

28 November 2019

City of Nanaimo 455 Wallace Street Nanaimo, British Columbia V9R 5J6

Re: Development Permit Application – 2560 Bowen Road – Nanaimo Mitsubishi

Further to September 18 pre-development permit application meeting, we have revised our plans as discussed to better conform to COR3, Community Corridor Zoning requirements and guidelines.

The property is located in the Madill Community Corridor Area where we are adjacent to other lots that have or are proposing automobile dealerships. Within the COR3 zone, Automobile sales and service are only permitted as a site specific use. The subject site allows Automobile sales and service under section 9.2.3.

Within this area, there will be four automobile dealerships along Kenworth Road starting with Laird Wheaton at Bowen Road. The COR3 Community Corridor zone provides a wide range of uses intended to meet the day to day needs of the surrounding community. The Nanaimo Mitsubishi dealership will be relocating their operations in a new building being proposed on this property. The new building is designed to meet the Mitsubishi Corporate design guidelines. We will have aluminum curtain wall glazing, corrugated metal siding, painted tilt-up concrete panels, and aluminum composite panels.

The building will meet all of the zoning requirements except for the maximum front yard setback. The COR3 zone requires that buildings be set back a minimum of 3.0 metres from the front property line but a maximum of 6 metres. We can understand that this would be desirable when the other adjacent buildings also meet these requirements and the uses in these buildings are condusive to retail uses that rely on pedestrian traffic. Automobile dealerships are different by nature and is more auto-centric. The majority of the customers will be either driving to the property to look for a new or used car or will be bringing their car in for servicing.

DPO 0 1 1 7 2
DEC 0 2 2019

CITY OF MANAIMO
COMMUNITY DEVELOPMENT

The existing Laird Wheaton dealership is set back from the front yard by greater than the desired 6 metres as is the proposed new building to the east. Our property also shares a driveway access with the adjacent property to the west and this access point will also be the access to our service drive-through. In order to be able to have a few cars in the queue, the drive through service bays must be set back from the front yard enough to not block traffic coming into the property. After our pre-development permit meeting, we revised our site plan and removed one row of parking in the front yard in order to bring the building closer to Kenworth Road. We feel that this creates a better relationship to the street as well as to the proposed adjacent building to the east.

As the building is also visible from the Island Highway, we have added some signage and articulation to the back of the building so that the building face can have greater profile.

With the limited site, we are also proposing to build one level of underground parking. The underground parking will not be visible as we will be using a car elevator inside the service area to lower the cars down to the underground parkade instead of using an exterior ramp.

We trust that this application meets the intent of the development permit guidelines and that this project can receive your support. Should you have any questions, please contact us at 250-360-2888 or 250-588-1883.

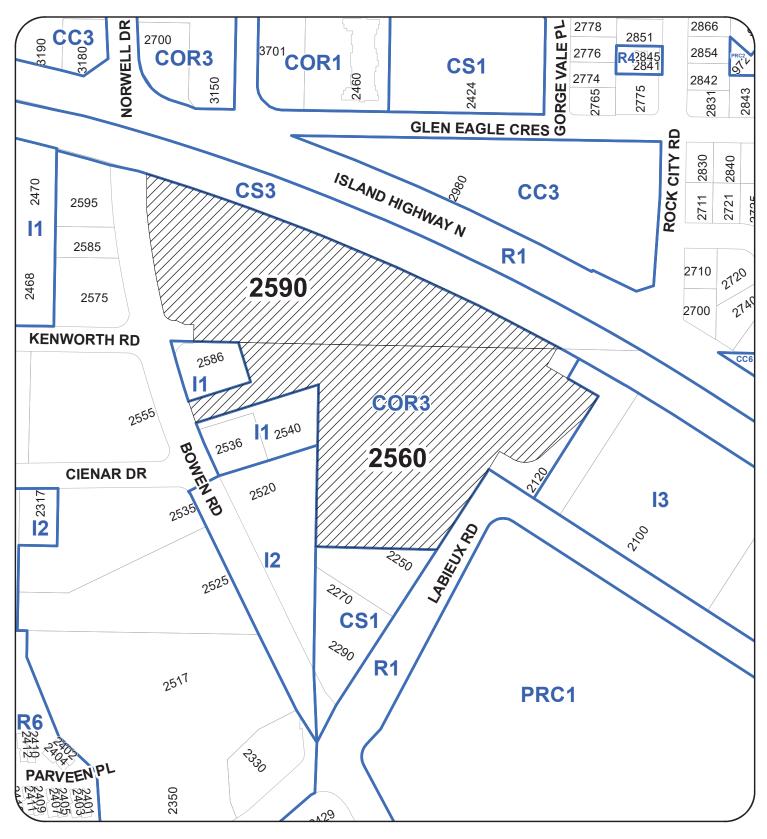
Yours truly,

Alan Lowe, Architect AIBC Alan Lowe Architect Inc.

