

# RAYMOND de BEELD ARCHITECT Inc.

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Nov 29, 2019

## Nanaimo Honda – Design Rationale

### **General Concept:**

Replace an existing auto dealership with a larger and more modern facility, which provides a wider range of automobile services. Standard corporate building image requirements are blended with a site design that simplifies vehicle circulation, but also eases pedestrian access and provides additional landscaped areas.

### **Building and Site design:**

It's a two storey building, with the services to the public on the ground floor, and administration spaces on the upper floor with views out to the street. A roof deck is provided for the staff.

The new building has a closer presence along Cienar Drive and communicates with the exterior through the glass facades, signage and the logo tower. The latter faces the road intersection and is prominent from the north end of Bowen Road. The design of the building is in keeping with the other nearby auto dealerships.

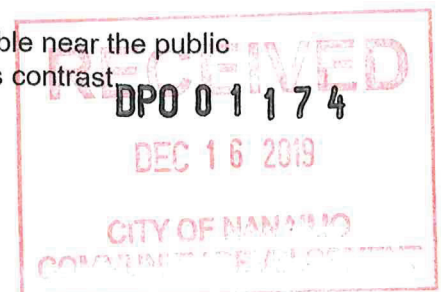
A multi-layered system of low retaining walls, partially covered by vegetation reduce the visual impact and create a harmonious set. Trees are located along the public outdoor area of the building. The building and site are well illuminated and the garbage/recycle areas are enclosed for security.

### **Parking/ Circulation:**

The parking areas (inclined at 5% or less), including the customer parking, are in their majority, bordered by landscaped areas. Landscape also separates the parking stalls from the adjacent Cienar Drive and Bowen Road. The site keeps a vehicular and pedestrian connection to the nearby Mazda dealership.

The access to the dealership is simplified by removing one of the existing driveways from Cienar Drive. In its place, an accessible and inviting pedestrian route, next to the street parking, was created by regrading the area. Apart from the staircase entrance through the cylinder with the Honda logo from the East, another entrance to the building is provided from the South. This pedestrian entry protected by a glass canopy and served by a plaza with a seating area with views to the sales lot. As to the loading zone, it is screened by landscape and it doesn't interfere with front building activity. The Drive Thru has a separate circulation and has weather protection.

Although there's no legal requirement for bicycle parking, 4 stalls will be available near the public entrance. This and pedestrian routes will be demarcated with surface/materials contrast



**Materials/ Colors/ Image:**

The dealer corporate image is rigidly defined by the Honda image standards of contemporary materials, red and white color palette, and entry towers / facias.

**Sustainable design:**

The building glass to fascia ratio is at the lowest, within the Honda design guidelines.

Storm water management including underground detention/ disbursement, and the use of a rain garden is incorporated into a green landscape plan with native plants. The building will have reduced electrical loads resulting from an emphasis on natural daylight and energy efficient lighting fixtures and controls as well as energy efficient appliances and plumbing fixtures.

**Signage:**

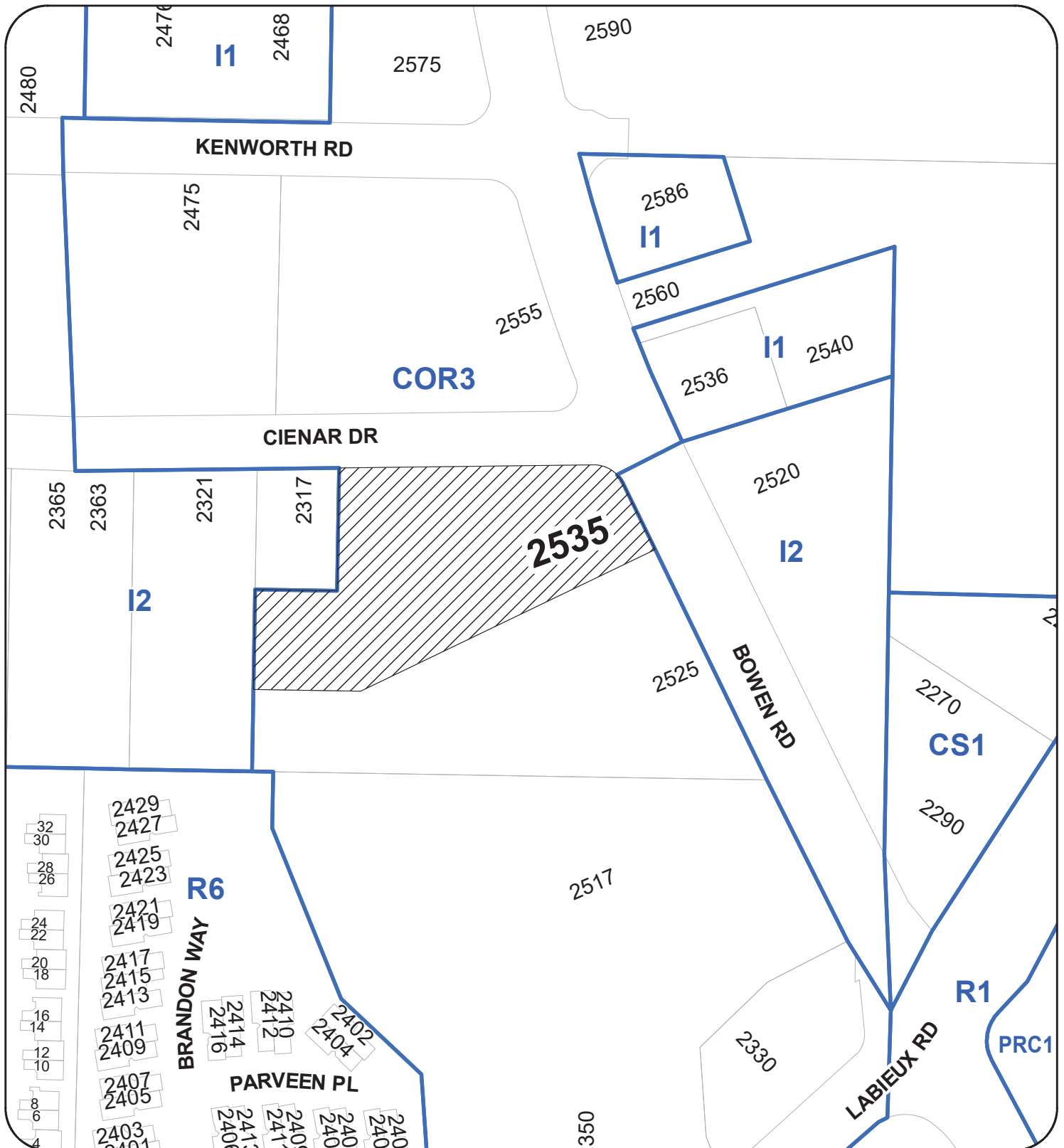
All building and free standing signage to conform to the City of Nanaimo Signage bylaws. Nov 28, 2019

