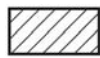
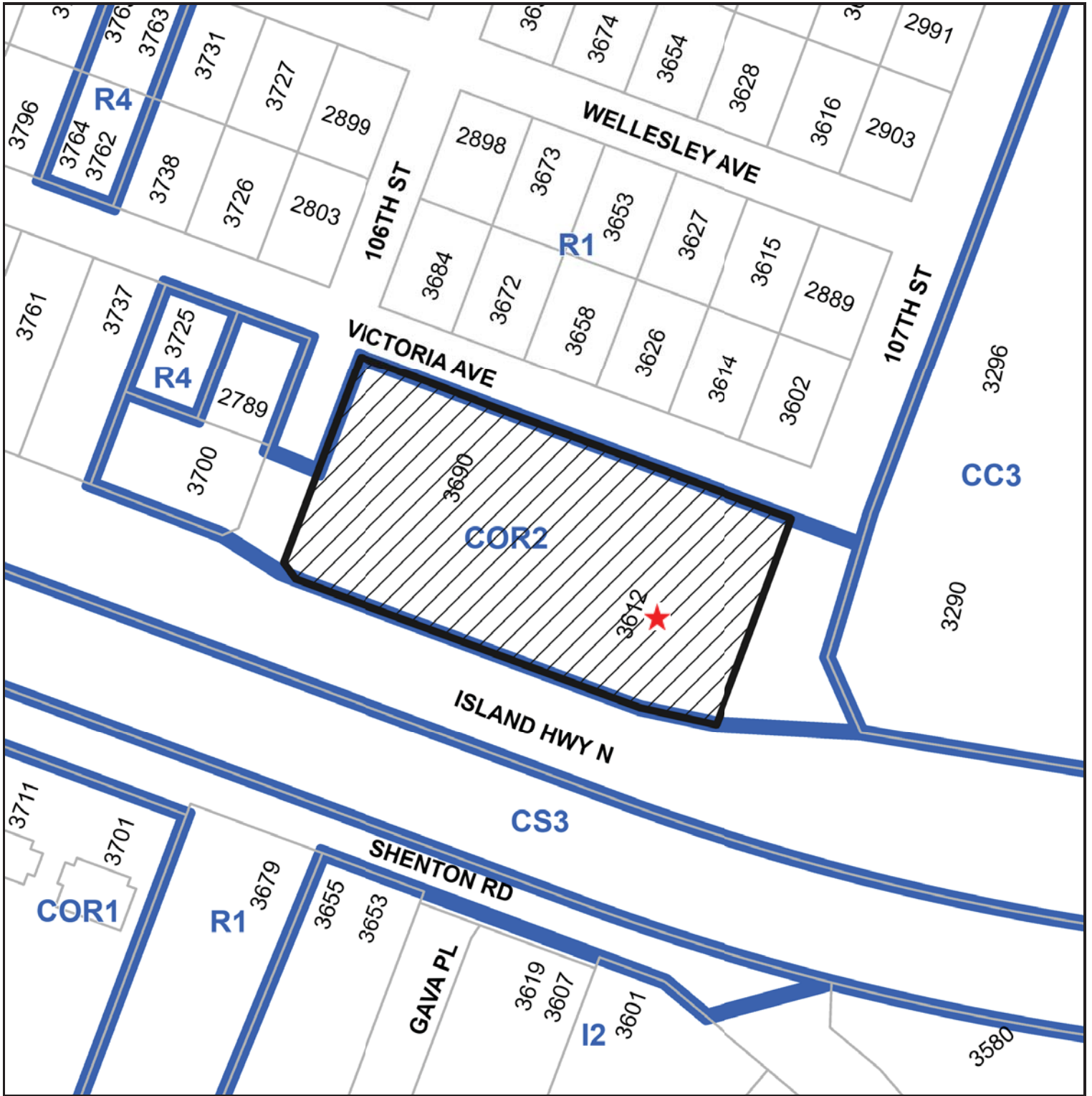


SUBJECT PROPERTY MAP



3612 ISLAND HIGHWAY N

15 Sep 2023

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

Re: Development Permit Application – 3612 & 3690 Island Highway N – Nissan Dealership

We are pleased to provide this letter to support the development permit application for 3612 & 3690 Island Highway N and provide the following written responses to the Design Advisory Panel recommendation letter dated 2023-Jul-24.

