
UPPER FLOOR		+5,650 SQ.FT.	- ( 525 SQ.M.)	
TOTAL:		+59,100 SQ.FT.	- ( 5,491 SQ.M.)	
BUILDING AREAS: (PROPOSED)	BUILDING C	BASEMENT LEVEL	+820 SQ.FT.	- ( 77 SQ.M.)
		LEVEL 1	+7,612 SQ.FT.	- ( 707 SQ.M.)
		LEVEL 2	+7,612 SQ.FT.	- ( 707 SQ.M.)
		LEVEL 3	+7,612 SQ.FT.	- ( 707 SQ.M.)
		LEVEL 4	+6,566 SQ.FT.	- ( 610 SQ.M.)
	TOTAL	+30,222 SQ.FT.	- ( 2,808 SQ.M.)	
G.F.A.:		+83,322 SQ.FT.	- ( 8,299 SQ.M.)	

<b>PARKING REQUIRED:</b>	WAREHOUSE	+/- 695 SQ.M. @ 1/200 SQ.M.	4
	SHOPPING CENTRE	+/- 7,604 SQ.M. @ 1/30 SQ.M.	253
	<b>TOTAL REQUIRED:</b>		<b>257</b>

EXISTING PARKING:	263
PARKING LOSS:	<23
REMAINING:	240
REQUIRED ADDITIONAL STALLS:	17

<b>BICYCLE PARKING (NEW BUILDING ONLY)</b>	
SHORT TERM: .1/100M2	3 STALLS REQ'D
LONG TERM: .35/100M2	10 STALLS REQ'D

ALL AREAS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DESIGN.