Raymond de Beeld, Architect AIBC





# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001174

## LOCATION PLAN

Civic: 2535 BOWEN ROAD  
Legal: LOT 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT  
PLAN 38705, EXCEPT PART IN PLAN 43195



SUBJECT PROPERTY

CIENAR DR

CIENAR DR

2321

2317

BOWEN ROAD

BOWEN RD

REM LOT 1  
PLAN 38705

2521

Site Plan  
Scale: 1" = 20'-0"

0 10 20 30 40 50 FT



MATERIAL LEGEND  
Decorative Concrete  
Concrete (Brown finished)  
Vegetation (see landscape)

RAYMOND  
de BEELD  
ARCHITECT Inc.

NANAIMO HONDA

2535 Bowen Road, Nanaimo

Site Plan

RECEIVED  
DP1174  
2019-DEC-17  
Current Planning

(Issued for DP Application) December 03, 2019

A1.1



Site Address:	2535 Bowen Road, Nanaimo, BC		
Legal Address:	Lot 1, Section 28, Range 6, Mountain District, Plan 38765, Except Part to Plan 43195		
Zoning:	C283 - Community Corridor		
Property Area:	R2	m2	
	85,239	7,919.9	
Floor Area:	Required / Permitted	Proposed (R2)	Proposed (m2)
showroom		4,685	434.75
Admin L1		2,632	244.65
Parts L1		1,870	173.73
Service Shop L1		5,904	548.55
Drive Thru & Detailing		4,316	400.97
L1 Total		19,402	1,862.65
Admin L2		4,075	378.85
Parts L2		534	49.63
Service Shop L2		385	35.77
L2 Total		4,997	464.34
L3		205	19.02
GFA Total:		24,602	2,386.64
FAR Allowable Area:	0.75	0.25	
Zoning Requirements	Required / Permitted	Proposed	
Site Coverage:	60%	23%	
Bldg Front Setback (North [Cienar])	Min. 3m, Max. 6m	1.93m	
Bldg Flanking Side Setback (East [Bowen])	4.5m	4.1m	
Bldg Side Setback #1 (West)	3.0m	13.45m	
Bldg Side Setback #2 (NW)	0.0m	0m	
Bldg Rear Setback	7.5m	15.54m	
Building Height	14m	10.64m	
Number of Storeys	N/A	3	
Landscape Setback (West)	Min. 1.8m	1.13m	
Total Number of Parking:	Required / Permitted	Proposed	Notes:
Automotive Sales: 1/10m2 (372.9 m2) -		37	
Showroom minus Vehicle Delivery Area		37	
Automotive Service: 1/service bay (9)		9	
Office: 1/25m2 (623.38m2) - L1-244.52m2 +		28	
L2-378.85m2		15	
Auto parts sales: 1/25m2 (207m2) - Parts Retail		8	
and Parts Storage		7	Exterior storage driveway
Service Drive Thru		0	
Total:		82	Phil 2021 belongs to the same owner (in previous application parking)
Loading (x465m2, x2325m2)		2	
Type:			
Regular Car (8'x19')		69	
Small car (8'2" x15.1') 40% max.		5	
Accessible (21-100)		2	
Drive Aisles (22')		2	
EV Parking Level 2 Charging (R2, only applies to Retail Trade Service or Shopping Centres)		0	
Bicycle Parking		0	
Variance			

