

28 November 2019

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

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

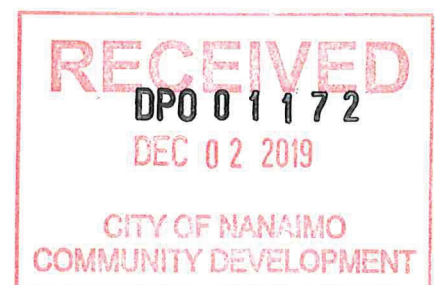
Further to September 18 pre-development permit application meeting, we have revised our plans as discussed to better conform to COR3, Community Corridor Zoning requirements and guidelines.

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 conducive 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.

#118-21 Erie Street, Victoria, B.C.
tel. 250.360.2888



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.

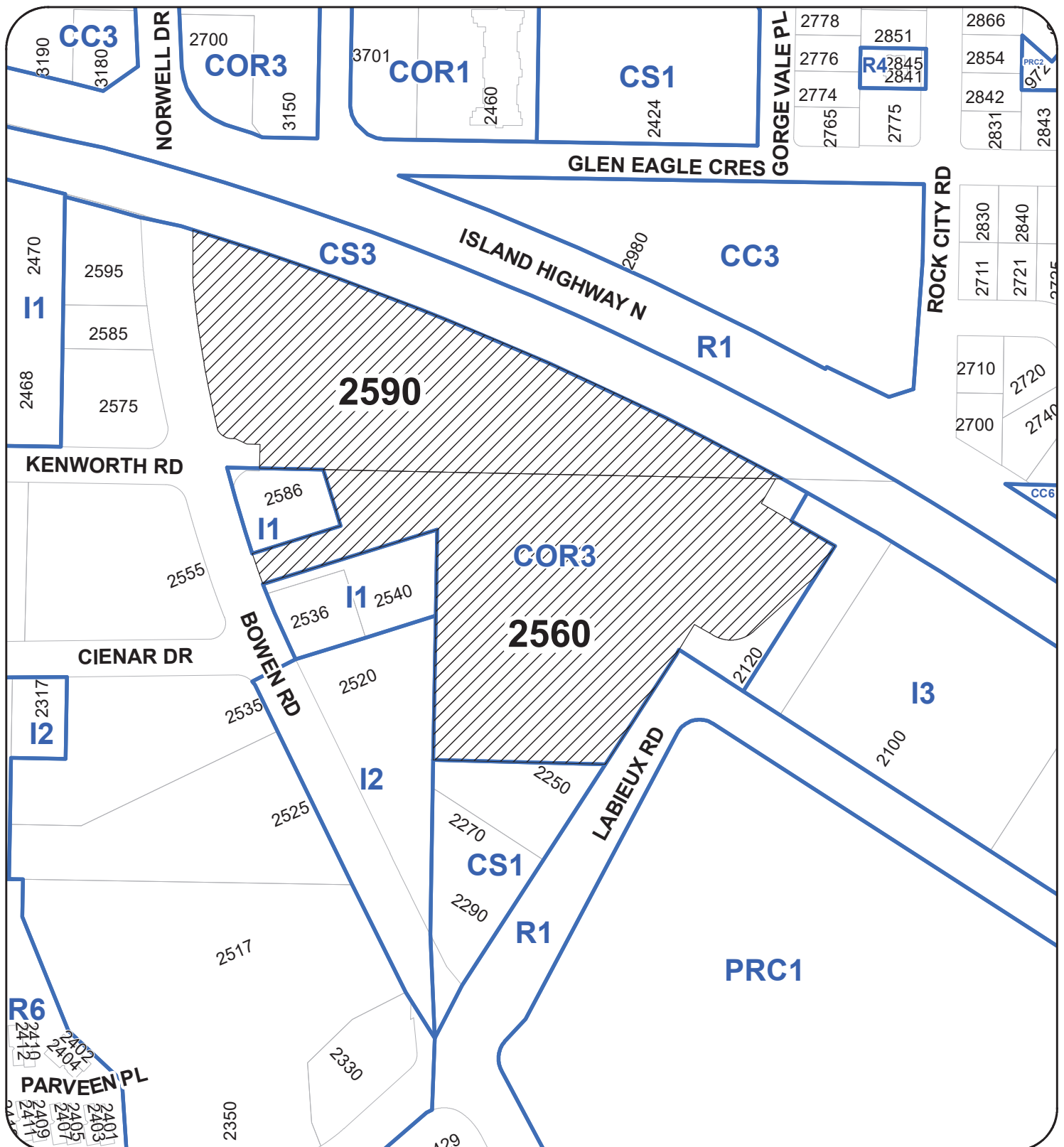
Yours truly,

A handwritten signature in black ink, appearing to read 'Alan Lowe', with a stylized, cursive script.