Howkare

cc. Patrick Brandreth, IWCD

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001172

LOCATION PLAN

Civic: 2560 & 2590 BOWEN ROAD

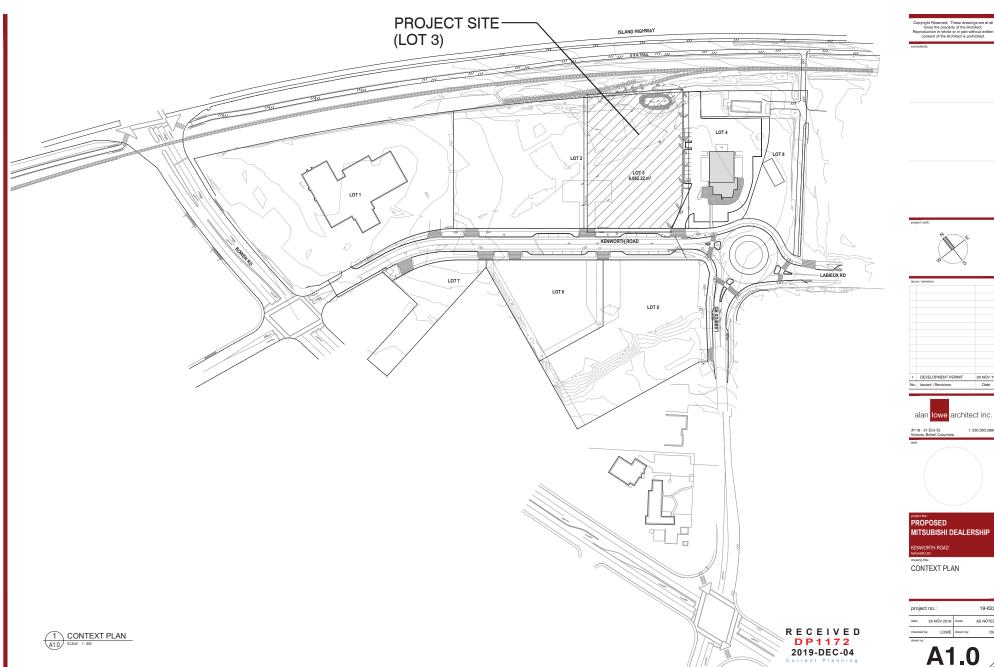
Legal: LOT 1, SECTION 20, RANGES 6 AND 7,

MOUNTAIN DISTRICT, PLAN EPP67724

LEASE #505-0321 - RAILWAY R/W FOR THE PURPOSE OF

VEHICLE STORAGE (PARENT FOLIO 19459.010)