1 Project Data  
2019-12-02



2 Context Map  
2019-11-22



3 N from Bowen Road



5 W from Cienar Drive

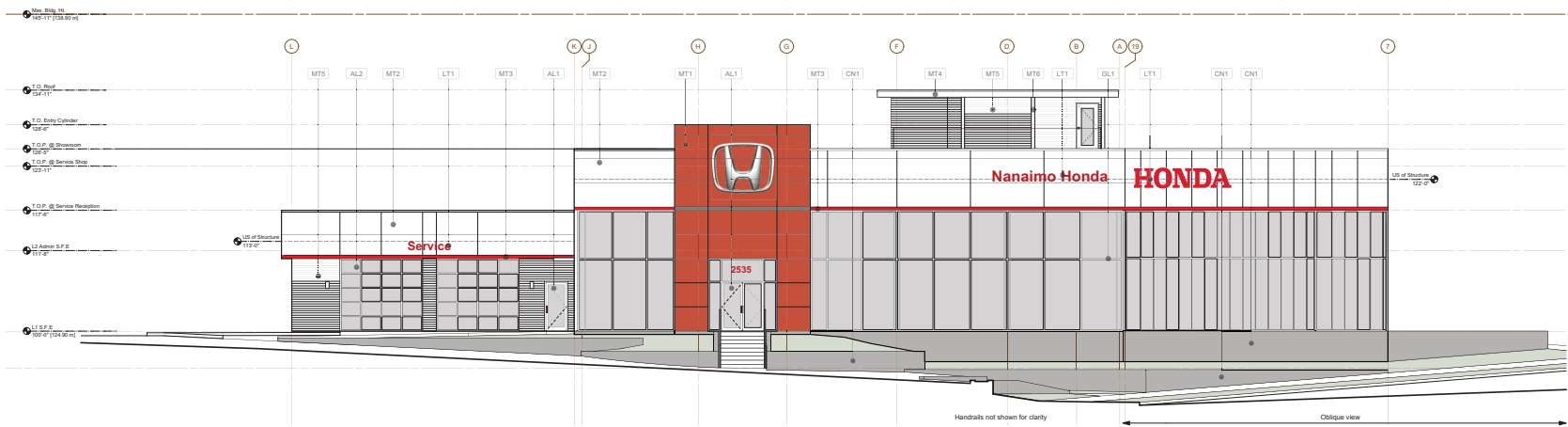


4 E from Bowen Road

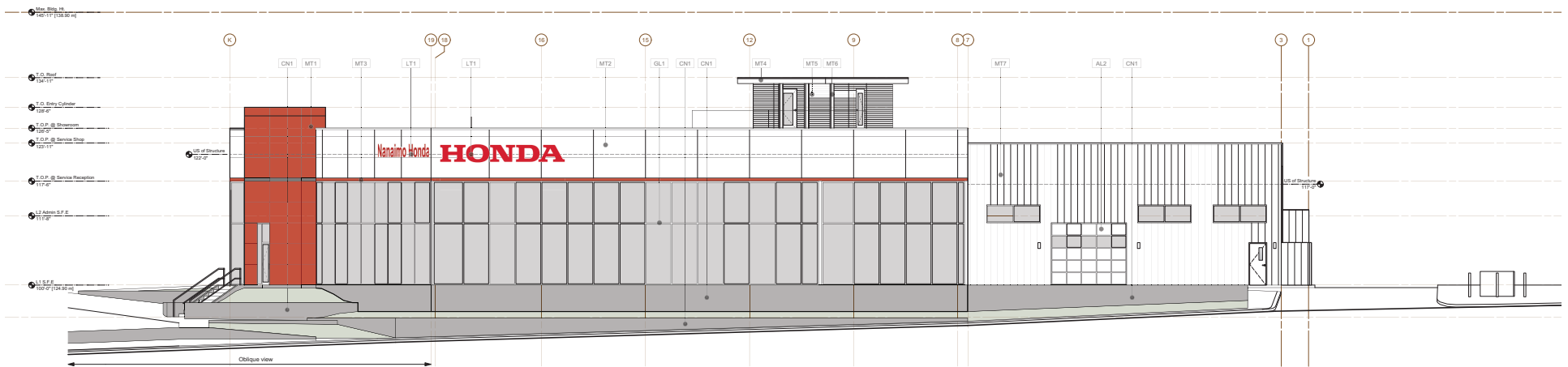


6 SW

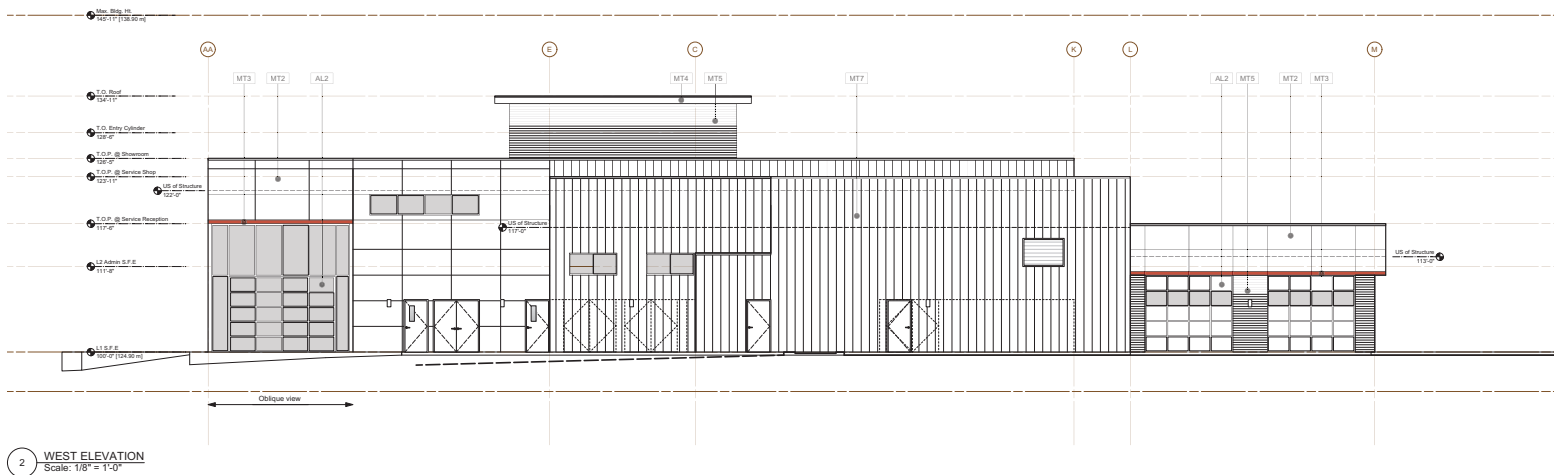
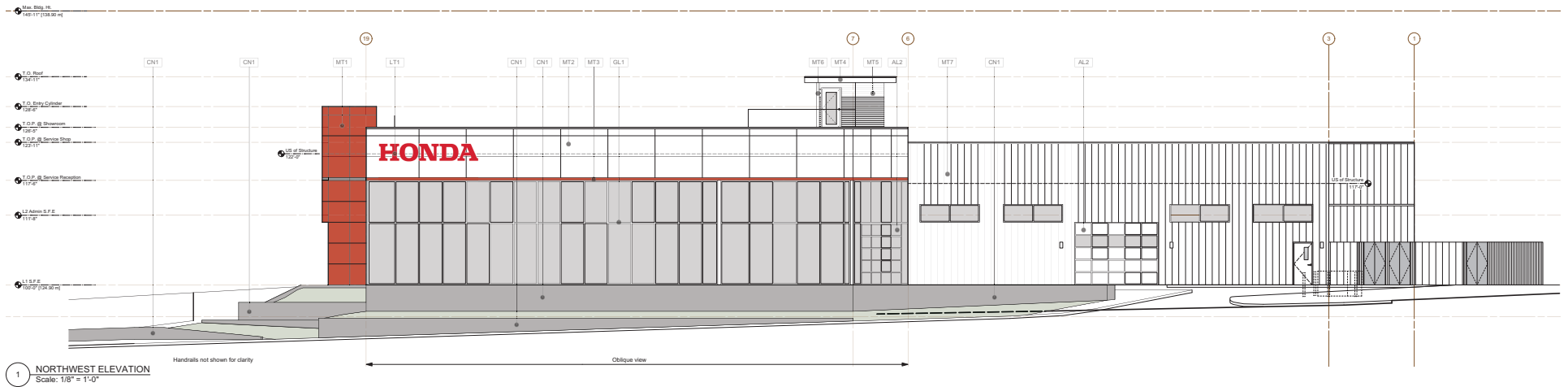