SUBJECT \_\_\_\_\_  
SITE \_\_\_\_\_

proposed development  
**2517 BOWEN**  
nanaimo b.c

**bjk architecture Inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602



PROJECT NO.	d1315.27.13
ISSUED:	19 JUNE 2019
ISSUED:	11 JULY 2019
FOR DP:	15 JULY 2019

PR1.1



**NORTH ELEVATION - FACING PARKING LOT**



**WEST ELEVATION**



**SOUTH ELEVATION - FACING LABIEUX ROAD**



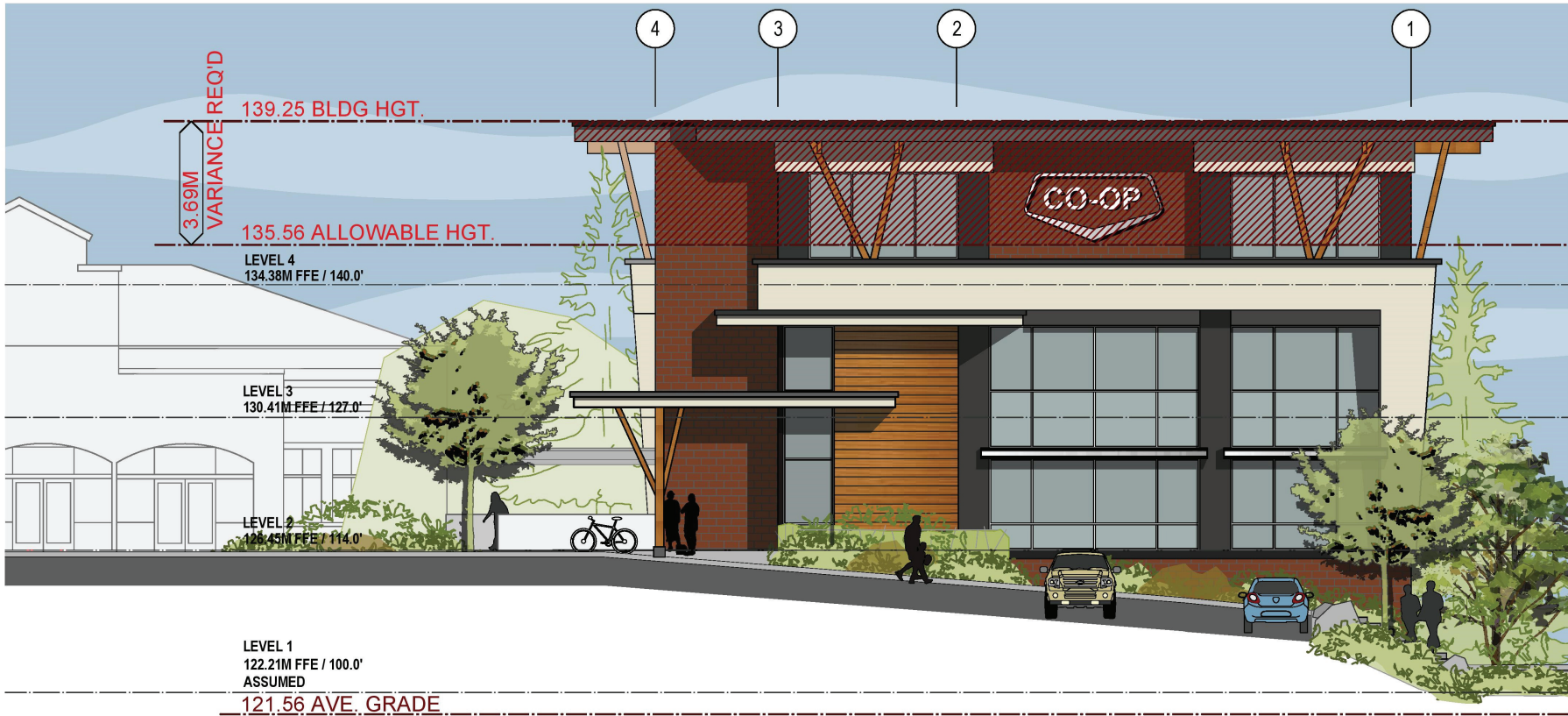
**EAST ELEVATION**

**PRELIMINARY EXTERIOR FINISHES & COLOURS**

	PREFINISHED METAL PANELS TAN		WOOD LOOK SIDING NATURAL		SOFFITS / FLASHINGS METAL CHARCOAL
	BRICK RED OR SIMILAR		HARDPANELS / FASCIAS IRON CAST		WINDOW FRAMES / RAILINGS ANODIZED
	CANOPY FASCIAS BOARDWALK CABS				

**NOTE:** COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DENOTE FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.





**NORTH ELEVATION** - FACING PARKING LOT



proposed development  
**2517 BOWEN ROAD**  
 nanaimo b.c

**bjk architecture Inc.**  
 2122 Brandon Rd.  
 Shawnigan Lake B.C.  
 V0R 2W3  
 Ph: 250-891-1602



PROJECT NO. d1315.27.13  
 ISSUED: 03 JAN. 2019  
 ISSUED: 16 MAY. 2019  
 FOR DP: 15 JULY 2019

PR4.1




**SITE PLAN**  
 SCALE: 1:500 METRIC

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		LEVEL 3	±	7,612 SQ.FT.	- ( 707 SQ.M.)
		LEVEL 4	±	5,586 SQ.FT.	- ( 510 SQ.M.)
		TOTAL	±	30,222 SQ.FT.	- ( 2,808 SQ.M.)
G.F.A.:				89,322 SQ.FT.	( 8,299 SQ.M.)