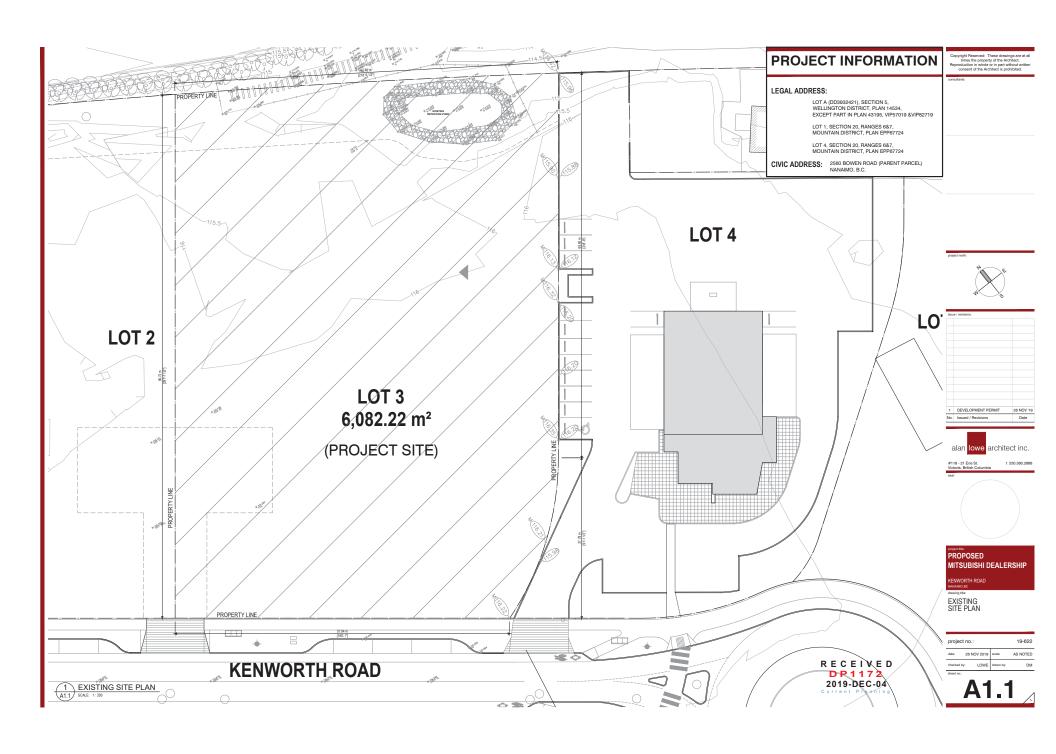


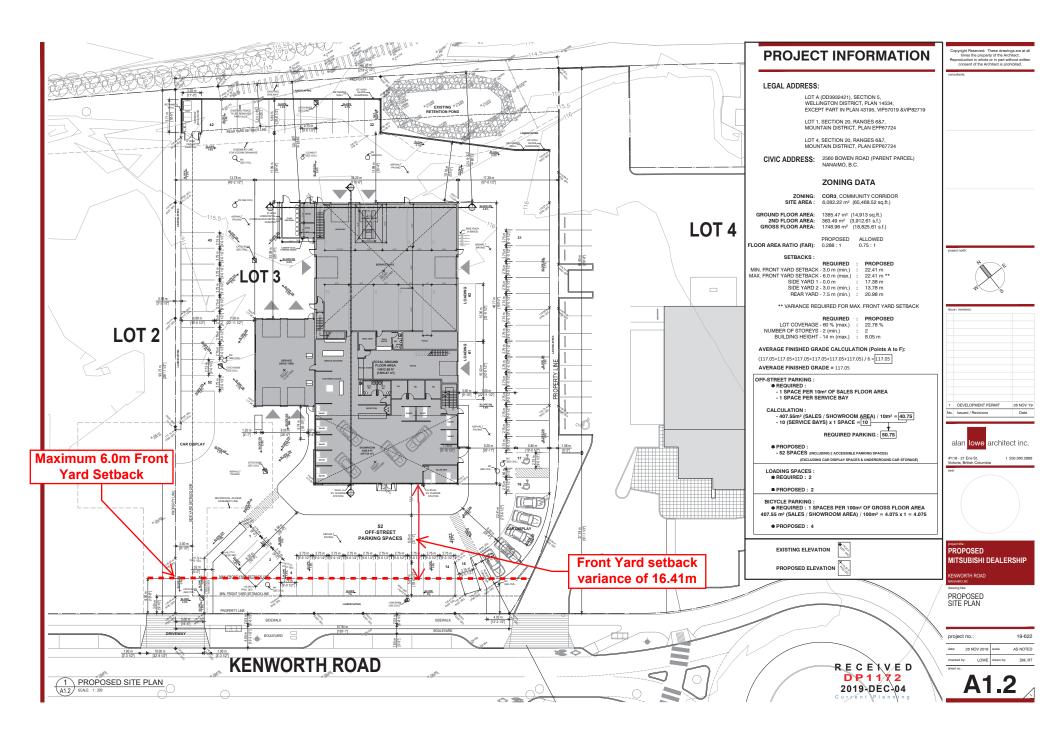


issu	e / revisions:	
1	DEVELOPMENT PERMIT	26 NOV '1
No.	Issued / Revisions	Date



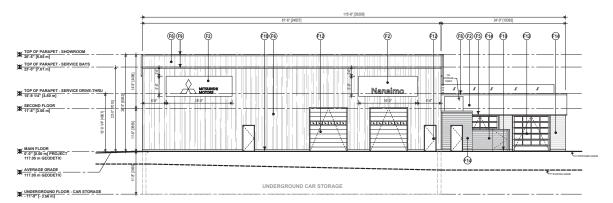
PROPOSED
MITSUBISHI DEALERSHIP





115'-6" [35211] (1) (2) (1) (B) (S) (1) (1) (1) F8 F2 F4(F2) F3 F3 F1 F1 F2 F4 12 **(1)** TOP OF PARAPET - SHOWROOM - 26'-5" [8.05 m] MITSUBISHI Nanaimo TOP OF PARAPET - SERVICE DRIVE-THRU MAIN FLOOR
0'-0" [0.00 m] PROJECT
117.05 m GEODETIC UNDERGROUND CAR STORAGE UNDERGROUND FLOOR - CAR STORAGE - 11'-8" [- 3.56 m]