1 EAST ELEVATION  
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

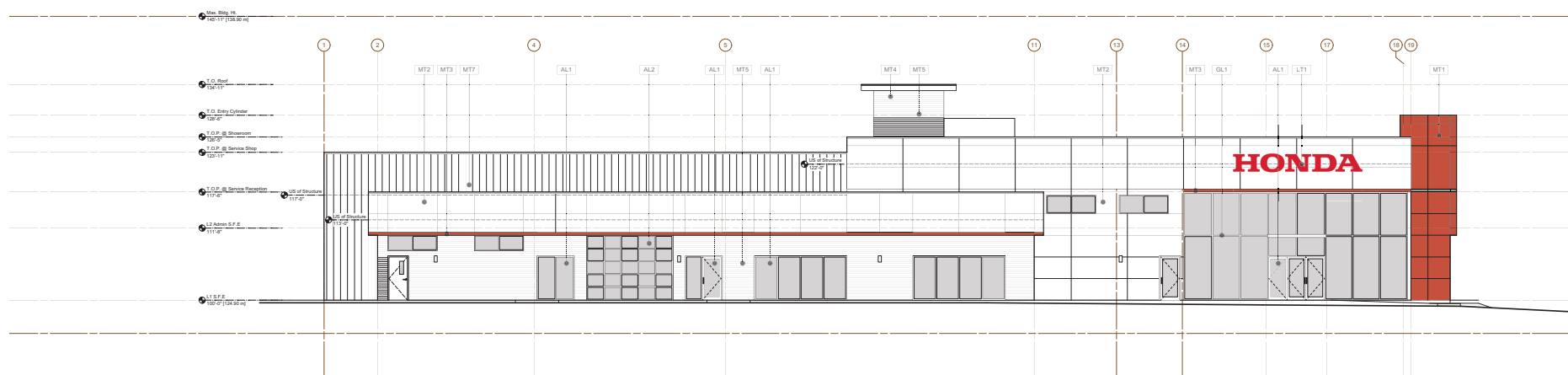


#### MATERIALS LEGEND

- AL1 Aluminum Storefront - Clear Anodized
- AL2 Aluminum OH Door
- CN1 Concrete (Natural Stain)
- GL1 Curtain Wall
- LT1 Logo Internally lit with LED
- MT1 ACP - Honda Red
- MT2 ACP - Bone White
- MT3 ACP Band - Honda Red
- MT4 Metal Clad Fascia - Bone White
- MT5 Horizontal Corrugated Siding
- MT6 Metal Clad Column - Bone White
- MT7 Vertical Corrugated Siding

**MATERIALS LEGEND**

- AL1 Aluminum Storefront - Clear Anodized
- AL2 Aluminum OH Door
- CW1 Concrete (Natural Stain)
- GL1 Curtain Wall
- LT1 Logo Internally lit with LED
- MT1 ACP - Honda Red
- MT2 ACP - Bone White
- MT3 ACP Band - Honda Red
- MT4 Metal Clad Fascia - Bone White
- MT5 Horizontal Corrugated Siding
- MT6 Metal Clad Column - Bone White
- MT7 Vertical Corrugated Siding



1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"





