



07 October 2021

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

Re: Development Permit Application – 2355 Kenworth Road – Nanaimo Hyundai

We are pleased to submit our Development Permit drawings for your approvals.

The property is located in the Madill Community Corridor Area where we are located across the street from two new car dealerships.

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 Hyundai dealership will be relocating their operations in a new building being proposed on this property. The new building is designed to meet the Hyundai 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. Similar to the dealerships across the street, we are set back further than the maximum of 6 metres. We have the majority of our parking along the side and the back of our site. Our site also has an issue with the stormwater that was routed through the site when the property was initially subdivided. As we now have to redirect the stormwater to Kenworth Road, the building is placed as far forward as we can in order to allow the stormwater to have adequate slopes. We are therefore requesting a variance for the front yard setback from a maximum of 6 metres to 21.79 metres.

The other variance that we are requesting is for the landscape strip along the west side of our property. As our property is lower than the neighbouring properties, existing retaining walls have already been constructed to separate the different zones. There is also a water right of way along the west side of the property, which would make it difficult for us to plant any large trees or shrubs.

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

**RECEIVED**  
**DP1251**  
**2021-OCT-28**  
Current Planning

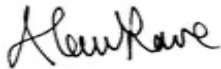
Instead of trying to plan a 1.8 metre strip of landscaping along the west side, we are proposing that we install river rock along the edge of the property line and bring out a few landscape islands along the west side to break up the row of cars. These landscape strips will allow for more mature landscaping that will be visible.

We do not believe we are contravening the bylaw with respect to number of storeys for the building. The building has a second level, but the car showroom at the front is one high storey with a mezzanine. The portion over the service drive through is two storeys. We trust that we do not require a variance for number of storeys for this building.

The building is a mix of bronze aluminum composite panels, storefront glazing, corrugated metal siding and painted tilt-up panels around the service bays. The building has the showroom as the main feature fronting the street and the service bays are hidden around the back of the site. We feel the design of the building will complement the other building along the street.

We thank you for your consideration of our project. Should you have any questions, please contact us at 250-360-2888.

Regards,

A handwritten signature in cursive script that reads "Alan Lowe".

Alan Lowe, Architect AIBC  
Alan Lowe Architect Inc.

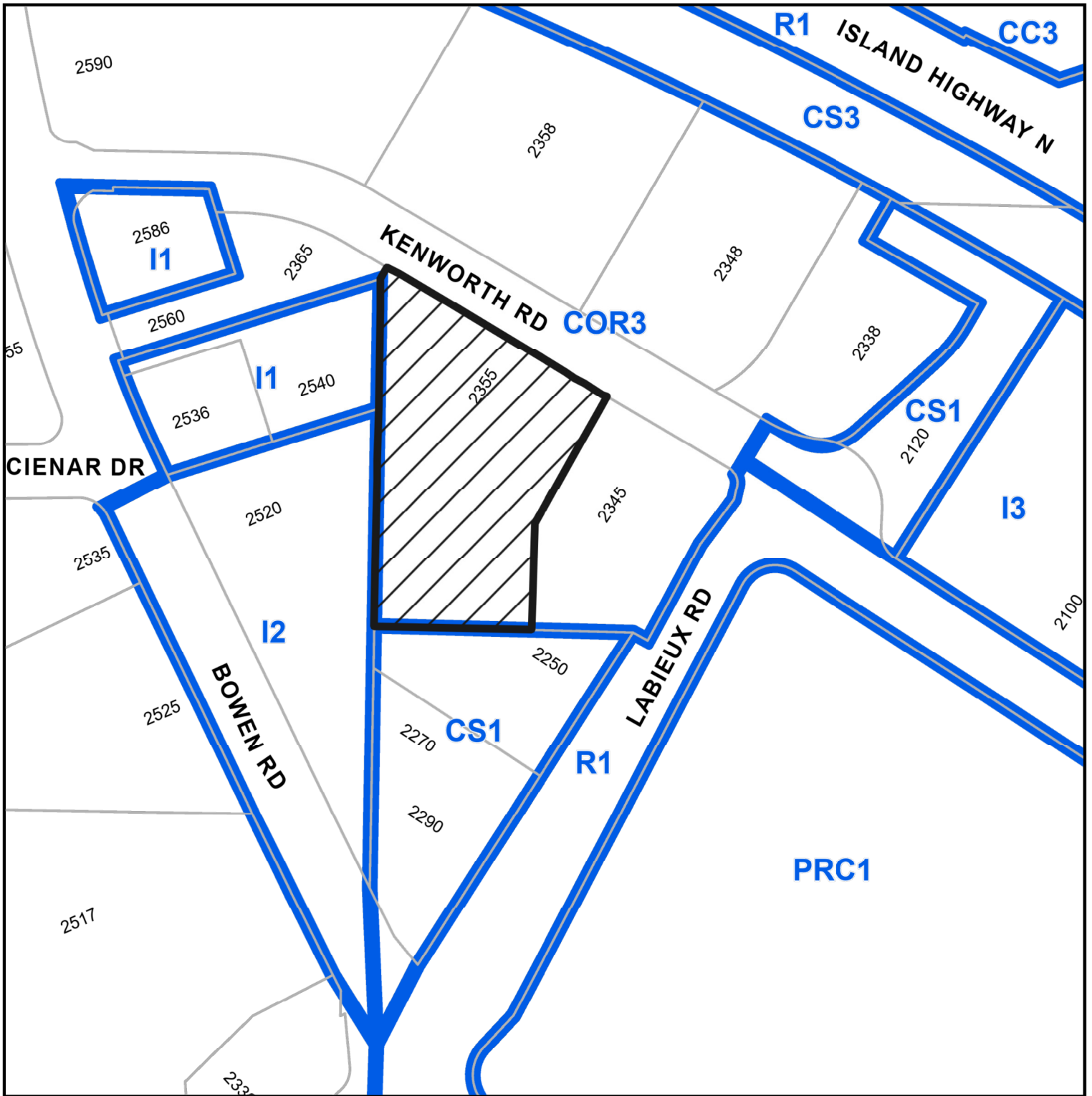
cc. Patrick Brandreth,  
IWCD

# CONTEXT MAP



 2355 KENWORTH ROAD

# LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001251



**Subject Property**

CIVIC: 2355 KENWORTH ROAD

LEGAL: LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN  
EPP110921





## ISSUED FOR DEVELOPMENT PERMIT

2355 KENWORTH ROAD  
NANAIMO, BRITISH COLUMBIA

PROJECT NUMBER: **21.699**  
02 NOV 2021

alan **lowe** architect inc.  
#118 - 21 Erie St., Victoria, British Columbia  
t 250.360.2888

### INDEX OF DRAWINGS

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A1.0	SITE PLAN & PROJECT DATA
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A3.0	ELEVATIONS
A3.1	RENDERED ELEVATIONS WITH MATERIALS
A3.2	CONTEXT RENDERS
L1.0	LANDSCAPE CONCEPT PLAN
L2.0	LANDSCAPE DETAILS

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consultants:

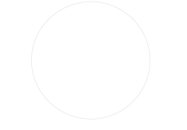
project title:

issue / revisions:

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT	02 NOV '21

No.	Issued / Revisions	Date
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alan **lowe** architect inc.  
118 - 21 Erie St. t 250.360.2888  
Victoria, British Columbia



project title:  
**HYUNDAI DEALERSHIP  
NANAIMO**  
2355 KENWORTH ROAD

COVER SHEET **RECEIVED**  
**DP 1251**  
**2021-NOV-02**

project no.: 21.699  
date: NOV 02, 2021 scale: AS NOTED  
checked by: LOWE drawn by: TCF

sheet no.: **A0.0**

# PROJECT INFORMATION

**LEGAL ADDRESS:** LOT A SECTION 20, RANGE 7, MOUNTAIN DISTRICT

**CIVIC ADDRESS:** 2355 KENWORTH ROAD NANAIMO, B.C. PID: C1-406-921

## ZONING DATA

**ZONING:** COR3, COMMUNITY CORRIDOR  
**SITE AREA:** 7,757 m<sup>2</sup> (83,499.5 sq.ft.)  
**GROUND FLOOR AREA:** 1,419.2 m<sup>2</sup> (15,275.9 sq.ft.)  
**2nd FLOOR AREA:** 492.3 m<sup>2</sup> (5,299.25 sq.ft.)