1 SOUTH WEST ELEVATION
SCALE: 18" = 1"0"



NORTH EAST ELEVATION

SCALE: 18" = 1'-0"

EXTERIOR FINISHES & NOTES:

F2) FASCIA SOBOTECT LTD.
ALUMINUM COMPOSITE MATERIALS PANEL "BLACK"

BLACK*

PERFORATED METAL PANELS
SOBOTEC LTD.

**ALUMNUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"

F5 FASCIA ACCENT

TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F2" ACM PANEL IN BLACK

F8 PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F2" ACM PANEL IN BLACK

PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING

EXTERIOR PAINT FOR MISCELLANEOUS FINISHES COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR W/ ARCHITECT)

HORIZONTAL CORRUGATED METAL CLADDING VICWEST - CL 6025 SR IN "BRIGHT SILVER" - QC 2624 HORIZONTAL ORIENTATION

FI SHOWROOM CURTAIN WALL KAWNEER 1600UT SYSTEM 1 GLASS: SOLARBAN 70xL FRAME: CLEAR ANODIZED

FASCIA ACCENT

FIG. TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR W/ ARCHITECT)

BASE WALL METAL FLASHING COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING

P3 2" WIDE RECESSED REVEAL LINE PAINTED TO MATCH COLOUR OF "F4" (RED)

PROPOSED ELEVATIONS

PROPOSED

1 DEVELOPMENT PERMIT

alan lowe architect inc.

26 NOV '19

project no.:

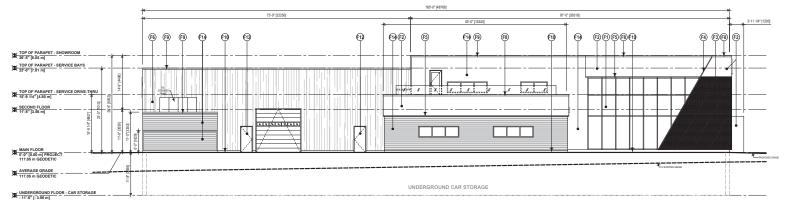
MITSUBISHI DEALERSHIP

AS NOTED

RECEIVED DP1172 2019-DEC-04

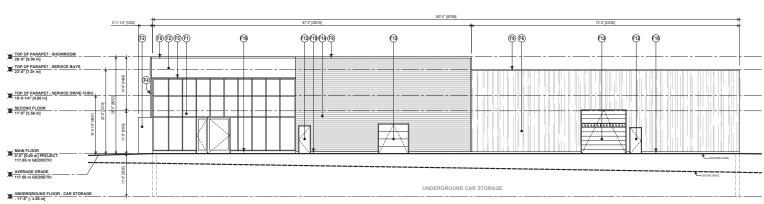
Copyright Reserved: These drawings are at al times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

consultants:



NORTH WEST ELEVATION

SCALE 18" = 1-0"



SOUTH EAST ELEVATION

SCALE 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

SHOWROOM CURTAIN WALL
KAWNEER 1600UT SYSTEM 1
GLASS: SOLARBAN 70xL
FRAME: CLEAR ANODIZED

FRAME. SOBOTECT LTD.
SOBOTECT LTD.
ALLIMINUM COMPOSITE MATERIALS PANEL
PELACE.
- SOBODATED METAL PANELS

BLAUK'

PERFORATED METAL PANELS
SOBOTIC LTD.

PALLIMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
BLACK'

FASCIA ACCENT

F5 FASCIA ACCENT

(F6) TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR WIT ARCHITECT)

TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F2" ACM PANEL IN BLACK

PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F2" ACM PANEL IN BLACK

PRE-FINISHED METAL CAP FLASHING COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING

COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING

BASE WALL METAL FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING

3" WIDE RECESSED REVEAL LINE PAINTED TO MATCH COLOUR OF "F6" (WHITE)

EXTERIOR PAINT FOR MISCELLANEOUS FINISHES COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING (CONFIRM COLOUR WI ARCHITECT)

2" WIDE RECESSED REVEAL LINE PAINTED TO MATCH COLOUR OF "F4" (RED)

HORIZONTAL CORRUGATED METAL CLADDING VICEWEST - CL 6025 SR IN "BRIGHT SILVER" - QC-2624 HORIZONTAL ORIENTATION

drawing title:	
PROPOSED ELEVATIONS	

PROPOSED
MITSUBISHI DEALERSHIP

1 DEVELOPMENT PERMIT

alan lowe architect inc.