1 E from Bowen Rd. @ Driveway



2 E from Bowen Rd.



3 NE from Bowen Rd. @ junction with Cienar Dr.



4 N from Cienar Dr. @ existing Driveway (to be closed)



5 N from Cienar Rd.



6 N from Cienar Dr. @ Driveway





1 NE Perspective



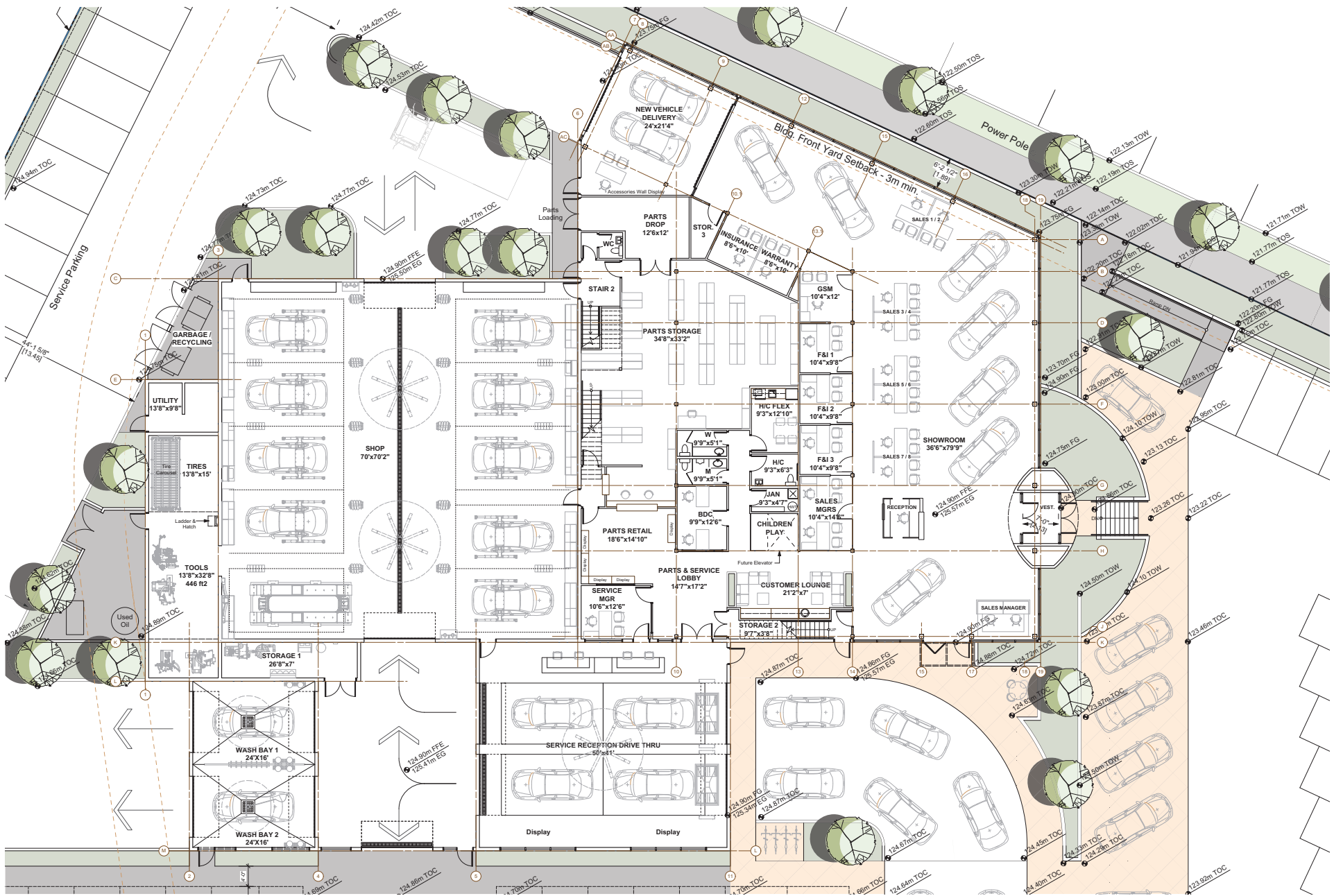
3 SE Perspective



3 NW Perspective



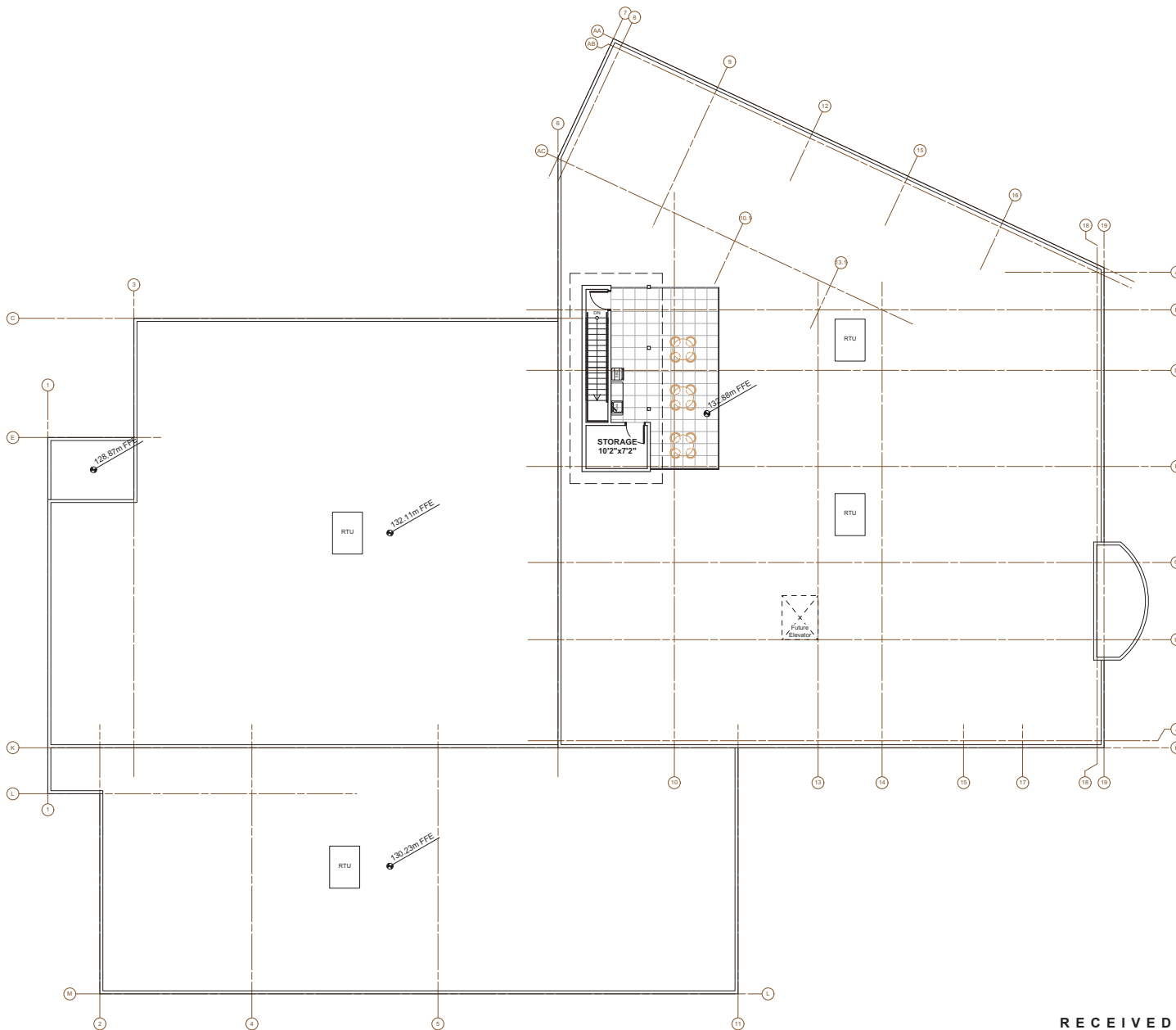
4 SW Perspective

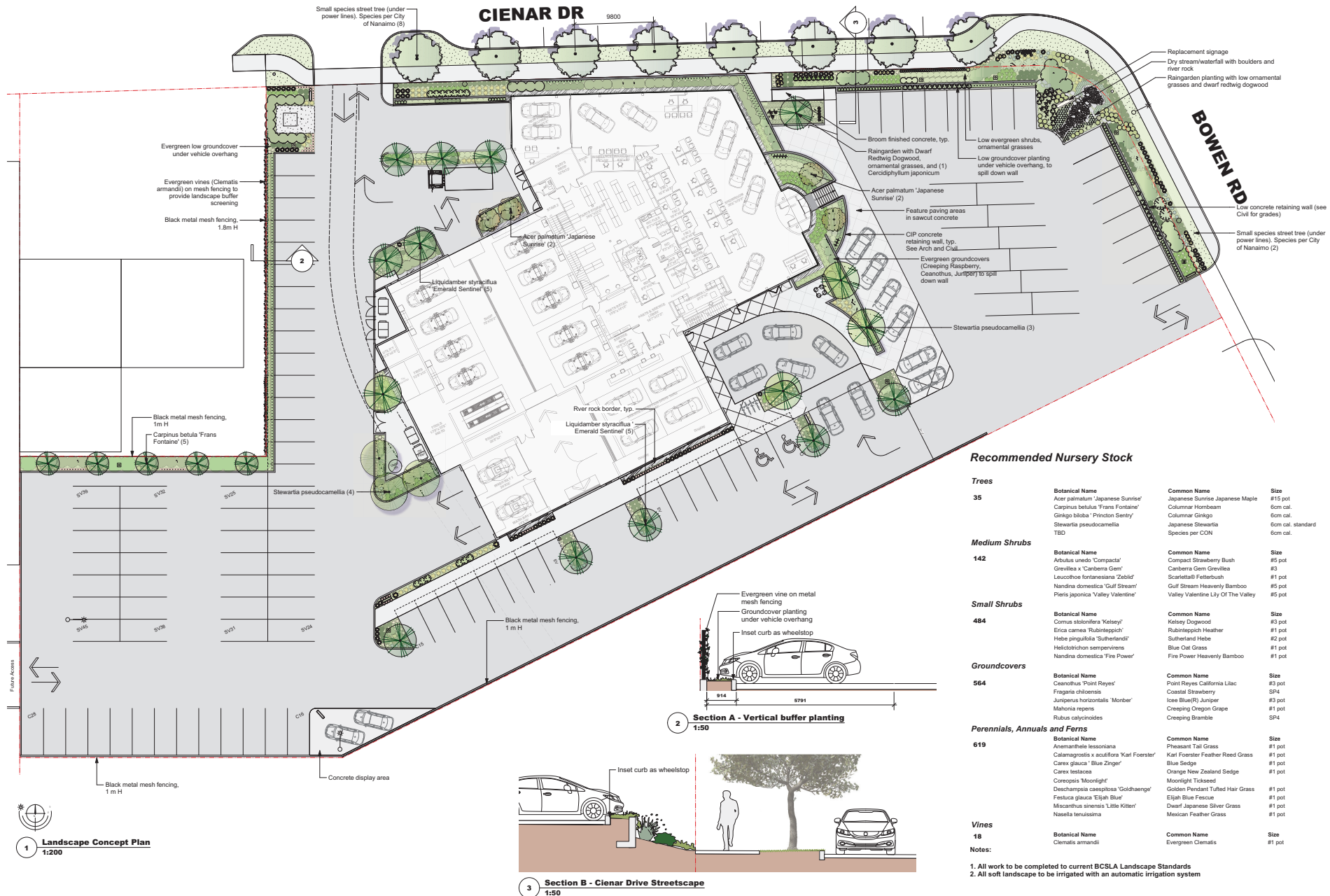






## A2.2





### Recommended Nursery Stock

Trees			
35	Botanical Name	Common Name	Size
	Acer palmatum 'Japanese Sunrise'	Japanese Sunrise Japanese Maple	#15 pot
	Carpinus betula 'Frans Fontaine'	Columnar Hornbeam	6m cal.
	Ginkgo biloba 'Princeton Sentry'	Columnar Ginkgo	6m cal.
	Stewartia pseudocamellia	Japanese Stewartia	6m cal. standard
	TBD	Species per CON	6m cal.
Medium Shrubs			
142	Botanical Name	Common Name	Size
	Abutilon unedo 'Compacta'	Compact Strawberry Bush	#5 pot
	Grevillea x 'Canberra Gem'	Canberra Gem Grevillea	#3
	Leucothoe fontanesiana 'Zabid'	Scarletta Fetterbush	#1 pot
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot
	Pieris japonica 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
Small Shrubs			
484	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#3 pot
	Erica carnea 'Rubinieggi'	Rubinieggi Heather	#1 pot