	ALLOWED / REQUIRED	PROPOSED
<b>DENSITY:</b>	0.75 FAR	0.25 FAR
<b>BUILDING HEIGHT:</b>	14 m (max.)	7.82 m <sup>2</sup>
<b>STOREYS:</b>	mir. 2	2 storeys
<b>SITE COVERAGE (%):</b>	60%	18.3%

	ALLOWED / REQUIRED	PROPOSED
<b>SETBACKS</b>		21.73 m (VARIANCE REQUESTED)
<b>FRONT:</b>	6 m (max.)	
<b>SIDE YARD 1:</b>	0 m	15.47 m
<b>SIDE YARD 2:</b>	3 m	18.58 m
<b>FLANKING SIDE:</b>	3 m	N/A
<b>REAR SETBACK:</b>	7.3 m	33.57 m

	ALLOWED / REQUIRED	PROPOSED
<b>PARKING</b>		
<b>OFF-STREET PARKING:</b>	1 STALL/10 m <sup>2</sup> (Sales & Showroom Floor Area)	
	1 STALL/PER SERVICE BAY	

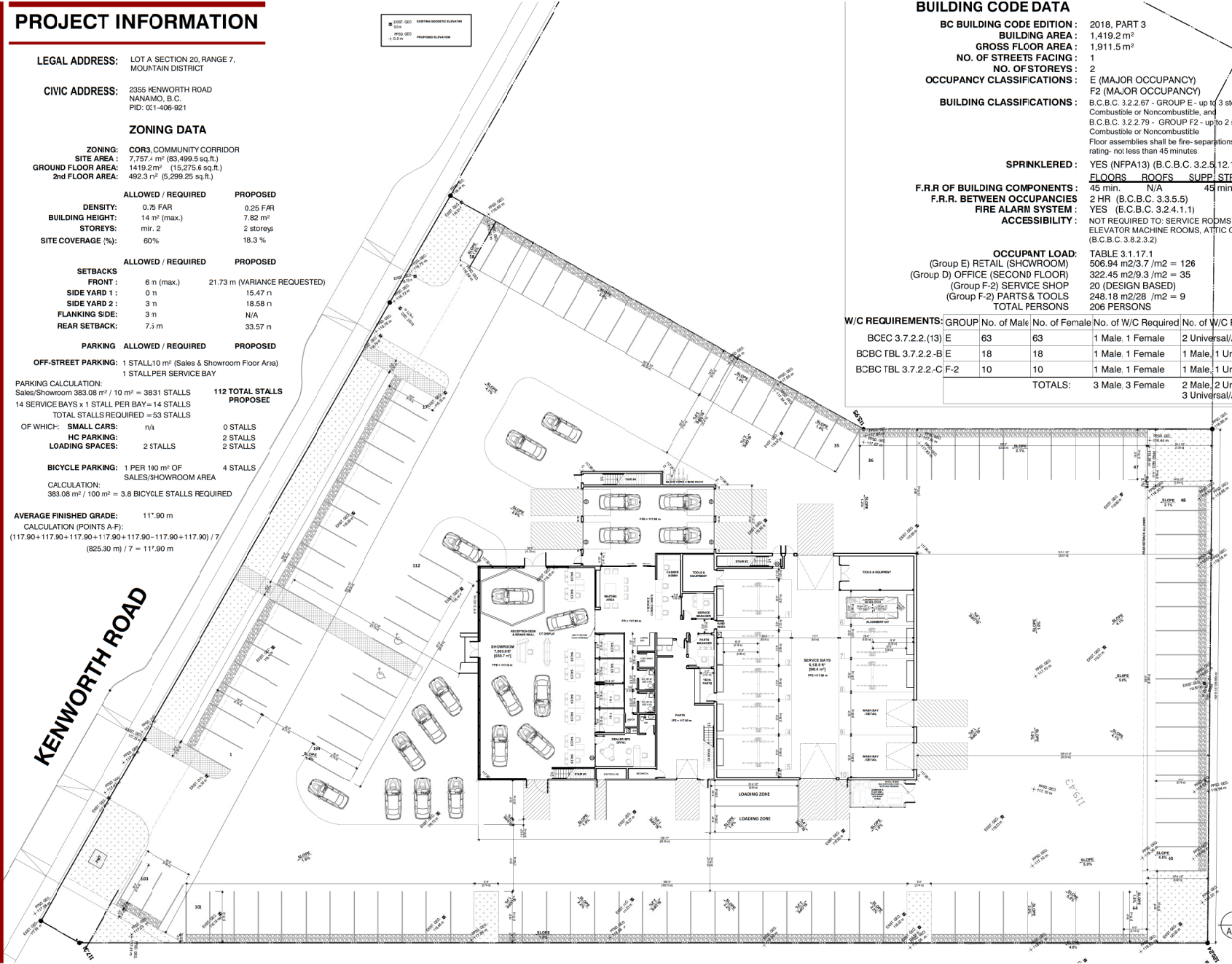
**PARKING CALCULATION:**  
 Sales/Showroom 383.08 m<sup>2</sup> / 10 m<sup>2</sup> = 3831 STALLS  
 14 SERVICE BAYS x 1 STALL PER BAY = 14 STALLS  
**TOTAL STALLS REQUIRED = 53 STALLS**

OF WHICH:	SMALL CARS:	n/a	0 STALLS
	<b>HC PARKING:</b>	2 STALLS	2 STALLS
	<b>LOADING SPACES:</b>	2 STALLS	2 STALLS

**BICYCLE PARKING:** 1 PER 100 m<sup>2</sup> OF SALES/SHOWROOM AREA  
**CALCULATION:** 383.08 m<sup>2</sup> / 100 m<sup>2</sup> = 3.8 BICYCLE STALLS REQUIRED

**AVERAGE FINISHED GRADE:** 117.90 m  
**CALCULATION (POINTS A-F):**  
 (117.90+117.90+117.90+117.90+117.90+117.90) / 7  
 (825.30 m) / 7 = 117.90 m