26 NOV '19

t 250.360.2888

	projec	t no.:		19-62
	date:	26 NOV 2019	scale:	AS NOTE
RECEIVED	checked I	by: LOWE	drawn by:	DM, R
DP1172	sheet no.	A C		

DP1172 2019-DEC-04 Churrania Riannia

SW Perspective





Copyright Reserved: These drawings are at times the property of the Architect. Reproduction in whole or in part without write

consult

project no

1 DEVELOPMENT PERMIT 28 NOV	No.	Issued / Revisions	Date
	1	DEVELOPMENT PERMIT	26 NOV 1
issue / revisions:	issu	e / revisions:	



#118 - 21 Erie St.

a, prisin Columbia

PROPOSED MITSUBISHI DEALERSHIP

PROPOSED RENDERINGS

roject no.:

date:	26 NOV 2019	scale:	AS NOTED
checked I	y: LOWE	drawn by:	DM, RT

A5.0



Copyright Reserved: These drawings are at al times the property of the Architect. Reproduction in whole or in part without writte consent of the Architect is prohibited.

consultant

project no

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT	26 NOV 1
issu	e / revisions:	
issu	e / revisions:	



#118 - 21 Erie St. Victoria, British Columbia

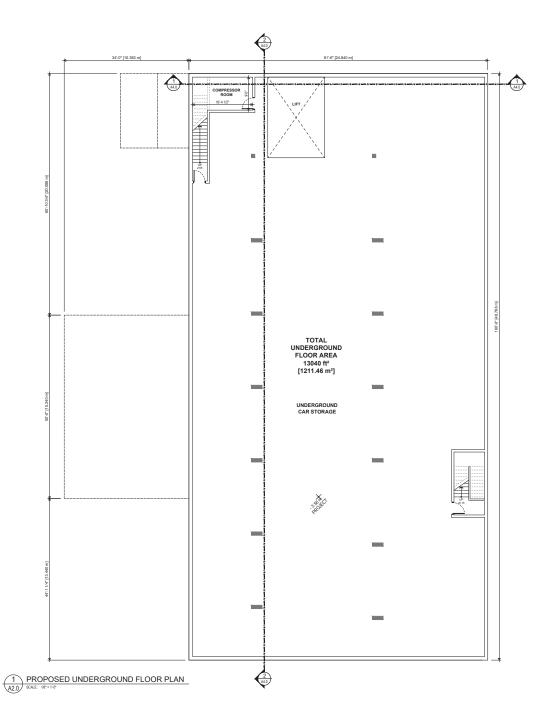
R E C E I V E D
D P 1 1 7 2
2019-DEC-04
Current Planning



PROPOSED RENDERINGS

project	t no.:		19-622
date:	26 NOV 2019	scale:	AS NOTED
checked b	y: LOWE	drawn by:	DM, R1
about on a			

A5.1



Copyright Reserved: These drawings are at times the property of the Architect. Reproduction in whole or in part without write copyright of the Architect is prohibited.

consultant

project nor



issu	e / revisions:	
1	DEVELOPMENT PERMIT	26 NOV
No.	Issued / Revisions	Date



#118 - 21 Erie St. Victoria, British Columbia



PROPOSED
MITSUBISHI DEALERSHIP

PROPOSED UNDERGROUND FLOOR PLAN

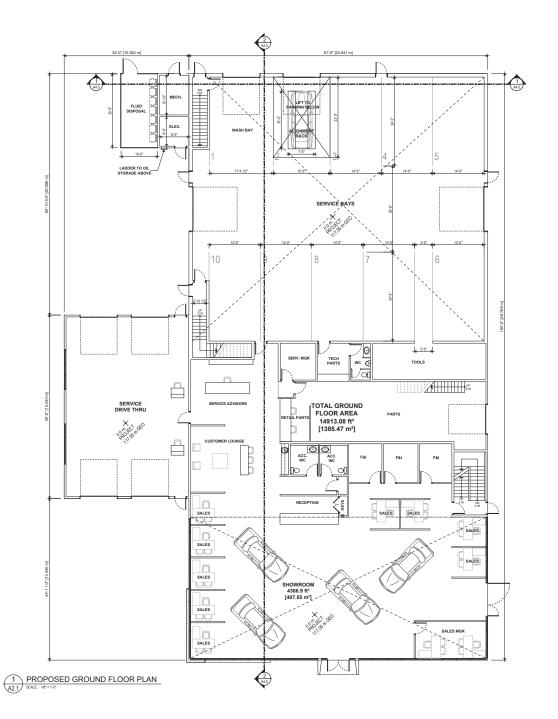
project no.: 18

date: 26 NOV 2019 scale: AS NOTED checked by: LOWE drawn by: DM, RT sheet no.:

RECEIVED

DP1172

2019-DEC-04 Current Planning A2.0



Copyright Reserved: These drawings are a times the property of the Architect. Reproduction in whole or in part without wr

oppositions

project nort



issu	e / revisions:	
1	DEVELOPMENT PERMIT	26 NOV
No.	Issued / Revisions	Date



#118 - 21 Erie St.



PROPOSED
MITSUBISHI DEALERSHIP
KENWORTH ROAD

PROPOSED GROUND FLOOR PLAN

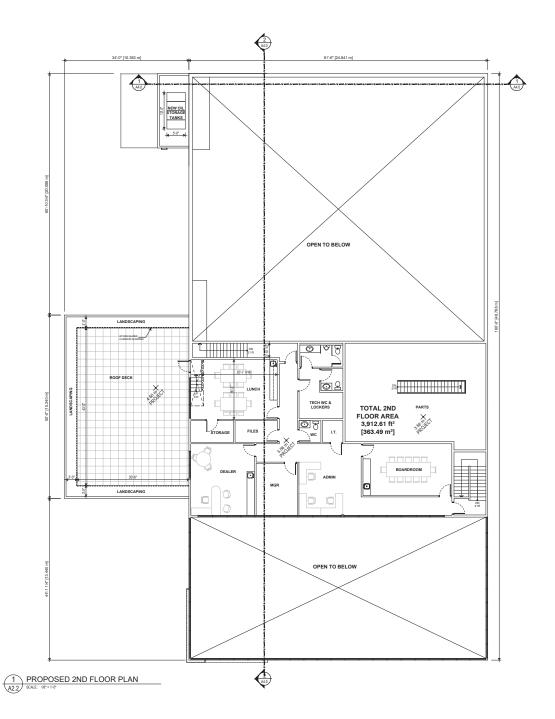
project no.: 19-

RECEIVED

DP1172

2019-DEC-04

A2.1



Copyright Reserved: These drawings are at a times the property of the Architect. Reproduction in whole or in part without writte

consultant

project nor



issus	/ revisions:	
1	DEVELOPMENT PERMIT	26 NOV 1
No.	Issued / Revisions	Date



#118 - 21 Erie St. Victoria, British Columbia



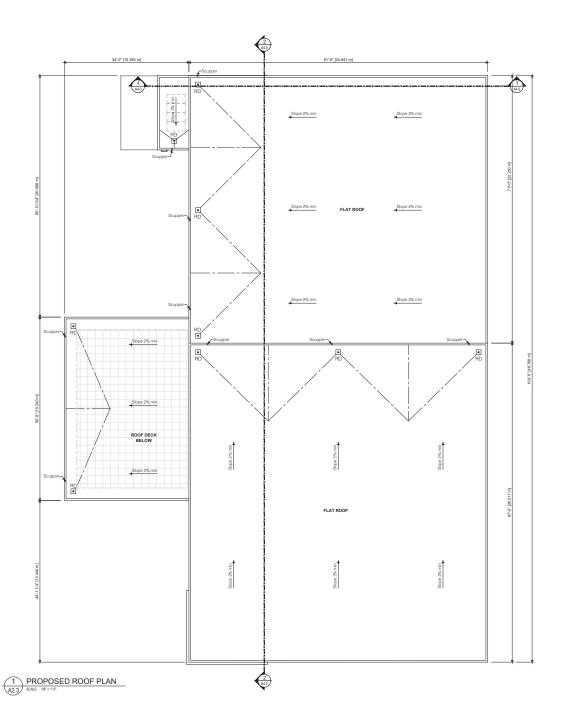
PROPOSED
MITSUBISHI DEALERSHIP

KENWORTH ROA NANAIMO,BC

RECEIVED DP1172 2019-DEC-04 PROPOSED 2ND FLOOR PLAN

date: 26 NOV 2019 scale: AS NOTED checked by: LOWE drawn by: DM, RT	project no.:	19-622
checked by: LOWE drawn by: DM, RT	date: 26 NOV 2019	scale: AS NOTED
	checked by: LOWE	drawn by: DM, RT