	Hebe pinguifolia 'Sutherland'	Sutherland Hebe	#2 pot
	Helictotrichon sempervirens	Blue Oak Grass	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Groundcovers			
564	Botanical Name	Common Name	Size
	Ceanothus 'Point Reyes'	Point Reyes California Lilac	#3 pot
	Fragaria chiloensis	Coastal Strawberry	SP4
	Juniperus horizontalis 'Monter'	Ice Blue(R) Juniper	#3 pot
	Malva repens	Creeping Oregon Grape	#1 pot
	Rubus coccineus	Creeping Bramble	SP4
Perennials, Annuals and Ferns			
619	Botanical Name	Common Name	Size
	Anemonehe lessoniana	Pheasant Tail Grass	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Carex glauca 'Blue Zinger'	Blue Sedge	#1 pot
	Carex testacea	Orange New Zealand Sedge	#1 pot
	Carexopsis 'Moonlight'	Moonlight Tickseed	#1 pot
	Deschampsia caespitosa 'Goldhaenge'	Golden Pendant Tufted Hair Grass	#1 pot
	Festuca glauca 'Elgin Blue'	Elgin Blue Fescue	#1 pot
	Miscanthus sinensis 'Little Kitten'	Dwarf Japanese Silver Grass	#1 pot
	Nassella tenuissima	Mexican Feather Grass	#1 pot
Vines			
18	Botanical Name	Common Name	Size
	Clematis armandi	Evergreen Clematis	#1 pot

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



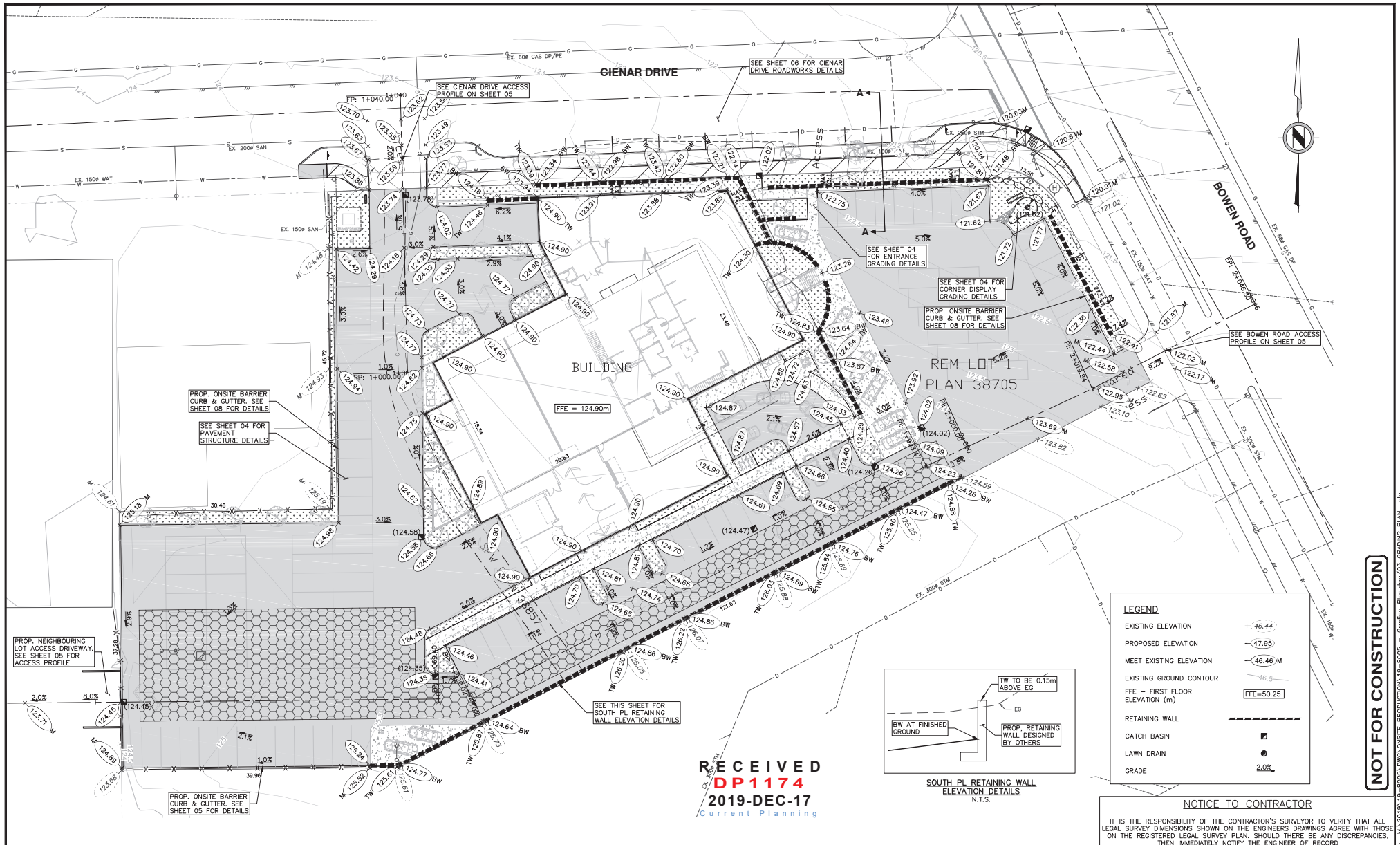
# Nanaimo Honda - Landscape Concept Plan