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.

cc. Patrick Brandreth, IWCD

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001172

LOCATION PLAN

Civic: 2560 & 2590 BOWEN ROAD

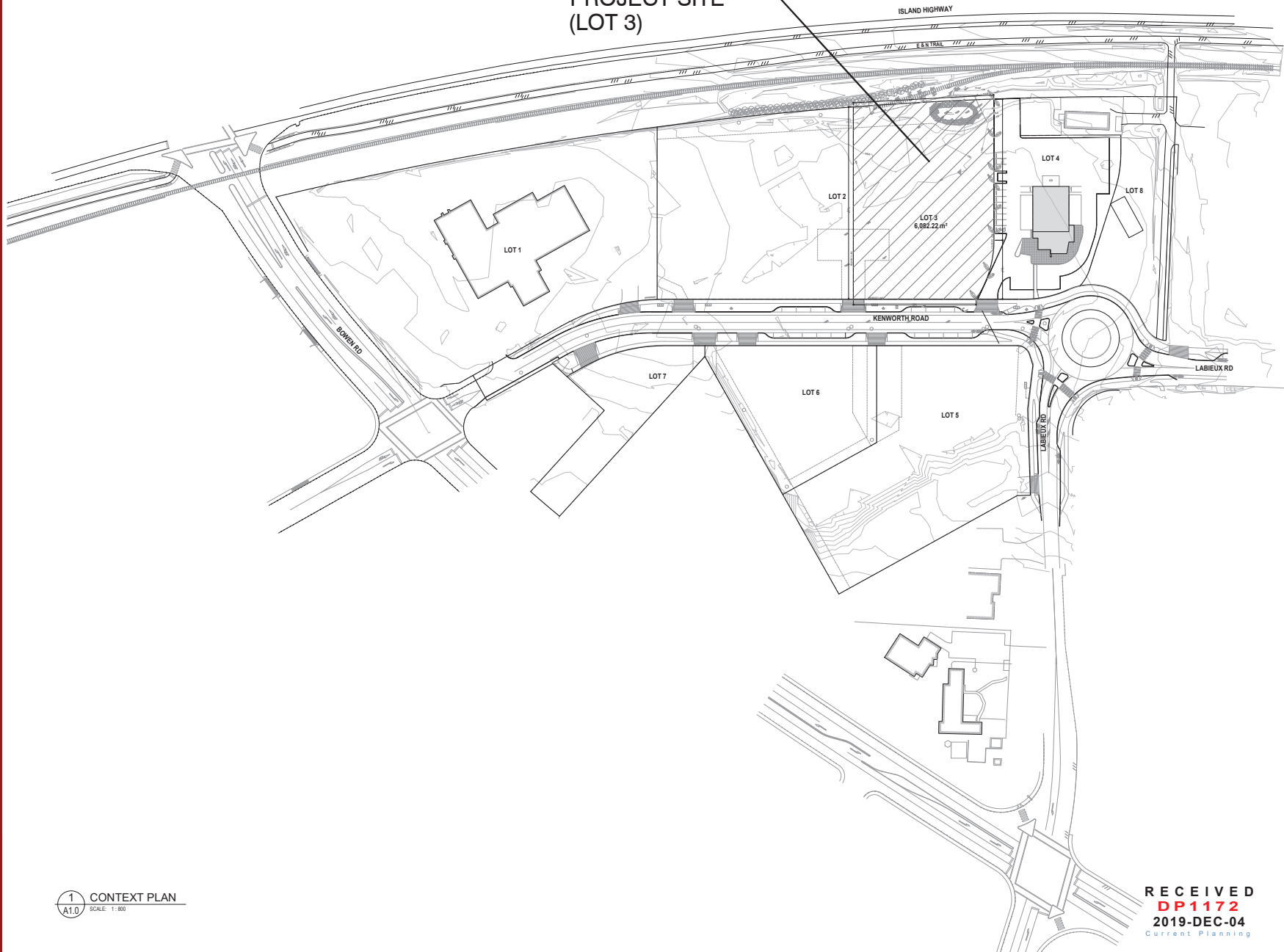
Legal: LOT 1, SECTION 20, RANGES 6 AND 7,
MOUNTAIN DISTRICT, PLAN EPP67724

LEASE #505-0321 - RAILWAY R/W FOR THE PURPOSE OF
VEHICLE STORAGE (PARENT FOLIO 19459.010)



SUBJECT PROPERTIES

PROJECT SITE (LOT 3)



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project north:



issue / revisions:

1	DEVELOPMENT PERMIT	26 NOV 19
No.	Issued / Revisions	Date

alan lowe architect inc.