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SUBJECT  
SITE —

proposed development  
**2517 BOWEN**  
nanaimo b.c

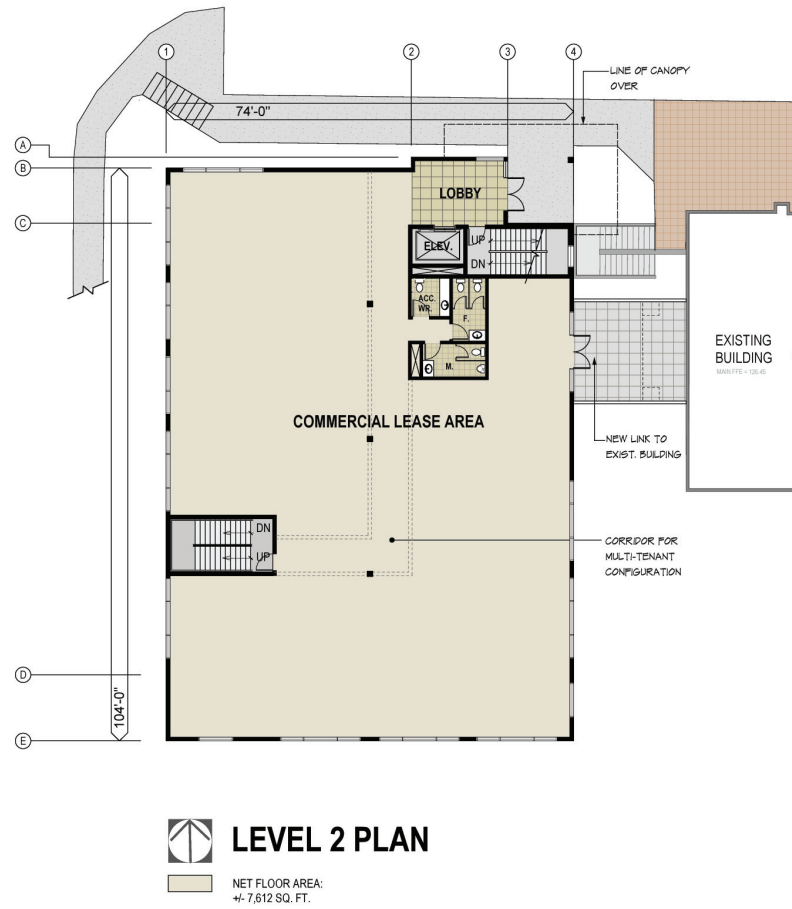
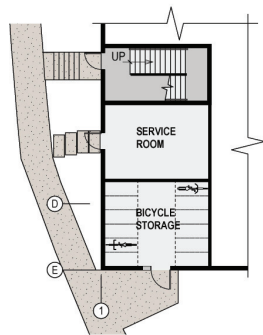
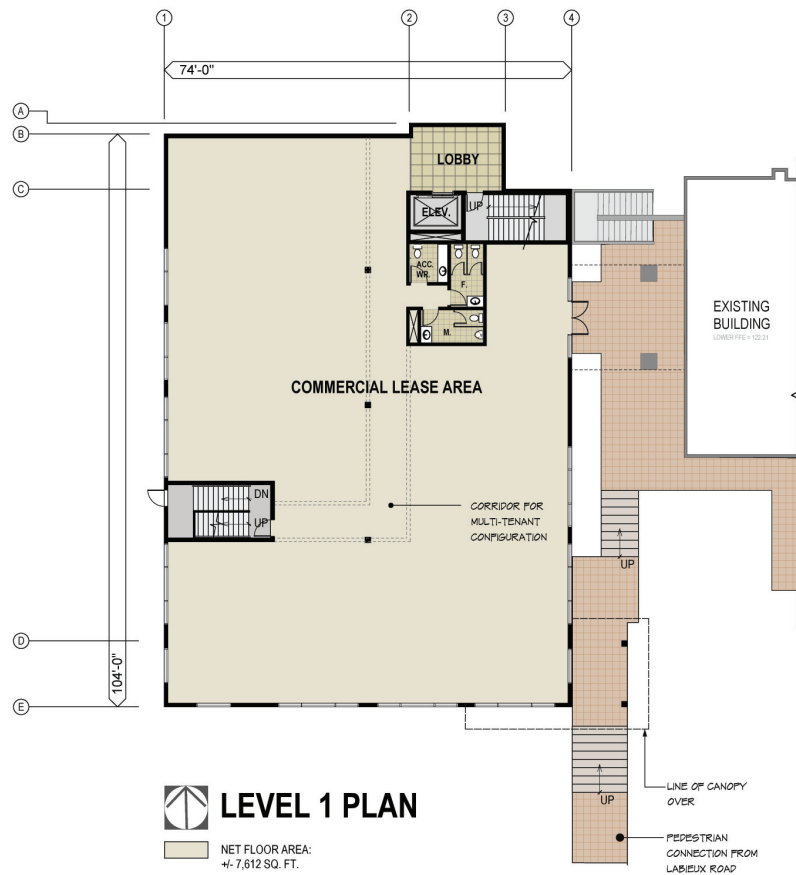
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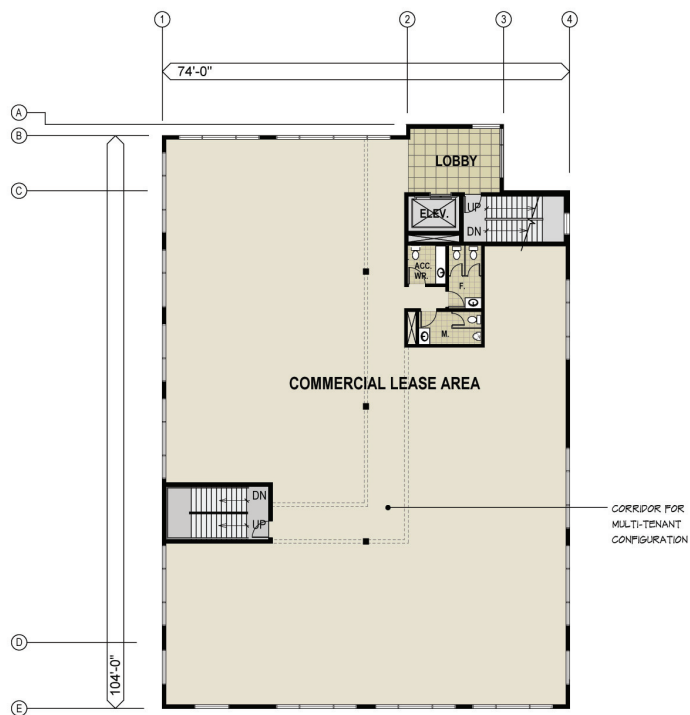
**DELINEA**  
DESIGN CONSULTANTS LTD