RECEIVED  
DP 1174  
2019-DEC-17  
Current Planning

**LADR LANDSCAPE ARCHITECTS**

Project No: 1926 Dec 3/19

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



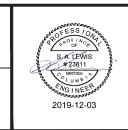
LEGAL DESCRIPTION: LOT 1, PLAN 38705, SECTION 20, RANGE 6, MOUNTAIN DISTRICT					
B.M. MONUMENT NO. 82H5630 ELEVATION: 123.908 LOCATED AT CIENAR DRIVE, BETWEEN SHENTON ROAD & BOWEN ROAD					
REV. NO.	DESCRIPTION	DR	CH	DATE	APP.
2	ISSUED FOR COORDINATION	CL	SL	29OCT2019	SL
3	COORDINATION FOR CIENAR DRIVE	CL	SL	07NOV2019	SL
4	ISSUED FOR GRADING COORDINATION	CL	SL	13NOV2019	SL
5	ISSUED FOR GRADING COORDINATION	CL	SL	18NOV2019	SL
6	ISSUED FOR DEVELOPMENT PERMIT	CL	SL	03DEC2019	SL

**APLIN MARTIN**  
CONSULTANTS AND ARCHITECTURE PLANNING SURVEYORS

Aplin & Martin Consultants Ltd.  
#104 - 6586 Applecross Road, Nanaimo, BC, Canada V9V 0A4  
Tel: (779) 941-0484, Fax: (604) 987-9561, Email: general@aplinmartin.com

CLIENT: **ISLAND WEST COAST DEVELOPMENTS LTD.**  
2214 MCCULLOUGH ROAD, NANAIMO, BC  
PH. 250-756-9885

PROJECT: **NANAIMO HONDA**  
2635 BOWEN ROAD, NANAIMO, BC



The location of existing underground utilities are shown on this drawing for information only and have not been independently verified by the engineer or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's operations and all underground utilities.

TITLE: **GRADING PLAN**

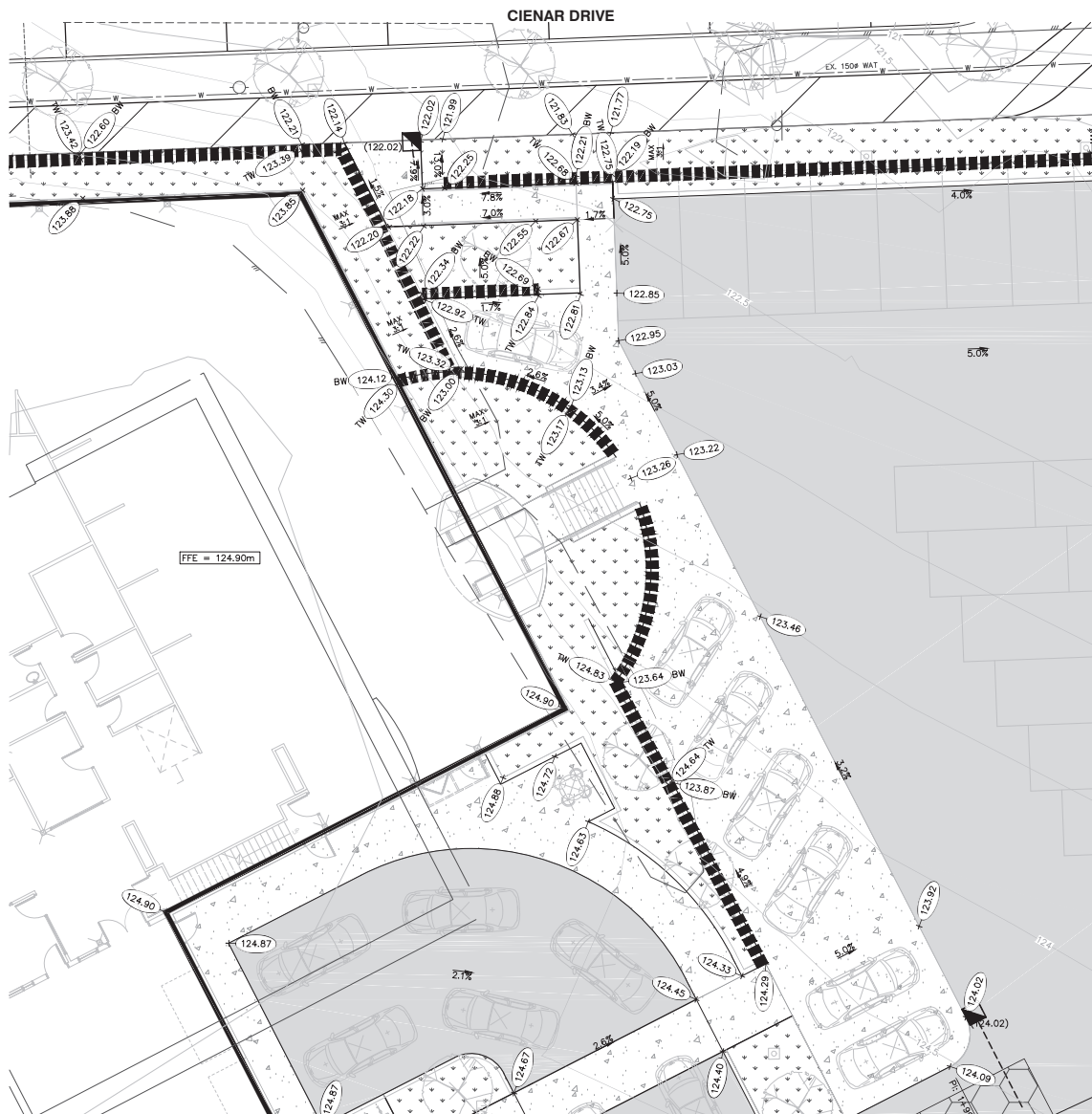
PROJECT NO. [Blank]  
DRAWING NO. [Blank]