#118 - 21 Erie St.
Victoria, British Columbia

cell:



project title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
VANUARD BC

CONTEXT PLAN

project no.: 19-622

date: 26 NOV 2019 scale: AS NOTED

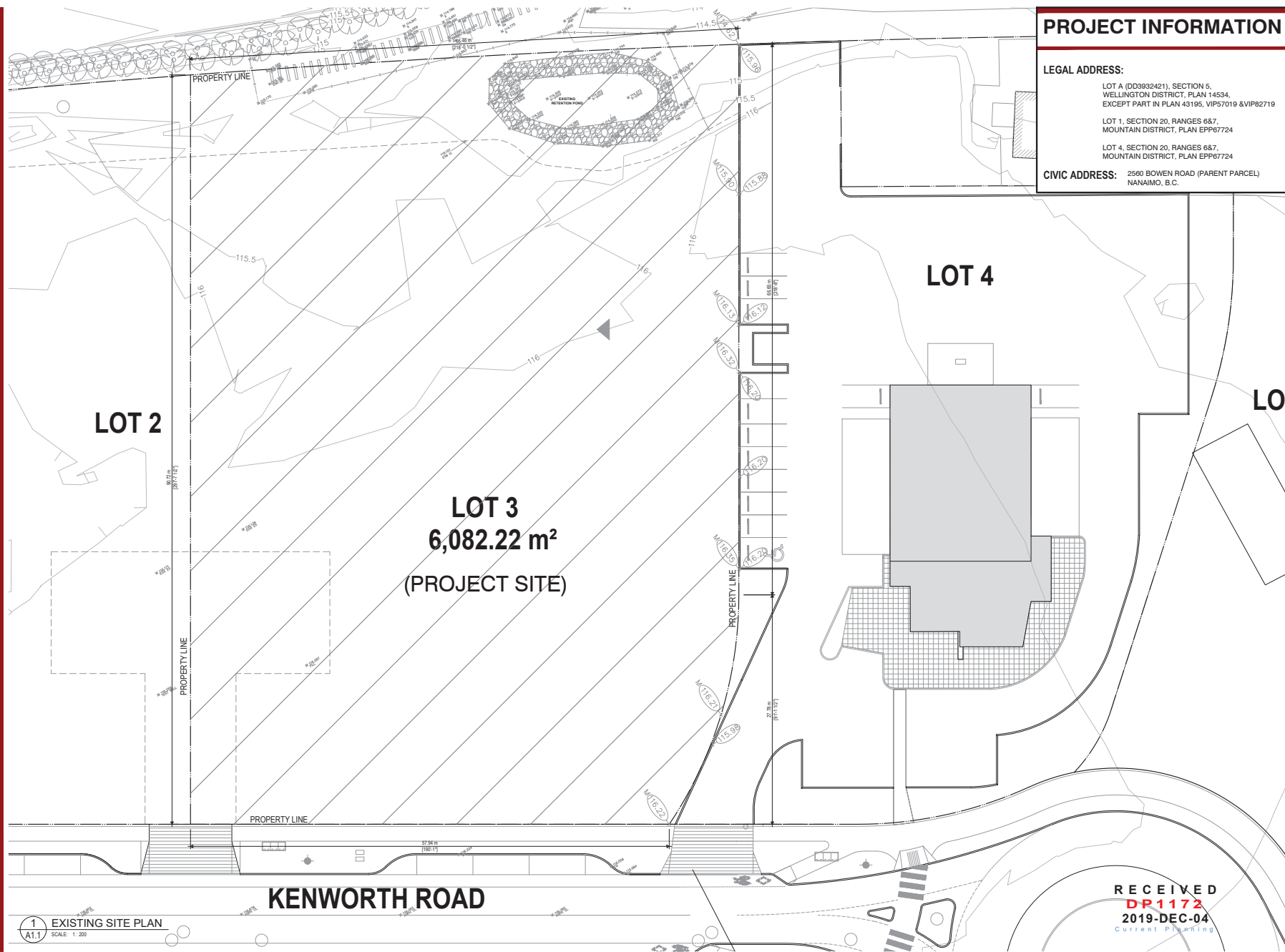
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Current Planning