PROJECT NO. d1315.27.13

ISSUED: 19 JUNE 2019  
ISSUED: 11 JULY 2019  
FOR DP: 15 JULY 2019

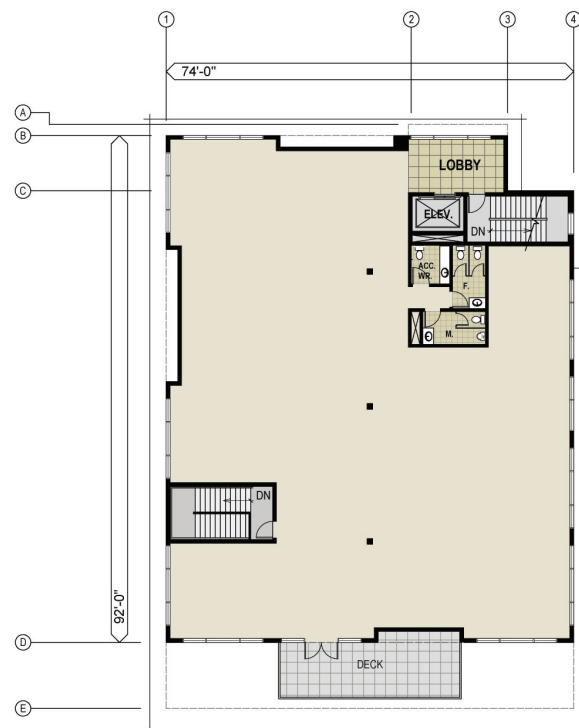
PR1.1





### LEVEL 3 PLAN

NET FLOOR AREA:  
± 7,612 SQ. FT.



### LEVEL 4 PLAN

NET FLOOR AREA:  
± 6,566 SQ. FT.