issu	e / revisions:	
1	DEVELOPMENT PERMIT	26 NO
No.	Issued / Revisions	Date





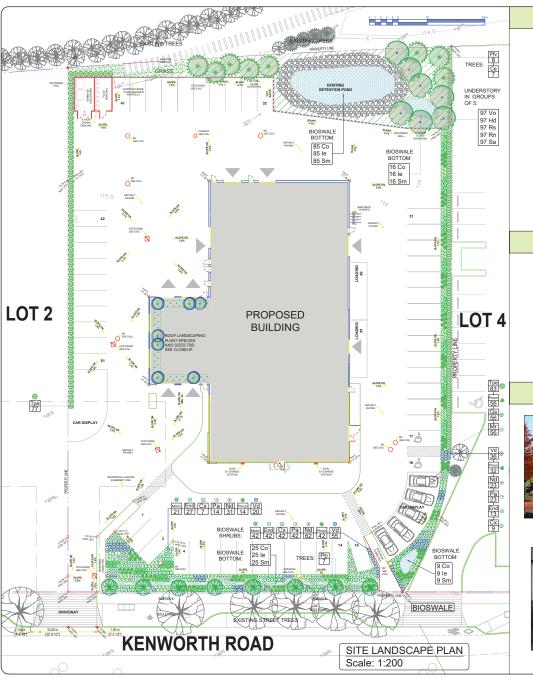
PROPOSED
MITSUBISHI DEALERSHIP

PROPOSED ROOF PLAN

RECEIVED
DP1172
2019-DEC-04
Current Planning

date: 26 NOV 2019	esste.	
	SCEN.	AS NOTED
checked by: LOWE	drawn by:	DM, RT

A2.3



PLANT PALETTE

NOTE: THE PLANTS FOR THIS SCHEME WILL BE CHOSEN FROM THE FOLLOWING LIST AS APPROPRIATE. NOT ALL PLANTS WILL NECESSARILY BE USED AND OTHERS MAY BE SUBSTITUTED DEPENDING ON AVAILABILITY AND SUITABILITY. THE NUMBERS MAY CHANGE IF THE SITE PLAN CHANGES.

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
	_	Deciduous Trees				
Ce	7	Comus eddies white wonder	Eddies White Wonder Dogwood	6 cm cal		
	8	Parrotia persica	Persian Ironwood	6 cm cal	1.8m branching ht.	Street trees
	\vdash	Coniferous Trees/Hedging				
Pfv	8	Pinus flexitus vanderwolf	Vanderwolf Pine	2m ht		
	160	Thuja plicata excelsior	Western Red Cedar	5 gall	1m o.c.	
		Evergreen Shrubs				
End	82	Escalonia Newport Dwarf	Escalonia	#1	.6m o.c.	
Gs	56	Gaultheria shallon	Salal	#1	.6m o.c.	
Mr	55	Mahonia reptans	Creeping Oregon Grape	#1	.6m o.c.	
Vd	111	Vibumum davidii	David's viburnum	#1	.6m o.c.	
	97	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	
		Deciduous Shrubs				
Hd	97	Holodiscus discolor	Ocean Spray	#1	1m o.c.	
Rs	97	Ribes sanguineum	Red Flowering Currant	#1	1m o.c.	
Rn	97	Rosa nutkana	Nootka Rose	#1	1m o.c.	
Sa	97	Symphoricarpus alba	Snowberry	#1	1m o.c.	
		Ornamental Grasses				
Cx	58	Carex evergold	Variegated Sedge		.6m o.c.	
Melm	63	Miscanthus sinensis 'Little Miss'	Dwarf Maiden Grass	#1	.6m o.c.	
Pa	79	Pennisetum alopecuroides	Fountain Grass	#1	.6m o.c.	
		Perennials/Groundcovers/Ferns				
Nd	86	Nepeta dropmore blue	Catmint	#1	.6m o.c.	
Pmus	144	Polystichum munitum	Sword Fern	#1	.6m o.c.	
		Bioswale				
Co	135		Slough Sedge	plugs	.6m o.c.	
le	135	Iris ensata	Iris	#1	.6m o.c.	
Sm						

DESIGN RATIONALE

Introduction: The landscape design for the Mitsubishi project requires balancing the corporate image of the company, allowing maximum amount of visibility into the site and community requirements for creating streetscapes to enhance the public realm in urban areas.