A1.0

1 CONTEXT PLAN
A1.0 SCALE: 1:800



PROJECT INFORMATION

LEGAL ADDRESS:
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

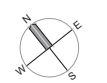
LOT 4, SECTION 20, RANGES 6&7,
MOUNTAIN DISTRICT, PLAN EPP67724

CIVIC ADDRESS: 2560 BOWEN ROAD (PARENT PARCEL)
NANAIMO, B.C.

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Issue / Revisions	Date
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cell:

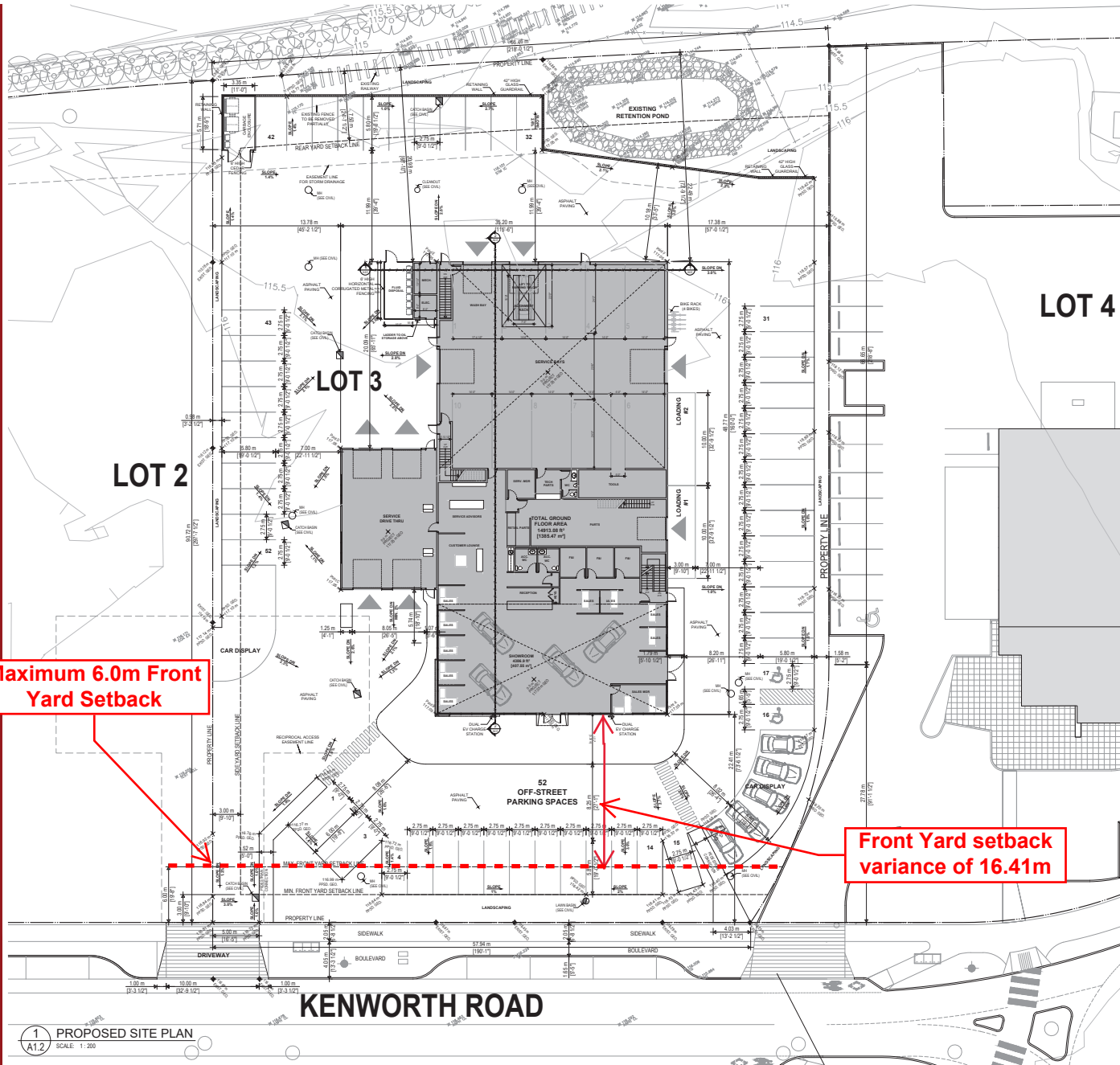
project title:
**PROPOSED
MITSUBISHI DEALERSHIP**
KENWORTH ROAD
NANAIMO, BC
**EXISTING
SITE PLAN**

project no.: 19-622
date: 26 NOV 2019 scale: AS NOTED
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A1.1