DESIGN RATIONALE

The landscape design consists of two areas: planting surrounding Building C and the Bowen Road entrance

**Building C**

The planting scheme around Building C works with the existing site, using indigenous plants along with compatible exotics to reflect the character of our region. Plants have been selected for their hardiness, year-round attractiveness and wildlife value. Boulders will be used to accent the west coast planting palette.

**Green Roof**

A green roof provides stormwater catchment and wildlife value.

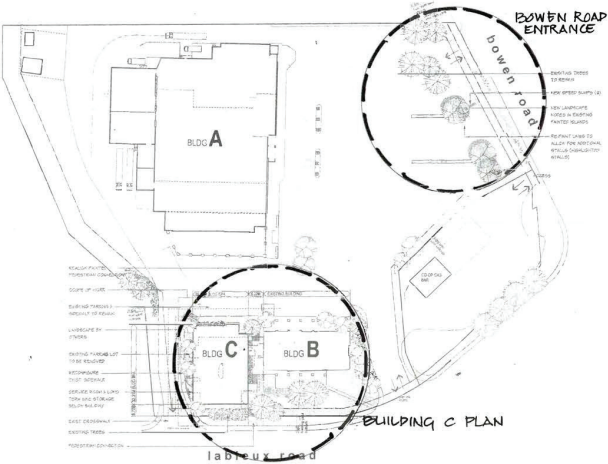
**Hardscapes/pedestrian connections**

The pedestrian paths throughout the site will be concrete, connecting all levels of the site with the City sidewalks and the adjacent existing building.

A raised planter with seat walls, a specimen tree and low plantings marks the entrance to the new building.

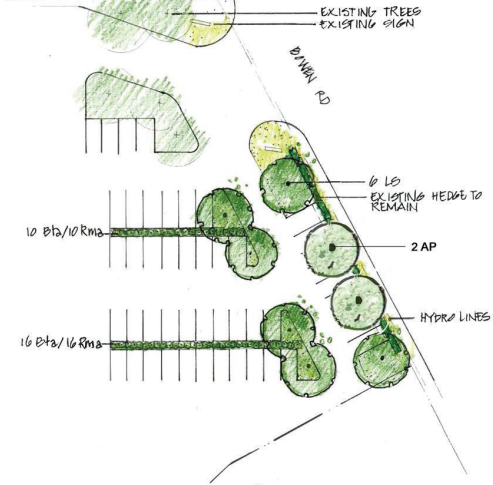
**Bowen Road Entrance**

The Bowen Road entrance has been redefined to encourage vehicles to drive down a driveway to the Gas Station rather than taking a short cut across the parking stalls. Trees have been planted to create a tree lined traffic aisle. In addition, these trees provide a stronger street edge to Bowen Road.