EXIST. GROUND EXISTING ELEVATION  
 FIN. GROUND FINISHED ELEVATION  
 PROPOSED ELEVATION



## BUILDING CODE DATA

**BC BUILDING CODE EDITION:** 2018, PART 3  
**BUILDING AREA:** 1,419.2 m<sup>2</sup>  
**GROSS FLOOR AREA:** 1,911.5 m<sup>2</sup>  
**NO. OF STREETS FACING:** 1  
**NO. OF STOREYS:** 2  
**OCCUPANCY CLASSIFICATIONS:** E (MAJOR OCCUPANCY)  
 F2 (MAJOR OCCUPANCY)  
**BUILDING CLASSIFICATIONS:** B.C.B.C. 3.2.2.67 - GROUP E - up to 3 storeys, Sprinklered, Combustible or Noncombustible, and B.C.B.C. 3.2.2.79 - GROUP F2 - up to 2 storeys, Sprinklered, Combustible or Noncombustible. Floor assemblies shall be fire-separations with a fire resistance rating - not less than 45 minutes  
**SPRINKLERED:** YES (NFPA13) (B.C.B.C. 3.2.5.12.1)  
**FLOORS ROOFS SUPP. STRUCTURES:** 45 min. N/A 45 min.  
**F.R.R. OF BUILDING COMPONENTS:** 2 HR (B.C.B.C. 3.3.5.5)  
**FIRE ALARM SYSTEM:** YES (B.C.B.C. 3.2.4.1.1)  
**ACCESSIBILITY:** NOT REQUIRED TO: SERVICE ROOMS AND SPACES. ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2)

**OCCUPANT LOAD:** TABLE 3.1.17.1  
 (Group E) RETAIL (SHOWROOM) 506.94 m<sup>2</sup>/3.7 /m<sup>2</sup> = 126  
 (Group D) OFFICE (SECOND FLOOR) 322.45 m<sup>2</sup>/9.3 /m<sup>2</sup> = 35  
 (Group F-2) SERVICE SHOP 20 (DESIGN BASED)  
 (Group F-2) PARTS & TOOLS 248.18 m<sup>2</sup>/28 /m<sup>2</sup> = 9  
**TOTAL PERSONS** 206 PERSONS

W/C REQUIREMENTS:	GROUP	No. of Male	No. of Female	No. of W/C Required	No. of W/C Proposed
BCBC 3.7.2.2.(13)	E	63	63	1 Male, 1 Female	2 Universal/Accessible
BCBC TBL 3.7.2.2-B	E	18	18	1 Male, 1 Female	1 Male, 1 Urinal, 1 Female
BCBC TBL 3.7.2.2-C	F-2	10	10	1 Male, 1 Female	1 Male, 1 Urinal, 1 Female
<b>TOTALS:</b>				3 Male, 3 Female	2 Male, 2 Urinal, 2 Female, 3 Universal/Accessible

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1	DEVELOPMENT PERMIT	02 NOV 21
No.	Issued / Revisions	Date

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 Victoria, British Columbia  
 email:

project file:  
**HYUNDAI DEALERSHIP NANAIMO**

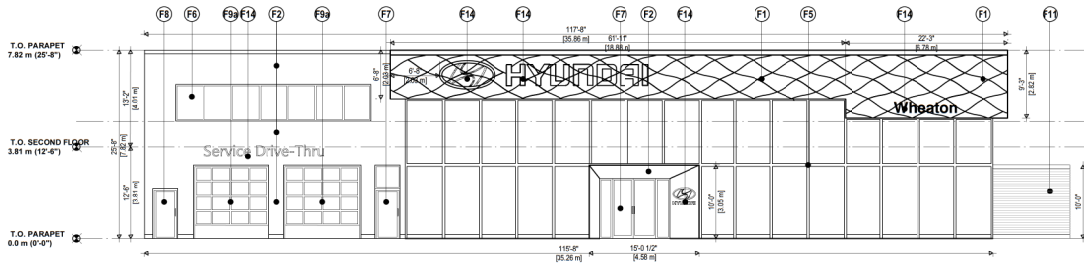
2355 KENWORTH ROAD

**SITE PLAN & PROJECT DATA**  
 RECEIVED  
**DP 125-1**  
 2021-NOV-02

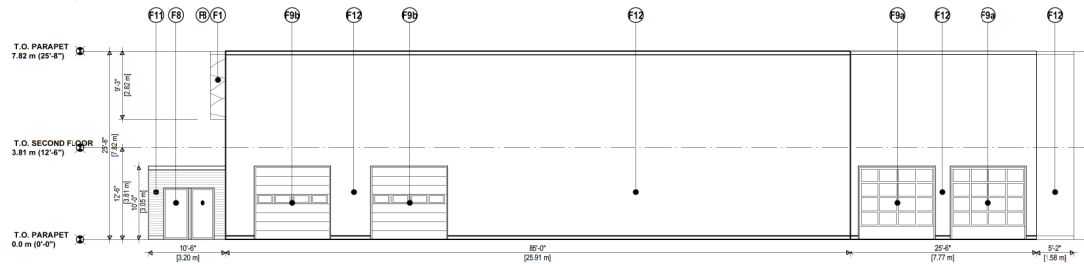
project no.: 21.699  
 date: NOV 02, 2021 scale: AS NOTED  
 checked by: LOWE drawn by: CF TCF  
 sheet no.:

1 SITE PLAN  
 A1.0 SCALE: 1/8" = 1'-0"

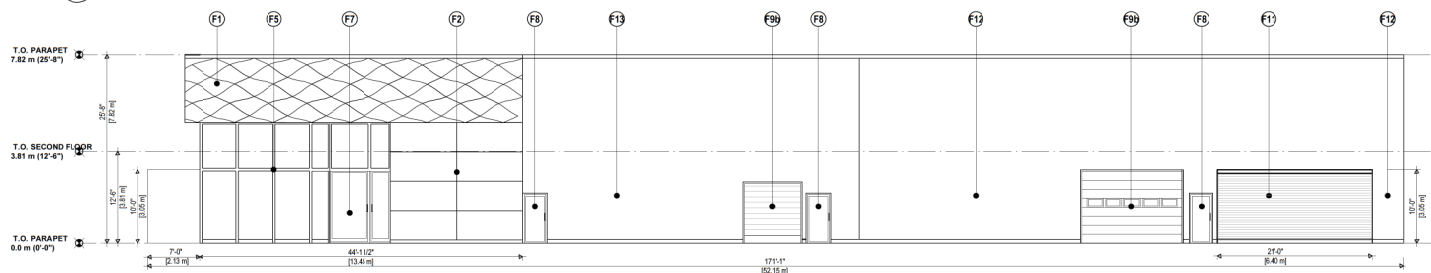
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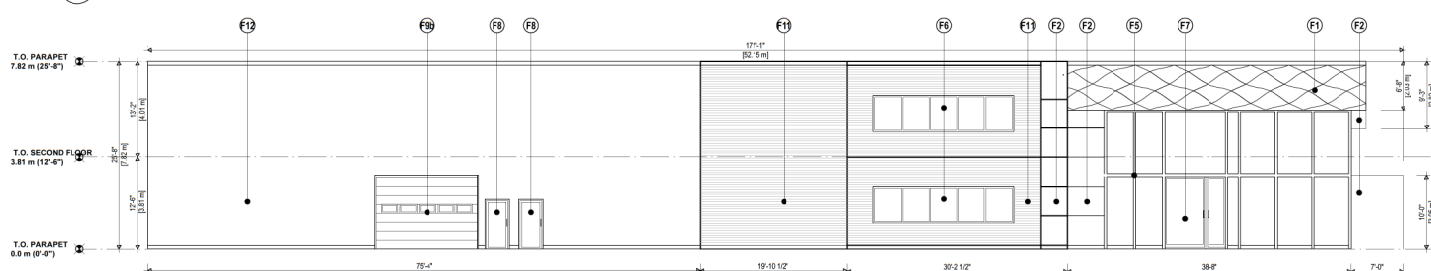
1 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