SCALE: HORZ. 1:250  
VERT. N/A  
A & M DRAWING NO. 19-8005-03

DESIGN: CL  
DRAWN: CL  
CHECK: SL  
APPR: SL  
A & M FILE: 19-8005  
DRAWING DATE: JULY, 2019  
SHEET NO. 03 of 10  
REV. 6

**NOT FOR CONSTRUCTION**






LEGAL DESCRIPTION: LOT 1, PLAN 38705, SECTION 20, RANGE 6,  
MOUNTAIN DISTRICT

R.M. MONUMENT NO. 82H5630 ELEVATION: 123.908  
LOCATED AT CIENAR DRIVE, BETWEEN SHENTON ROAD & BOWEN ROAD

REV.	NO.	DESCRIPTION	DR	CH	DATE	APP.
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3	ISSUED FOR GRADING COORDINATION	CL	SL	13/NOV/2019	SL	
4	ISSUED FOR GRADING COORDINATION	CL	SL	18/NOV/2019	SL	
5	ISSUED FOR DEVELOPMENT PERMIT	CL	SL	03/DEC/2019	SL	

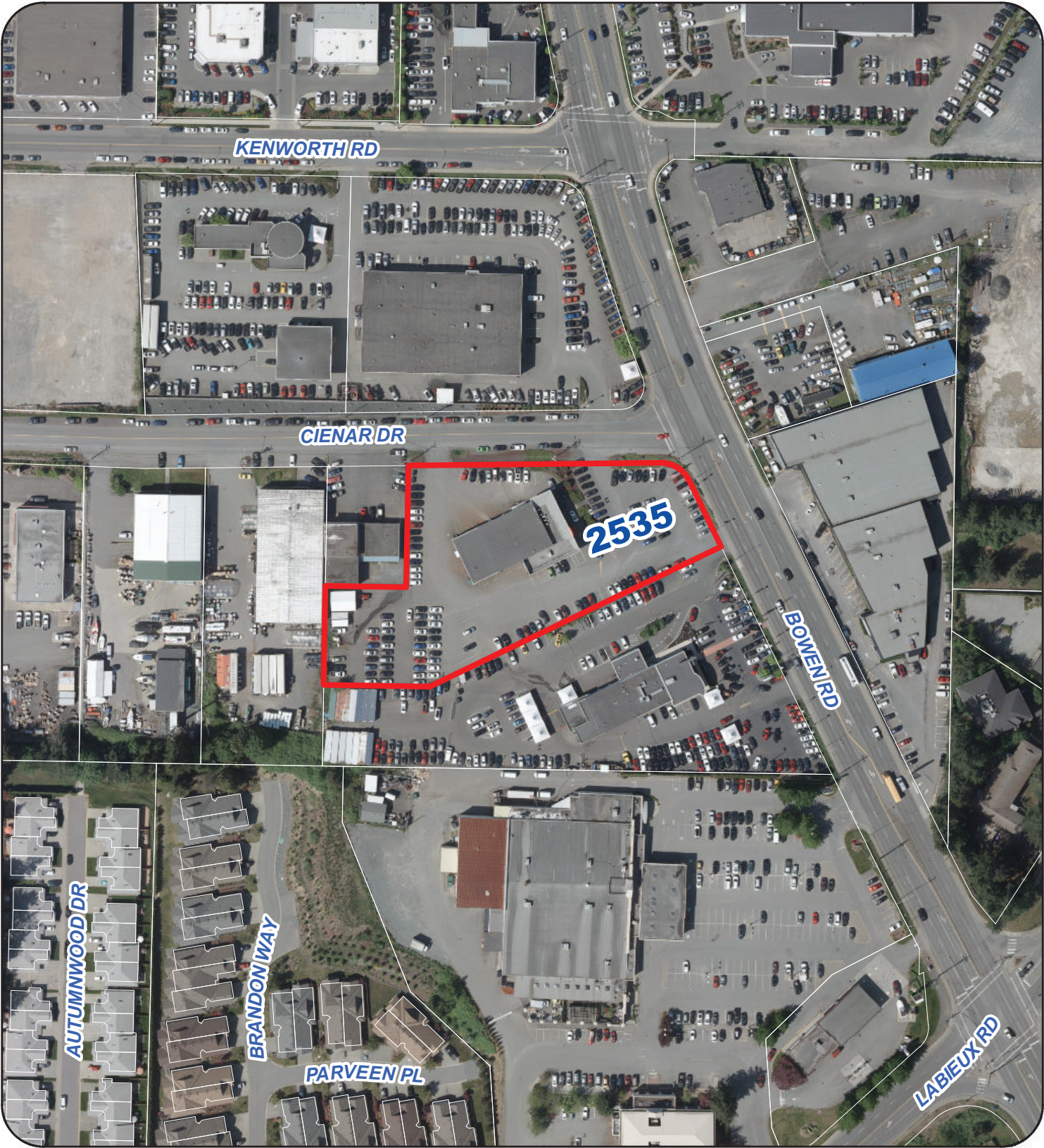


**APLIN MARTIN**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS

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# AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001174

## Legend



SUBJECT PROPERTIES