1 EXISTING SITE PLAN
A1.1 SCALE: 1:200



PROJECT INFORMATION

LEGAL ADDRESS:

LOT A (D03932421), SECTION 5,
WELLINGTON DISTRICT, PLAN 14534,
EXCEPT PART IN PLAN 43195, VIP57019 & VIP62719

LOT 1, SECTION 20, RANGES 6&7,
MOUNTAIN DISTRICT, PLAN EPP67724

LOT 4, SECTION 20, RANGES 6&7,
MOUNTAIN DISTRICT, PLAN EPP67724

CIVIC ADDRESS: 2560 BOWEN ROAD (PARENT PARCEL)
NANAIMO, B.C.

ZONING DATA

ZONING: COR3, COMMUNITY CORRIDOR
SITE AREA: 6,082.22 m² (65,468.52 sq.ft.)

GROUND FLOOR AREA: 1385.47 m² (14,913 sq.ft.)
2ND FLOOR AREA: 363.49 m² (3,912.61 sq.ft.)
GROSS FLOOR AREA: 1748.96 m² (18,825.61 sq.ft.)

FLOOR AREA RATIO (FAR): PROPOSED 0.288 : 1 ALLOWED 0.75 : 1

SETBACKS:

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.0 m (min.)	22.41 m	22.41 m
MAX. FRONT YARD SETBACK - 6.0 m (max.)	22.41 m	22.41 m
SIDE YARD 1 - 0.0 m	17.38 m	17.38 m
SIDE YARD 2 - 3.0 m (min.)	13.78 m	13.78 m
REAR YARD - 7.5 m (min.)	20.98 m	20.98 m

**** VARIANCE REQUIRED FOR MAX. FRONT YARD SETBACK**

	REQUIRED	PROPOSED
LOT COVERAGE - 65 % (max.)	22.78 %	22.78 %
NUMBER OF STOREYS - 2 (min.)	2	2
BUILDING HEIGHT - 14 m (max.)	8.05 m	8.05 m

AVERAGE FINISHED GRADE CALCULATION (Points A to F):

(117.05+117.05+117.05+117.05+117.05+117.05) / 6 = 117.05

AVERAGE FINISHED GRADE = 117.05

OFF-STREET PARKING:

- REQUIRED :
- 1 SPACE PER 10m² OF SALES FLOOR AREA
- 1 SPACE PER SERVICE BAY

CALCULATION:

- 407.55m² (SALES / SHOWROOM AREA) / 10m² = 40.75
- 10 (SERVICE BAYS) x 1 SPACE = 10

REQUIRED PARKING : 50.75

● PROPOSED :

- 52 SPACES (INCLUDING 2 ACCESSIBLE PARKING SPACES)
- (EXCLUDING CAR DISPLAY SPACES & UNDERGROUND CAR STORAGE)

LOADING SPACES:

- REQUIRED : 2

● PROPOSED : 2

BICYCLE PARKING:

- REQUIRED : 1 SPACES PER 100m² OF GROSS FLOOR AREA

407.55 m² (SALES / SHOWROOM AREA) / 100m² = 4.075 x 1 = 4.075

● PROPOSED : 4

EXISTING ELEVATION

PROPOSED ELEVATION

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project title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD

**PROPOSED
SITE PLAN**

project no.: 19-622

date: 26 NOV 2019 scale: AS NOTED

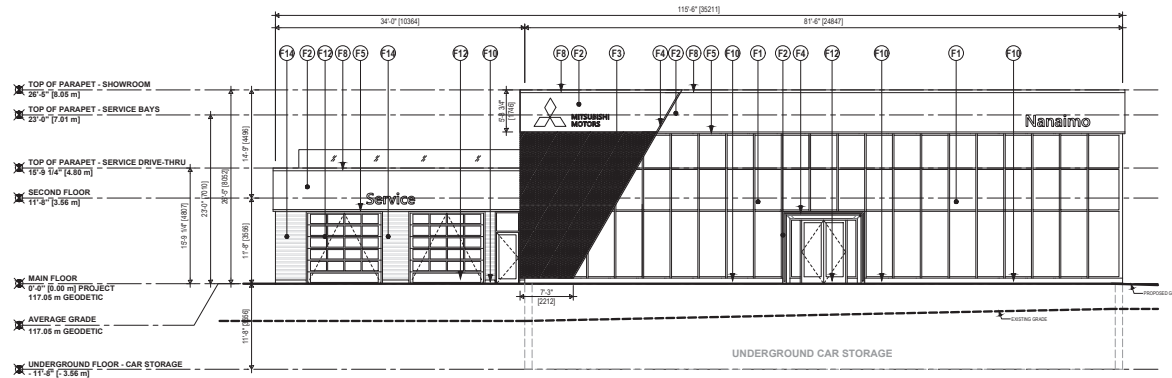
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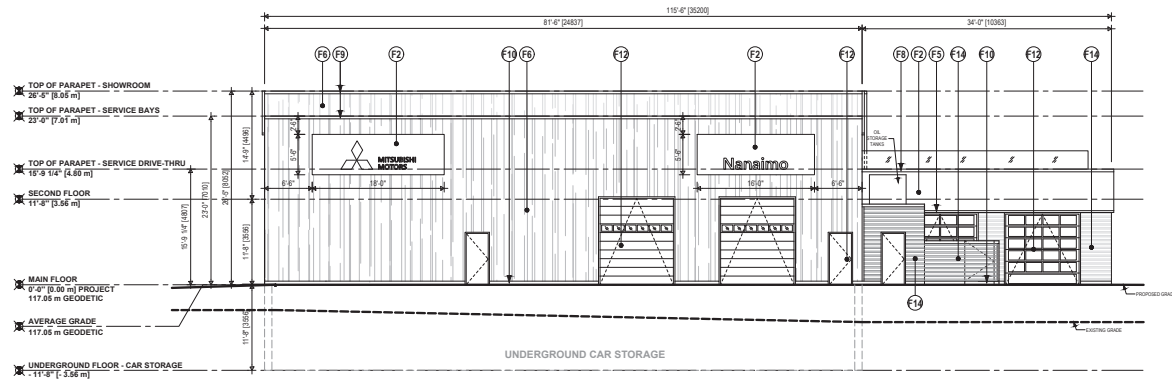
A1.2

1 PROPOSED SITE PLAN
A1.2 SCALE: 1:200

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1 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR FINISHES & NOTES :

- (F1) SHOWROOM CURTAIN WALL
KAWNEER 1000T SYSTEM 1
GLASS: SOLARSHIELD
FRAME: CLEAR ANODIZED
- (F2) FASCO
SUBOTECT LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- (F3) PERFORATED METAL PANELS
SUBOTECT LTD.
P ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"
- (F4) FASCO ACCENT
"RED"
- (F5) FASCO ACCENT
"WHITE"
- (F6) TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F14" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- (F7) 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
- (F9) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F10) BASE WALL METAL FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F11) 3" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F9" (WHITE)
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- (F13) 2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F4" (RED)
- (F14) HORIZONTAL CORRUGATED METAL CLADDING
VICWEST - CL 6025 SR
IN "BRIGHT SILVER" - GC-2024 HORIZONTAL ORIENTATION

project north

Issue / Revision:

Issue / Revision	Date
1 DEVELOPMENT PERMIT	26 NOV 19
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Victoria, British Columbia

scale:



project title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
NANAIMO, BC

**PROPOSED
ELEVATIONS**

project no.: 19-022

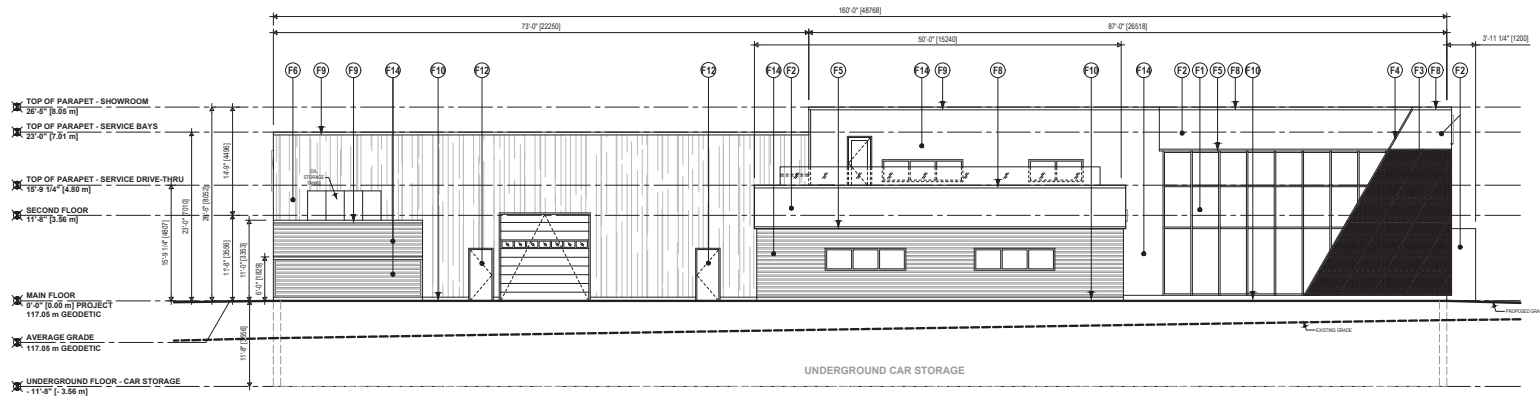
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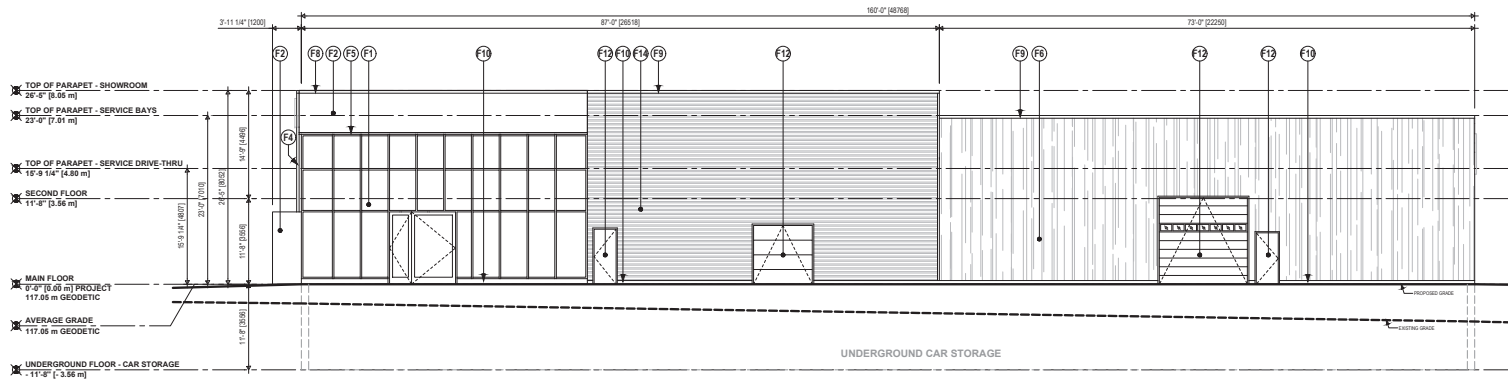
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A3.0



1 NORTH WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 SOUTH EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

- (F1) SHOWROOM CURTAIN WALL
KAWNEER 1800T SYSTEM 1
GLASS SOLARBAN TRL
FRAME: CLEAR ANODIZED
- (F2) FASCO
SOROTECT LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- (F3) PERFORATED METAL PANELS
SOROTECT LTD.
ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"
- (F4) FASCO ACCENT
"RED"
- (F5) FASCO ACCENT
"WHITE"
- (F6) TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF "F14" CORRUGATED METAL CLADDING
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- (F7) 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
- (F9) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F10) BASE WALL METAL FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F11) 3" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F3" (WHITE)
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- (F13) 2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F4" (RED)
- (F14) HORIZONTAL CORRUGATED METAL CLADDING
VOWEST - CL 6025 SR
IN "BRIGHT SILVER" - GC-2024 HORIZONTAL ORIENTATION

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project title:
**PROPOSED
MITSUBISHI DEALERSHIP**
KENWORTH ROAD
MUNABO, BC
**PROPOSED
ELEVATIONS**

project no.: 19-622

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A3.1

SW Perspective



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Project Title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
NANAIMO, BC

PROPOSED
RENDERINGS

Project no.: 19-622

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A5.0

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project north:



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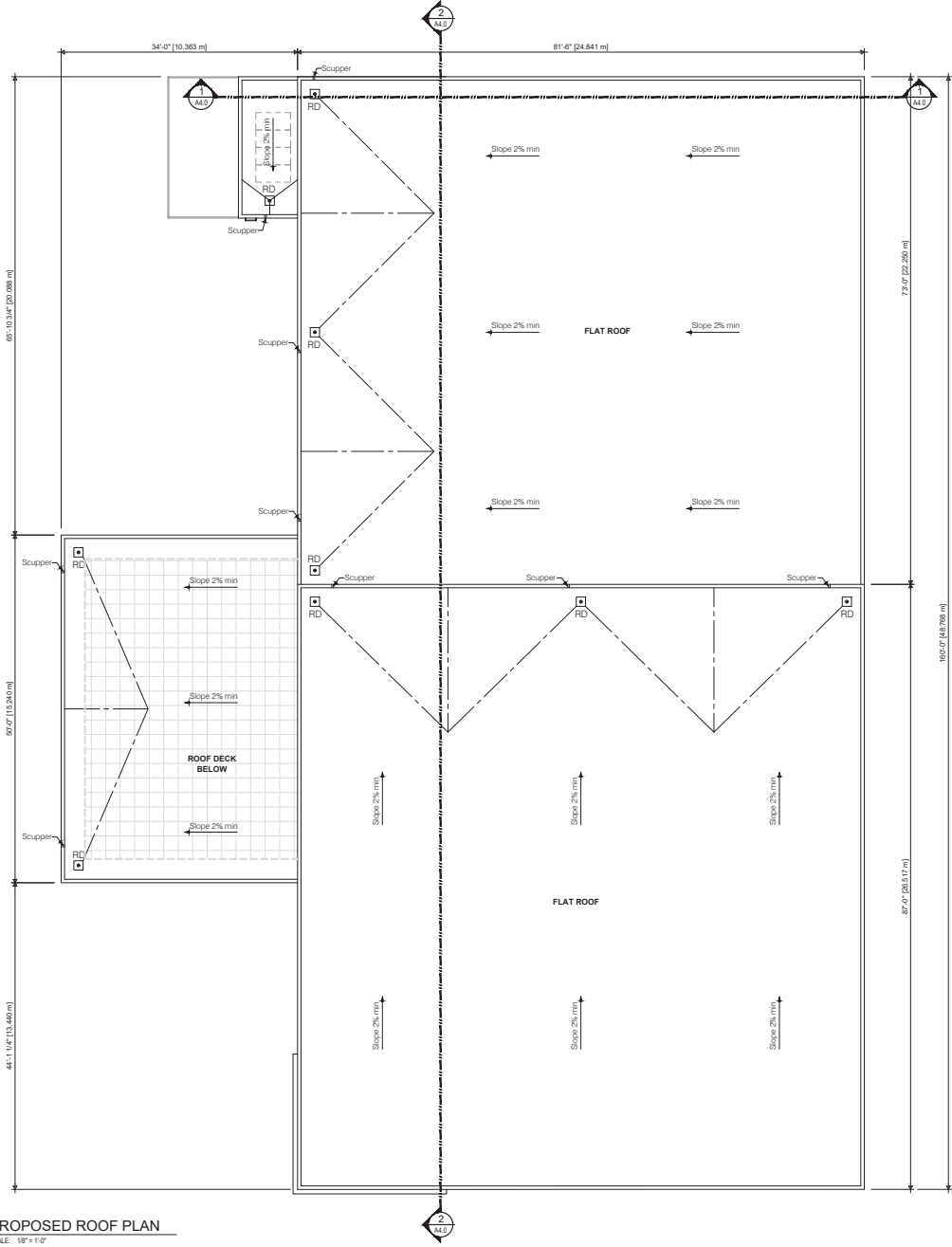
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**PROPOSED
 MITSUBISHI DEALERSHIP**
 KENWORTH ROAD
 VANUASO BC
**PROPOSED
 ROOF PLAN**

project no.: 19-622
 date: 26 NOV 2019 scale: AS NOTED
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A2.3

1
A2.3 **PROPOSED ROOF PLAN**
 SCALE: 1/8" = 1'-0"





project north:



project no.:		19-622	
date:	26 NOV 2019	scale:	AS NOTED
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sheet no.:			

A4.0

AERIAL PHOTO



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DEVELOPMENT PERMIT NO. DP001172

Legend



SUBJECT PROPERTIES