The site: The Mitsubishi site consists of the streetscape along Kenworth Road, the north highway buffer and two buffers

Streetscapes: The Kenworth Road streetscape consists of a bioswale, with columnar trees underplanted with low mixed evergreen and deciduous plantings. The columnar trees will give height and form an edge to the street, while allowing views into the site to the display areas. Two pedestrian paths cross the bioswale connecting the sidewalk to the site.

North property line: A stormwater pond forms the majority of the north buffer. This will be planted with coniferous and deciduous trees and underplanted with native shrubs. An old rail spur which enters the site at this point will be preserved in its present state. This allows an oblique view into the site.

East and West property lines: Evergreen hedges will be planted along these edges to soften the extent of the asphalt

Plant Selection: Both evergreen and deciduous plants have been selected to provide habitat biodiversity, a variety of colour and texture and for their comparative ease of management. An irrigation system will be installed.

DESIGN ELEMENTS

ROOF LANDSCAPE PLAN



COLUMNAR TREE

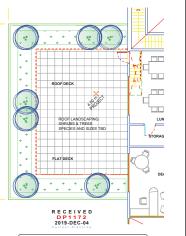
DOGWOOD



CONIFERS



BIOSWALE



ROOF LANDSCAPE PLAN Scale: 1:100

NOTES:

or grading information, see Civil drawings.



REVISIONS:

Issued for DP Review - 2019Nov4

Issued for DP - 2019Nov18

CONSULTANT:



PROJECT:

MADILL MITSUBISHI

SITE LEGAL DESCRIPTION: Lot A (DD3932421), Section 5, Wellington District, Plan 14534, except part in Plan 43195, VIP57019 & VIP82719

Lot 1, Section 20, Ranges 6&7, Mountain District, Plan EPP67724

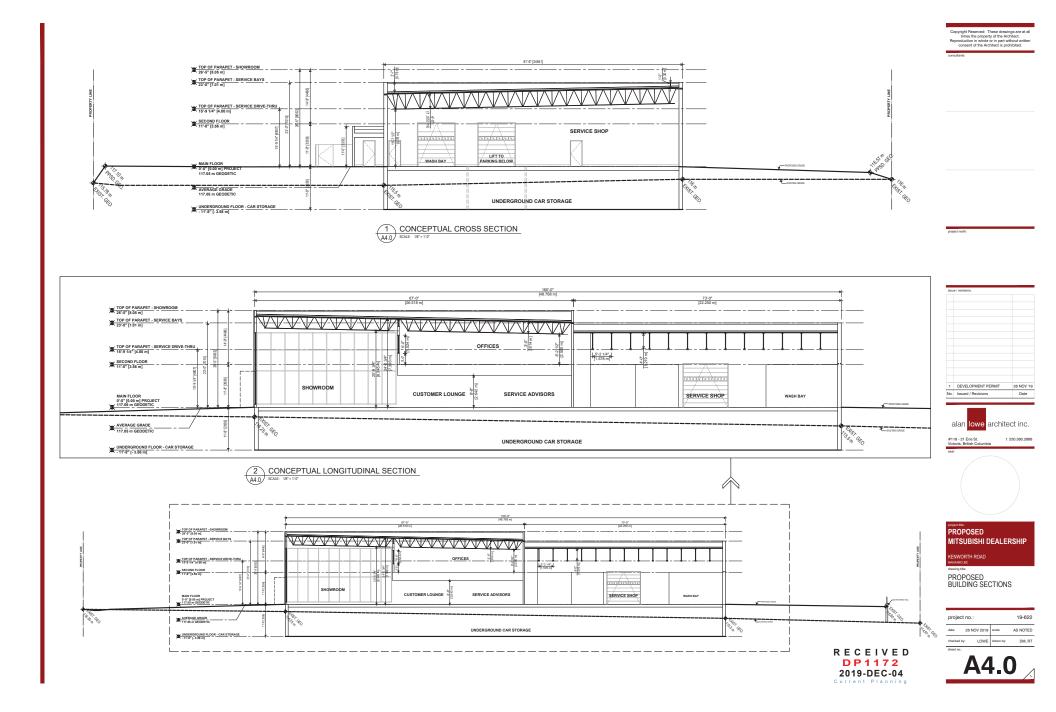
Lot 4, Section 20, Ranges 6&7, Mountain District, Plan EPP67724

SHEET TITLE:

LANDSCAPE CONCEPT PLAN

	SCALE: AS NOTED	DATE: NOV. 1, 2019		
	DRAWN: DR	CHECKED: VJD		
	MBER: I 2019			

DRAWING NUMBER: L0.1-DP



AERIAL PHOTO





DEVELOPMENT PERMIT NO. DP001172

Legend