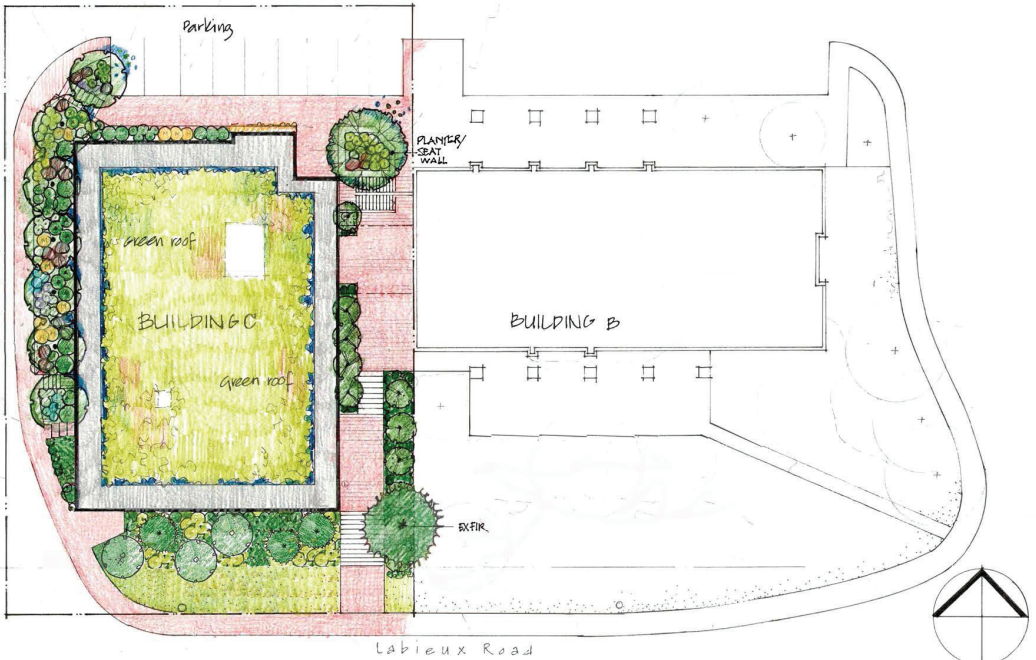
CONTEXT PLAN

NTS



BOWEN ROAD ENTRANCE

1:400m



BUILDING C PLAN

1:200m

Legend	Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
	Ac	8	Deciduous / Evergreen Trees			
	Ap	2	Acer circinatum	Vine Maple	2.5m ht	multistem
	Ca	3	Acer palmatum	Japanese Maple	2.5m ht	single stem
	Ck	1	Cornus edulis white wonder	Flowering Dogwood	6 cm cal	1.8m branching ht
	Cl	3	Cornus kousa	Chinese Dogwood	2.5m ht	multistem
	Ls	13	Liquidambar styraciflua	Sweetgum	6 cm cal	
	Pob	3	Picea omorika bruns	Serbian spruce	2m ht	
			Evergreen Shrubs			
	Ag	7	Abelia grandiflora	Abelia	1 gail	
	Au	6	Arbutus unedo	Strawberry Tree	2 gail	
	Cl	5	Choysa ternata	Mexican Orange Blossom	1 gail	
	Gs	51	Gaultheria shallon	Salal	1 gail	
	Mn	15	Mahonia nervosa	Dull Oregon Grape	1 gail	
	Pmug	11	Pinus mugo mugo	Mugo Pine	1 gail	
	Pmun	50	Polystichum munium	Sword Fern	1 gail	
	Vo	24	Vaccinium ovatum	Evergreen Huckleberry	1 gail	
			Deciduous Shrubs			
	Bta	26	Berberis atropurpurea	Berberis	1 gail	
	Rma	26	Rosa meidland alba	White Meidland Rose	1 gail	
			Ornamental Grasses			
	Ca	8	Calamagrostis acutifolia Karl Foerster	Feather Reed Grass	1 gail	
	Hs	11	Helictotrichon sempervirens	Blue Oat Grass	1 gail	
	Pa	13	Pennisetum alopecuroides	Fountain Grass	1 gail	
	Ms	8	Miscanthus sinensis yaku jima	Maiden Grass	1 gail	
			Perennials/Groundcovers			
	Nd	17	Nepeta dropmore blue	Catmint	1 gail	
			Green Roof Plants			
	td		Allium cernuum	Nodding Onion	bulbs	
			Sedum varieties	Stonecrop varieties	plugs	

DATE		REV		DESCRIPTION	
11/19		22		SUBMISSION	
CONSULTANT					
VICTORIA DRAKEFORD LANDSCAPE ARCHITECT					
238 Pine St. Nanaimo, B.C. V8R 2G6 250-764-4336 victoria@alland.net					
PROJECT					
PROPOSED DEVELOPMENT 2517 Bowen Road Nanaimo BC					
SHEET TITLE					
CONCEPTUAL LANDSCAPE PLAN					
SCALE 1:200m		DATE 13.07.19			
DRAWN VID		CHECKED			
PROJECT NUMBER		100019			
DRAWING NUMBER		L1			



# AERIAL PHOTO



## Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001150