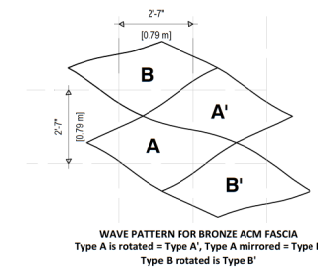
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WAVE PATTERN FOR BRONZE ACM FASCIA  
Type A is rotated = Type A', Type A mirrored = Type B  
Type B rotated is Type B'

**EXTERIOR FINISHES & NOTES :**

- F1 ACM-W BRONZE 3-WAVE PATTERN ACM
- F2 ACM-L BRONZE NON-WAVE PATTERN (LINEAR) ACM
- F3 ACM-R DARK GRAY LINEAR ACM
- F4 GL-1 FRAMELESS GLAZING SYSTEM
- F5 GL-2 CAPLESS VERTICAL MALLIONS WITH CAPPED HORIZONTAL (BRONZE FINISH) CURTAIN WALL FRAMING (CLEAR ANODIZED FINISH) ELEVATIONS
- F6 GL-3 CLEAR ANODIZED WINDOW FRAMES ON SECONDARY ELEVATIONS
- F7 MD-1 GLAZED DOOR AND TRANSOM (BRONZE FINISH)
- F8 MD-2 GLAZED DOORS AND TRANSOM (CLEAR ANODIZED FINISH)
- F9 MD-3 FULLY GLAZED OVERHEAD DOORS (CLEAR ANODIZED FINISH)
- F10 MD-4 GSB STANDARD DARK GRAY PAINTED DOORS
- F11 MD-5 CORRUGATED CHARCOAL METAL SIDING
- F12 PAINTED TILT-UP PANEL - TO MATCH CHARCOAL GRAY OF EIFS
- F13 EIF-1 CHARCOAL GRAY EIFS
- F14 SIGNAGE

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1 DEVELOPMENT PERMIT 02 NOV '21  
No. Issued / Revisions Date

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1 250.960.2988  
seal:

project file:  
**HYUNDAI DEALERSHIP NANAIMO**  
2355 KENWORTH ROAD

drawings title:  
**ELEVATIONS**

project no.: 21.699

date: NOV 02, 2021 scale: AS NOTED

checked by: LOWE drawn by: TCF

sheet no.:

**A3.0**

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2021-NOV-02

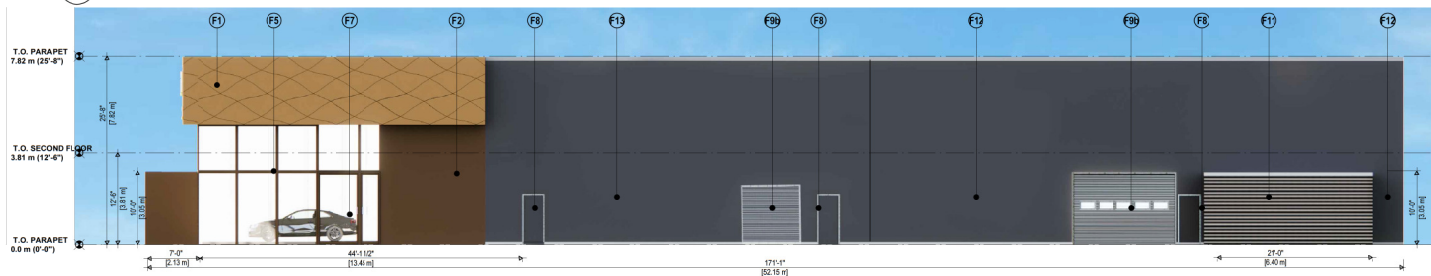




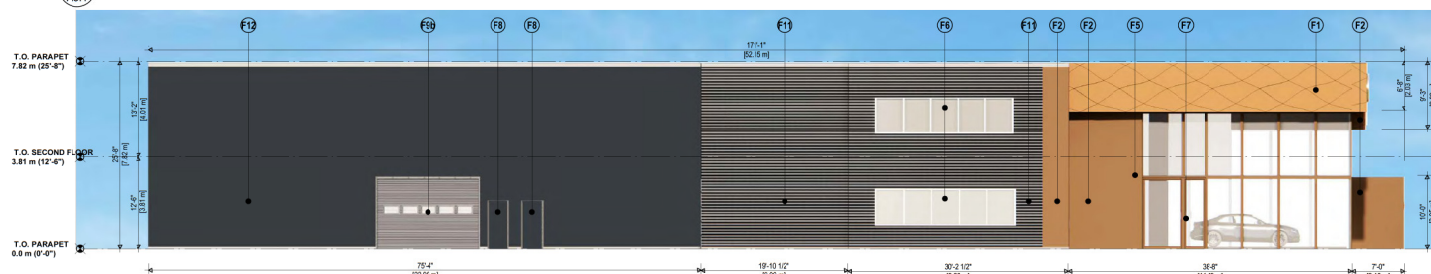
1 PROPOSED NORTH ELEVATION  
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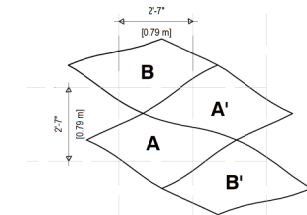
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



WAVE PATTERN FOR BRONZE ACM FASCIA  
Type A is rotated = Type A', Type A mirrored = Type B  
Type B rotated is Type B'

**EXTERIOR FINISHES & NOTES :**

- F1 ACM-W BRONZE 3-WAVE PATTERN ACM
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- F4 GL-1 FRAMELESS GLAZING SYSTEM
- F5 GL-2 CARLESS VERTICAL MULLIONS WITH CAPPED HORIZONTAL (BRONZE FINISH) CURTAIN WALL FRAMING (CLEAR ANODIZED FINISH)
- F6 GL-5 CLEAR ANODIZED WINDOW FRAMES ON SECONDARY ELEVATIONS
- F7 MD-1 GLAZED DOOR AND TRANSOM (BRONZE FINISH)
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- F9 MD-3 FULLY GLAZED OVERHEAD DOORS (CLEAR ANODIZED FINISH)
- F10 MD-4 GGGI STANDARD DARK GREY PAINTED DOORS
- F11 MD-19 CORRUGATED CHARCOAL METAL SIDING
- F12 PAINTED TILT-UP PANEL - TO MATCH CHARCOAL GRAY OF EPS
- F13 EF-1 CHARCOAL GRAY EPS
- F14 SIGNAGE

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DP1251  
2021-NOV-02  
CANNON DESIGN

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1 DEVELOPMENT PERMIT 02 NOV '21  
No. Issued / Revisions Date

alan lowe architect inc.  
118 - 21 Erie St. Victoria, British Columbia V8V 1P6  
1 250 360 2988  
email:



project file:  
**HYUNDAI DEALERSHIP NANAIMO**  
2355 KENWORTH ROAD

drawn by:  
**RENDERED ELEVATIONS & MATERIAL BOARD**

project no.: 21.699  
date: NOV 02, 2021 scale: AS NOTED  
checked by: LOWE drawn by: TCD  
sheet no.:

**A3.1**



1 RENDER FROM WEST CORNER OF LOT ALONG KENWORTH ROAD  
A3.2 SCALE: N.T.S.



2 WEST CORNER, SHOWING STREET LANDSCAPING ALONG KENWORTH ROAD  
A3.2 SCALE: N.T.S.



3 EAST CORNER OF THE LOT ALONG KENWORTH ROAD  
A3.2 SCALE: N.T.S.

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**HYUNDAI DEALERSHIP NANAIMO**  
2355 KENWORTH ROAD

drawing title:  
CONTEXT RENDERS

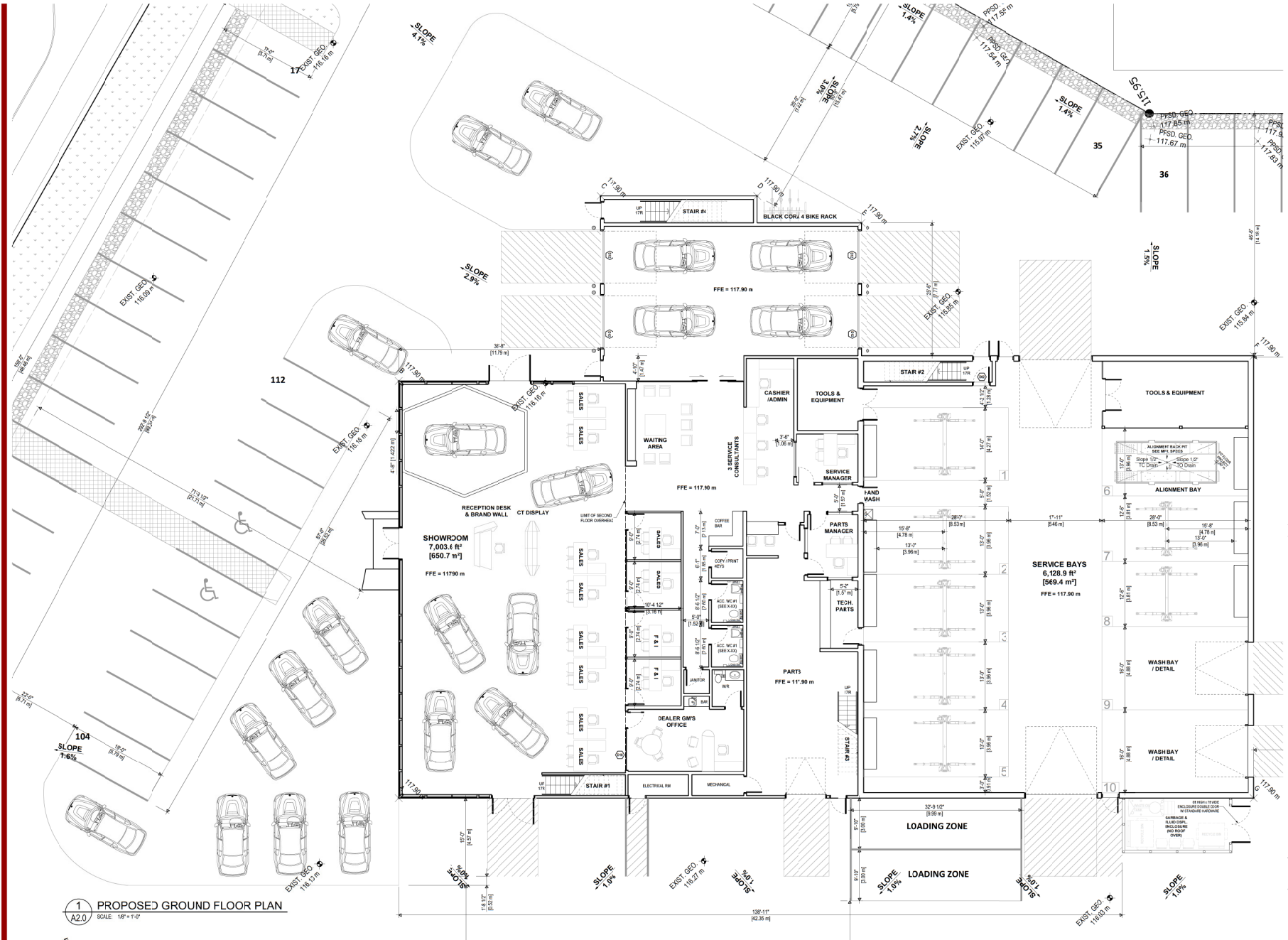
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RECEIVED DP1251 2021-NOV-02 Current Planning **A3.2**



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project file:  
**HYUNDAI DEALERSHIP  
NANAIMO**  
2355 KENWORTH ROAD

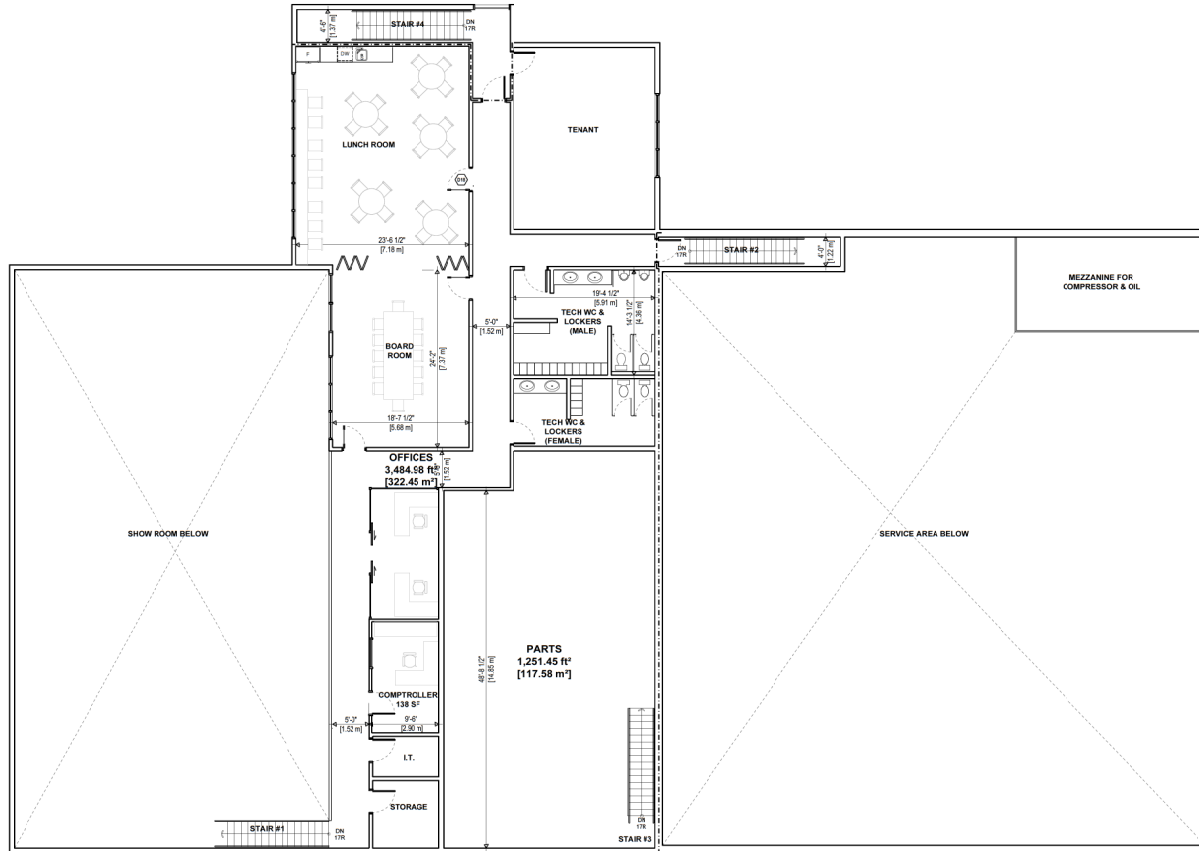
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**GROUND FLOOR PLAN**  
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11 22 5 11  
2021-NOV-02  
DATE PRINTED

project no.: 21.699  
date: NOV 02, 2021 scale: AS NOTED  
checked by: LOWE drawn by: CF  
sheet no.:

**A2.0**

1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

consultants:



**1** PROPOSED SECOND FLOOR PLAN  
2.1 SCALE: 1/8" = 1'-0"

project no.:



issue / revisions:

No.	Issued / Revisions	Date

No.	Issued / Revisions	Date
1	DEVELOPMENT PERMIT	02 NOV '21

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 Victoria, British Columbia  
 email:



project file:  
**HYUNDAI DEALERSHIP NANAIMO**  
 2355 KENWORTH ROAD

client's file:  
**SECOND FLOOR PLAN**  
**RECEIVED**  
 2021-NOV-02  
RECEIVED

project no.:	21.699
date:	NOV 02, 2021
checked by:	LOWE
drawn by:	CF
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**A2.1**



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2	RE-ISSUED FOR DP 17 NOV '21
1	DEVELOPMENT PERMIT 08 OCT '21
No.	Issued / Revisions Date

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Victoria, British Columbia

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DP 1251  
2021-DEC-01

project no.:  
HYUNDAI DEALERSHIP  
NANAIMO  
2355 KENWORTH ROAD

drawn by:  
LANDSCAPE CONCEPT  
PLAN

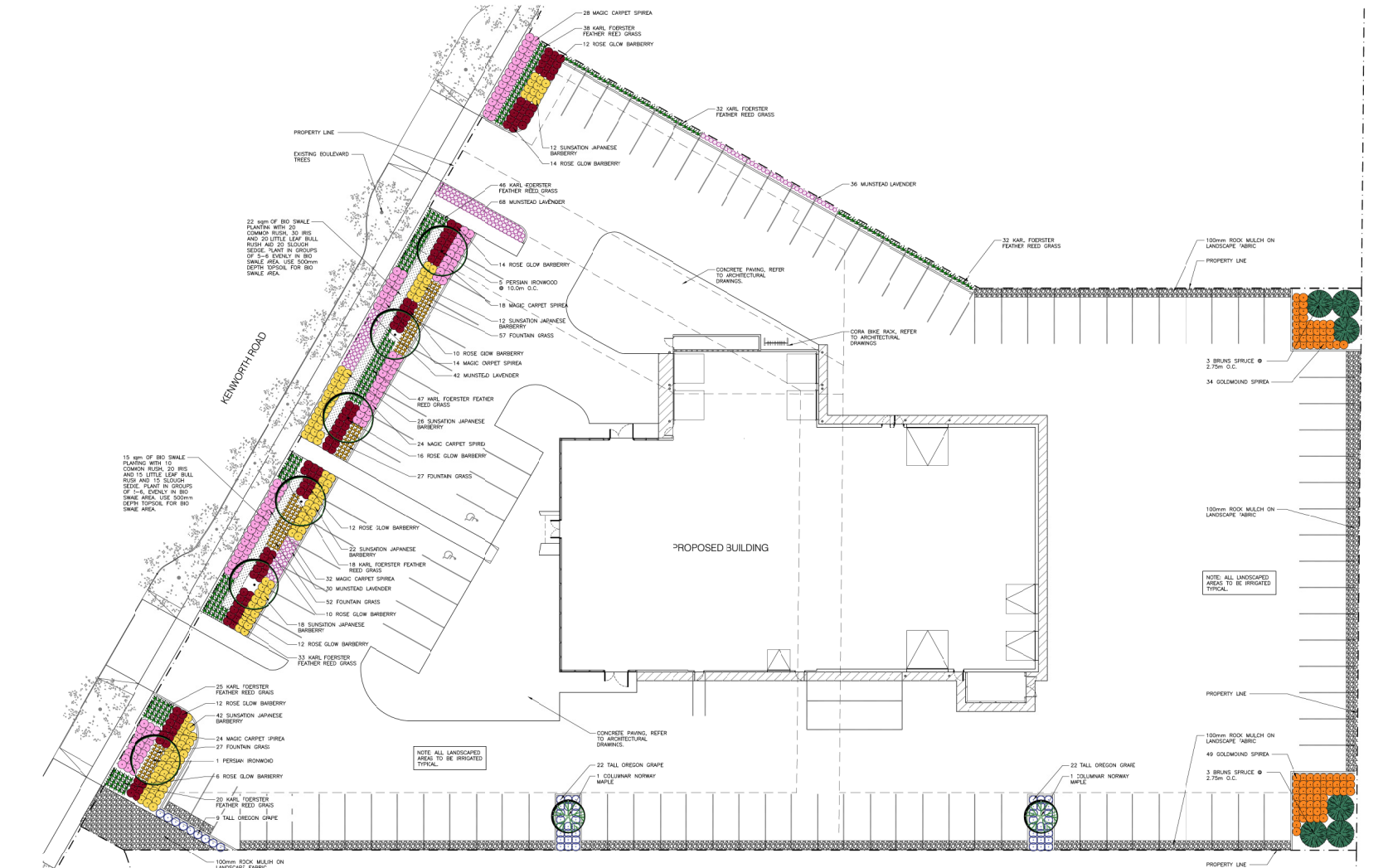
project no.: 21.699

date: 17 NOV 2021 scale: AS NOTED

checked by: SL drawn by: JP

sheet no.:

L1.0



1 LANDSCAPE PLAN  
L1.0

SCALE 1:200

LEGAL DESCRIPTION

LOT 3, SECTION 20  
RANGE 7, WOODBURN DISTRICT  
PLAN EPP110921

MUNICIPAL ADDRESS

2355 KENWORTH ROAD  
NANAIMO, BC

GENERAL NOTES

FOR SITE GRADING REFER TO ENGINEERS DRAWINGS.  
FOR EXACT LOCATION OF ALL UNDERGROUND SHALLOW  
AND DEEP UTILITIES REFER TO ENGINEERS DRAWINGS.  
ALL SOFT LANDSCAPING AREAS TO BE IRRIGATED WITH AN  
AUTOMATIC IRRIGATION SYSTEM.  
ALL WORK TO BE COMPLETED BUT NOT LIMITED TO CITY  
OF NANAIMO LANDSCAPE DESIGN STANDARDS AND  
SPECIFICATIONS.

