

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001174 – 2535 BOWEN ROAD

Applicant: PATRICK BRANDRETH (ISLAND WEST COAST DEVELOPMENTS)

Owner: J.B.R. ENTERPRISES LTD.

Architect: RAYMOND DE BEELD ARCHITECT

Landscape Architect: LADR LANDSCAPE ARCHITECTS INC.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is located on the southwest corner of Bowen Road and Cienar Drive.
<i>Total Area</i>	0.79ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property currently contains the Nanaimo Honda car dealership. The existing 900m² building was built in the 1970s with an addition constructed in 2002. The majority of the lot is currently paved and utilized for parking and vehicle storage. The existing building is located on a raised step, approximately 5m higher in elevation than Bowen Road.

The surrounding neighbourhood includes a number of other car dealerships with Toyota across Cienar Drive to the north and Mazda on the adjacent property to the south. Properties to the west and across Bowen Road to the east are zoned for light industrial.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a new 2-storey, 2,286m² car dealership to replace the existing Honda dealership. The new building will be a more modern structure to meet the needs of Honda and the design of the facility is largely dictated by the corporate brand standards. The proposed building will have a Floor Area Ratio (FAR) of 0.29 and the maximum permitted base FAR in the COR3 zone is 0.75.

Site Design

The proposed building will be situated in the same location as the current building but with an expanded footprint. The site has been designed to improve vehicle circulation. Currently, there are two vehicle entrances from Cienar Drive and one vehicle entrance from Bowen Road. The eastern vehicle entrance from Cienar is proposed to be closed as part of this development.

Different parking areas will be provided with display parking in the front facing Bowen Road, customer parking along the south side of the building, and service parking in the rear. A drive-thru service bay and wash bay is proposed on the south side. Additional parking will be provided off-site at adjacent 2321 Cienar Drive. A walkway for pedestrians from Cienar Drive will provide both an accessible entryway and a feature staircase.

Staff Comments:

- Consider more robust materials and detailing of the feature staircase railing and retaining walls to emphasize the entry's prominence and connection to the street.
- Break up the long rows of parking with landscaping islands.

Building Design:

The building design is standardized for the Honda corporate brand. The building is sited close to Cienar Drive and provides street presence through large windows. The east elevation, facing Bowen Road, is situated above the lower parking area and features large windows for vehicle display and a significant entryway with red aluminum composite panels. The south and west elevations, facing neighboring properties, will have corrugated siding and smaller window openings.

The interior of the building is separated into different sections based on intended use. The street-facing portions of the building will contain sales and the showroom, the interior of the building will contain parts and service, the west portion will contain the automobile repair garage, and the second floor will contain administrative offices. A rooftop patio will be provided as an outdoor staff amenity area.

Staff Comments:

- Consider additional weather protection at building entrances.

Landscape Design

Robust landscaping is proposed along both street frontages with low evergreen shrubs, ornamental grasses, and a feature raingarden at the corner of the property. Small species street trees are provided in the street boulevards. A landscaped bank below the east face of the building will accentuate the building entrance with retaining walls, Japanese maple, dwarf dogwood, and evergreen groundcovers. A 1.1m landscape buffer is provided along the northern portion of the west property line, to include evergreen vines on mesh fencing. Other trees and landscaping are provided throughout the site in islands and around the edge of the building.

Staff Comments:

- Demonstrate that the minimum landscape treatment level (1d) can be met along the street frontages, for example with clustered narrow trees with a minimum height of 1.5m.

PROPOSED VARIANCES

Minimum Building Setbacks

The minimum front yard setback in the COR3 zone is 3.0m. The proposed front yard setback is 1.89m, a requested variance of 1.11m.

Minimum Landscape Treatment Level

The minimum landscape treatment level in the COR3 along adjacent zones is 1.8m. A portion of the proposed landscape buffer along the west property line is 0m, a requested variance of 1.8m. No landscape buffer is proposed along adjacent 2321 Cienar Drive which will be utilized for additional parking. The proposed landscape buffer along 2317 Cienar Drive is 1.1m.