LANDSCAPE REQUIREMENTS

LANDSCAPED YARD CALCULATION  
ZONING: CARS  
THE MINIMUM LANDSCAPE BUFFER WIDTH SHALL BE 1.8m  
ACTUAL WIDTH OF LANDSCAPE BUFFER: 3.3m  
LANDSCAPE TREATMENT LEVEL 1b IS REQUIRED:  
- TREES SPACED AT INTERVALS OF 10.0m O.C.  
- DECIDUOUS TREES SHALL BE MIN. 60cm CALIPER, 1.5m MINIMUM HEIGHT  
- CONIFEROUS TREES SHALL BE MIN. 25m MINIMUM HEIGHT  
- IRRIGATED TURFGRASS & GRASS  
- BERM UP GRASS AREAS, SLOPES 3:1 MAX, 50% MIN.  
- AVOID TREES AND SHRUBS TALLER THAN 600mm IN SIGHT TRIANGLE

LEGEND

		PROPOSED PERSIAN IRONWOOD
		PROPOSED COLUMNNAR NORWAY MAPLE
		PROPOSED BRUIS SERBIN SPRUCE
		PROPOSED ROSE GLOW BARBERRY
		PROPOSED SUKATANI JAPANESE BARBERRY
		PROPOSED MAGIC CARPET SPIREA
		PROPOSED TALL OREGON GRAPE
		PROPOSED GOLDMOUND SPIREA
		PROPOSED MUNSTEAD LAVENDER
		PROPOSED KARL FOERSTER FEATHER REED GRASS
		PROPOSED FOUNTAIN GRASS

GENERAL IRRIGATION NOTES

ALL LANDSCAPED AREAS TO BE IRRIGATED.  
 IRRIGATION DESIGN AND LAYOUT TO BE DONE BY A CERTIFIED IRRIGATION DESIGNER OR CONTRACTOR.  
 ALL IRRIGATION PRODUCT TO BE INSTALLED WITHIN PROPERTY BOUNDARY.  
 CONTROLLER LOCATION TO RESIDE WITHIN MECHANICAL ROOM.  
 IRRIGATION MAIN SERVICE, SHUT-OFF VALVE, DOUBLE CHECK VALVE AND DRAIN TO RESIDE WITHIN MECHANICAL ROOM.  
 ALL IRRIGATION SERVICE LINES UNDER CONCRETE AND PAVED AREAS ARE TO BE INSTALLED WITHIN A MINIMUM 4" (100MM) PVC SLUICE.  
 ALL REQUIRED SLUICING MATERIAL MUST ENTER SUBJECT PLANTING AREA A MINIMUM OF 12".  
 FENCES MUST BE CHANGED TO INSTALL AN IRRIGATION OUTSIDE OF DETERMINED BOUNDARY AREA.  
 MINIMUM STATIC PRESSURE OF 60PSI IS REQUIRED FOR IRRIGATION SYSTEM TO PROPERLY OPERATE.

ENSURE ALL IRRIGATION LINES AND HEADS INSTALLED IN ANY RIGHT-OF-WAY ARE SHAD, DUC.

PLANTING SCHEDULE

TOTAL	BOTANICAL NAME	COMMON NAME	COMMENTS
<b>DECIDUOUS TREES</b>			
6	Amelanchier 'Columbina'	Columbina Norway Maple	60 cm ht. min., 3.0 m ht. min., b. & b.
6	Parrotia persica	Persian Ironwood	60 cm ht. min., 3.0 m ht. min., b. & b.
<b>CONIFEROUS TREES</b>			
6	Picea canadica 'Bruno'	Bruno Serbian Spruce	2.5 m ht. min., b. & b.
<b>DECIDUOUS SHRUBS</b>			
118	Berberis thunbergii f. atropurpurea 'Rose Glow'	Rose Glow Barberry	60 cm ht. min., 5 major basal branches, potted (2 gal)
122	Berberis thunbergii 'Sunset'	Sunset Barberry	60 cm ht. min., 5 major basal branches, potted (2 gal)
53	Mahonia aquifolium	Oregon Grape	60 cm ht. min., 5 major basal branches, potted (2 gal)
83	Spiraea japonica 'Goldmound'	Goldmound Spirea	60 cm ht. min., 5 major basal branches, potted (2 gal)
140	Spiraea japonica 'Webburn'	Magic Carpet Spirea	60 cm ht. min., 5 major basal branches, potted (2 gal)
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
290	Colonygrass 'scullifera' 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal pot
178	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal pot
163	Pennisetum allouardianum 'Hammill'	Fountain Grass	1 gal pot
<b>BIO SWALE PLANTING</b>			
35	Carex obovata	SloUGH Sedge	1 gal pot
50	Iris ensata	Iris	1 gal pot
30	Juncus effusus	Common Rush	1 gal pot
35	Scirpus microcarpus	Little Leaf Bulrush	1 gal pot

**NOTE:**  
 ALL SOFT LANDSCAPE AREAS / PLANTING AREAS TO BE COVERED WITH 50MM DEPTH BARK MULCH TYPICAL. NO LANDSCAPE FABRIC SHALL BE INSTALLED UNDER BARK MULCH TYPICAL. PLANT INSTALLATION AS PER CITY OF NANAIMO DETAILS AND SPECIFICATIONS.

DESIGN ELEMENTS

**COLUMNAR TREES**

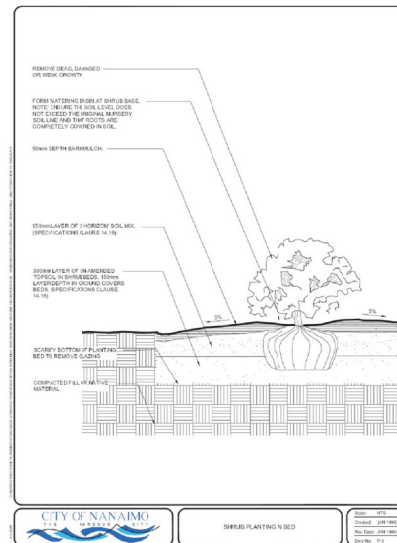
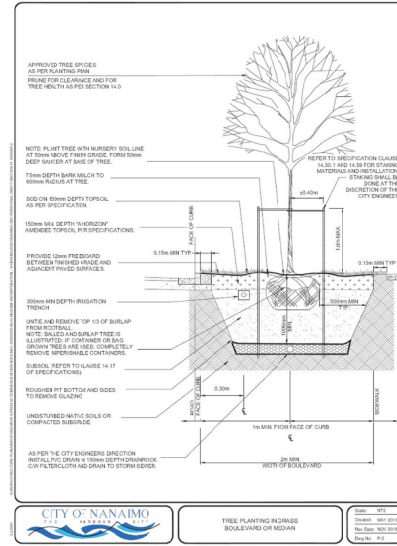
**BIO SWALE**

**EVERGREEN PLANT MATERIAL**

**ORNAMENTAL SHRUBS & PERENNIALS**

DESIGN RATIONALE

- I INTRODUCTION**  
 THE LANDSCAPE DESIGN CONCEPT FOR THE HYUNDAI DEALERSHIP PROJECT IS BALANCING THE CORPORATE NEEDS OF THE CLIENT LIKE MAXIMUM SPACE FOR INDUSTRY PARKING, SOFT LINES TO THE BUILDING, VISIBILITY OF ANY SCENIC AND EASE OF MAINTENANCE WITH THE CITY OF NANAIMO PLANTING REQUIREMENTS AND THE INTEGRATION OF THE LANDSCAPING INTO THE EXISTING STREETSCAPE AND SURROUNDING LANDSCAPE AREAS.
- II THE SITE**  
 THE PROPOSED HYUNDAI DEALERSHIP IS ACCESSED OFF KENNORTH ROAD, AND IS SURROUNDED BY 3 OTHER PROPERTIES. THE PROPERTY TO THE EAST WILL BE DEVELOPED IN THE NEAR FUTURE AND IS PROPOSING A 6-LEVEL, 100,000 SQ. FT. OFFICE BUILDING OVERLOOKING THE HYUNDAI DEALERSHIP. THE LOTS TO THE SOUTH AND WEST ARE CURRENTLY OCCUPIED. THE LOT TO THE SOUTH IS BORDERS BY A DENSE HEDGE TOWARDS THE HYUNDAI DEALERSHIP AND PROVIDES A TALL LANDSCAPE SCREEN BETWEEN THE 3 PROPERTIES. THERE IS NO EXISTING LANDSCAPING TO SERIAL OF ALONG THE PROPERTY LINE OF THE LOT TO THE WEST. A TALL CONCRETE WALL DOES MANAGE THE GRADE SEPARATION.
- III PLANTING ALONG SOUTH PROPERTY LINE**  
 TWO GROUPS OF TALL EVERGREEN TREES AND SOME WOODY HEIGHT TO THE EXISTING HEDGE ALONG THE SOUTH PROPERTY LINE. THE LOW SHRUB PLANTING WILL PROVIDE SOME ATTRACTIVE FOLIAGE, FLOWERS AND FALL COLOUR, BUT WILL NOT BE VISIBLE FROM THE ADJACENT LOT.
- IV PLANTING ALONG WEST PROPERTY LINE**  
 TWO PARKING ISLANDS ALONG THE WEST PROPERTY LINE BREAK UP THE LONG ROW OF PARKING AND PROVIDE ROOM FOR SOME TALLER VEGTATION FOR A VISUAL SCREEN TOWARDS THE HYUNDAI DEALERSHIP. A PARTIAL SCREENING OF THE EXISTING REMAINING WALL ON THE ADJACENT LOT.
- V PLANTING ALONG EAST PROPERTY LINE**  
 THE ADJACENT DEVELOPMENT TO THE EAST IS PROPOSING A TREED LANDSCAPE BUFFER TOWARDS THE HYUNDAI DEALERSHIP AND A 1.8M HIGH GREEN FENCE. OUR CONCEPT IS PROPOSING KARL FOERSTER FEATHER REED GRASS AND LAVENDER ALONG THIS FENCE.
- VI PLANTING ALONG KENNORTH ROAD**  
 THE EXISTING STREETSCAPE ALONG KENNORTH ROAD CONSISTS OF STREET TREES AND A GRASS BUFFER. THE LANDSCAPE CONCEPT FOR THE HYUNDAI DEALERSHIP IS COMPLEMENTING THE EXISTING LANDSCAPING. PERSIAN IRONWOOD TREES WHICH ARE USED ON OTHER PROPERTIES ALONG KENNORTH ROAD, WILL PROVIDE SOME HEIGHT IN THE FRONT YARD WHILE ALLOWING VISIBILITY TO THE DEALERSHIP BUILDING AND SOMEWHAT A ROW OF DEPENDENT LOW SHRUBS SPACES WITH BERINGING FOLIAGE. FLOWERS AND FALL COLOUR. LOW SHRUB PLANTING WILL ALLOW VIEWS INTO THE SITE AND AN ATTRACTIVE PROGRESSION TO THE SCALDSHIP PROPERTY. THE ORNAMENTAL SHRUB PLANTING IS CENTRED ON A LINEAR BIO SWALE.
- VII BIO SWALE**  
 THE BIO SWALE IS PART OF THE STORM MANAGEMENT PLAN, AND IS PLANTED WITH A MIX OF MOISTURE LOVING PLANT MATERIAL LIKE IRIS, SLOUGH SEDGE AND COMMON RUSH.



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Issue / revision:

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1	DEVELOPMENT PERMIT	08 OCT 21
No.	Issued / Revisions	Date

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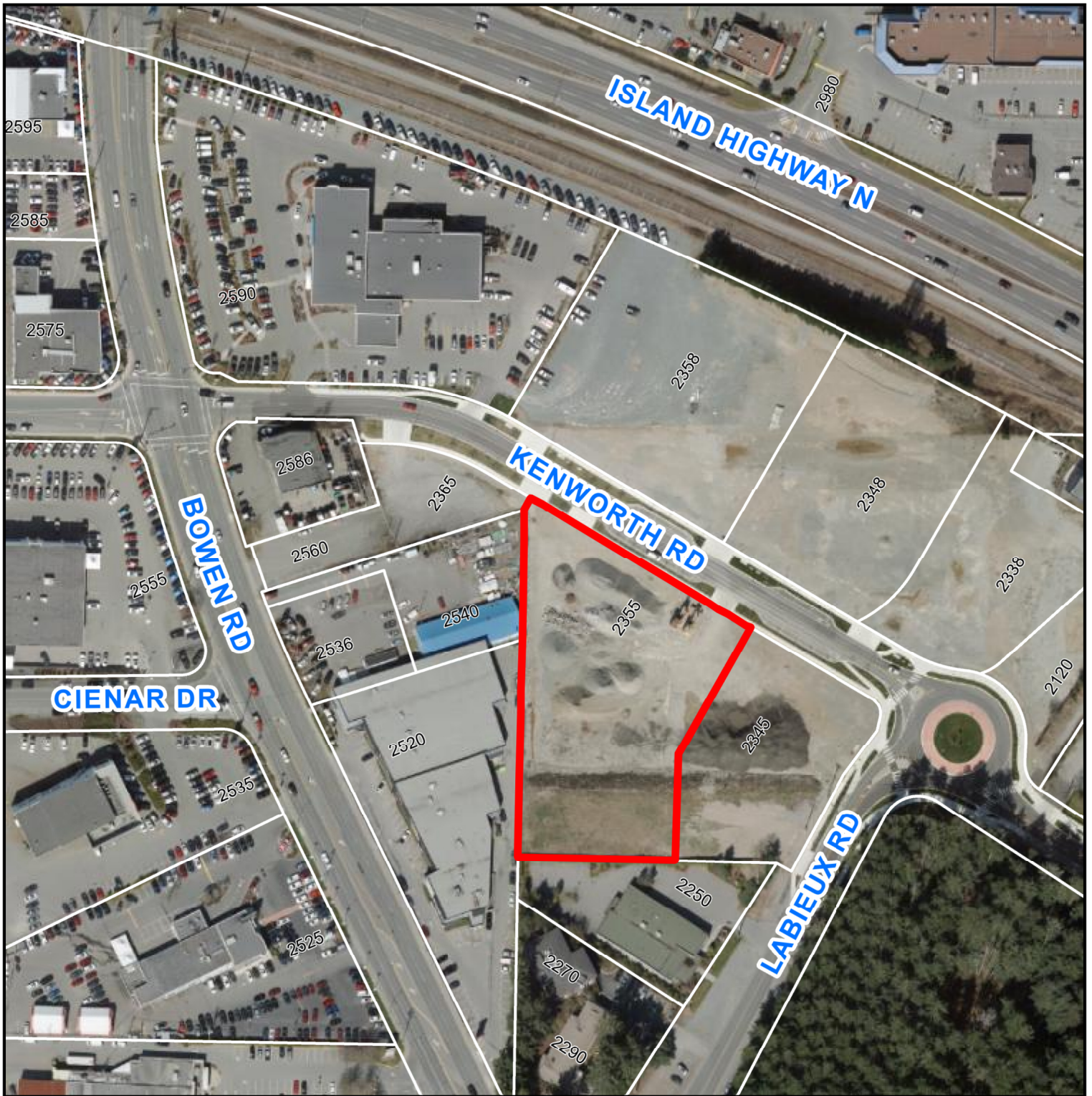
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 2355 KENWORTH ROAD

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# AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001251**

 2355 KENWORTH ROAD