Recommendation #1: The proposed building cannot be pushed to the corner of 107th and the Island Highway due to the current business operation reasons of the owner. If the building is to be moved to the corner of Island Highway N and 107th Street the owner's current dealership business on this site would have to be demolished before the new building is built and this means a lot of revenue loss which the owner cannot afford. The majority of a car dealership business is through the service shop and during the construction period, this shop needs to be in operation.

Recommendation #2: Please refer to the revised landscape plan attached addressing this.

Recommendation #3: Please refer to the revised Arch. site plan (A1.2) attached. A pedestrian connection (walkway) has been added to connect the front apron of the building to the existing sidewalk along 107th Street. More landscaping is also added along this added walkway.

Recommendation #4: Please refer to the revised landscape plan attached addressing this.

Recommendation #5: The owner has decided that a roof deck is not feasible for this project.

Recommendation #6: Please refer to the revised Arch. site plan (A1.2) attached. A large area of the previously proposed asphalt pavement is replaced with broom-finished concrete to reduce the amount of heat islands. We feel this will help to reduce the size of the asphalt parking area.

Recommendation #7: Please refer to the revised #1-A3.0 sheet attached. An address sign is added above the main entrance door facing the Island Highway N.

Recommendation #8: The owner feels that solar panels are not feasible at this time but will look at installing solar panels in the future.

Recommendation #9: Please refer to the revised landscape plan attached addressing this.


Recommendation #10: The proposed garbage enclosure is 6ft high and cladded in horizontal corrugated metal a material which is used in the proposed building cladding.

Recommendation #11: This item will be dealt with during the Building Permit phase.

Recommendation #12: Please refer to the revised A2.1 sheet attached. The Tech washroom has been made larger with some lockers added in the Tech washroom.

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.

cc. Patrick Brandreth, IWCD



PROJECT INFORMATION

LEGAL ADDRESS: LOT A, SECTION 3, WELLINGTON
DITRICT, PLAN EPP86499
(REFERENCE: CITY OF NANAIMO)

CIVIC ADDRESS: 3612 & 3690 ISLAND HIGHWAY N
NANAIMO, B.C.
PID C31-984-131

ZONING DATA

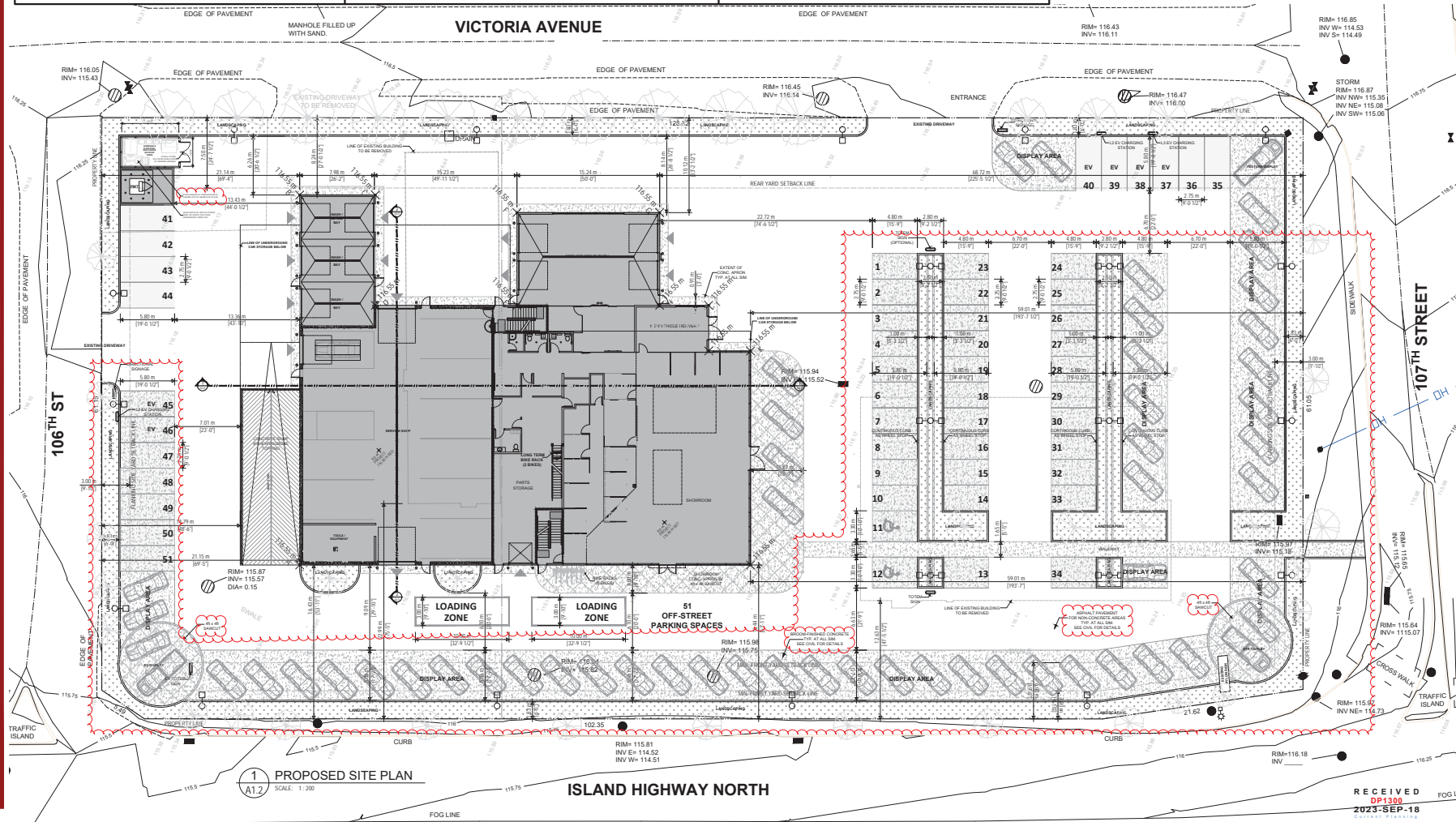
ZONING: COR2, MIXED USE CORRIDOR
SITE AREA: 8,190.35 m² (88,160.19 sq.ft.)
UNDERGROUND FLOOR AREA: 1,711.06 m² (18,417.75 sq.ft.)
FLOOR AREA: 1,559.9 m² (16,791.2 sq.ft.)
2nd FLOOR AREA: 427.93 m² (4,606.21 sq.ft.)
GROSS FLOOR AREA (INCLUDING UNDERGROUND FLOOR): 1,987.88 m² (21,397.41 sq.ft.)

	ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	1.25 FAR	0.24 FAR
BUILDING HEIGHT:	14 m (max.)	7.72 m
STOREYS:	2 min.	2
SITE COVERAGE (%):	60%	19.04 %
SETBACKS:		
FRONT	6 m (max.)	16.43 m (VARIANCE REQUIRED)
FLANKING SIDE 1 (ALONG 107TH STREET)	3 m	21.15 m
FLANKING SIDE 2 (ALONG 106TH STREET)	3 m	21.15 m
REAR	7.5 m	8.24 m
OFF-STREET PARKING:		
1 STALL/10 m ² (Sales, Showroom)	40.76	51
CALCULATION:		
507.64 m ² / 10 m ² = 40.76		
1 STALL PER SERVICE BAY		
TOTAL PARKING:	50.76 → 51	51
		OFF-STREET PARKING SPACES (EXCL. GAR. DISPLAY AREAS)
ACCESSIBLE PARKING:	2	2
LOADING SPACES:	2	2

	ALLOWABLE / REQUIRED	PROPOSED
SHORT-TERM BICYCLE PARKING:	6	6
0.2SPACE/100m ² (Car Dealership GFA)		
CALCULATION:		
1987.88 m ² X 0.2 / 100 m ² = 3.97		
MINIMUM OF 6 SPACES REQUIRED		
LONG-TERM BICYCLE PARKING:	2	2
0.1SPACE/100m ² (Car Dealership GFA)		
CALCULATION:		
1987.88 m ² X 0.1 / 100 m ² = 1.98		
AVERAGE FINISHED GRADE: 116.55 m	(116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55) / 12	

PARKING LEGEND	
	CUSTOMER PARKING
	STREET LIGHT FOR SITE LIGHTING

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

ISLAND HIGHWAY NORTH

Issue / Revision	Date
13	
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9	REVISIONS TO DP
8	REVISIONS TO DP
7	DEVELOPMENT PERMIT
6	REVIEW
5	REVIEW
4	REVIEW
3	REVISIONS TO BUILDING
2	REVISIONS TO DP DRAFT
1	REVIEW
No.	Issued / Revisions
	Date

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#118 - 21 Erie St. 1 250.900.2888
Victoria, British Columbia
seal:



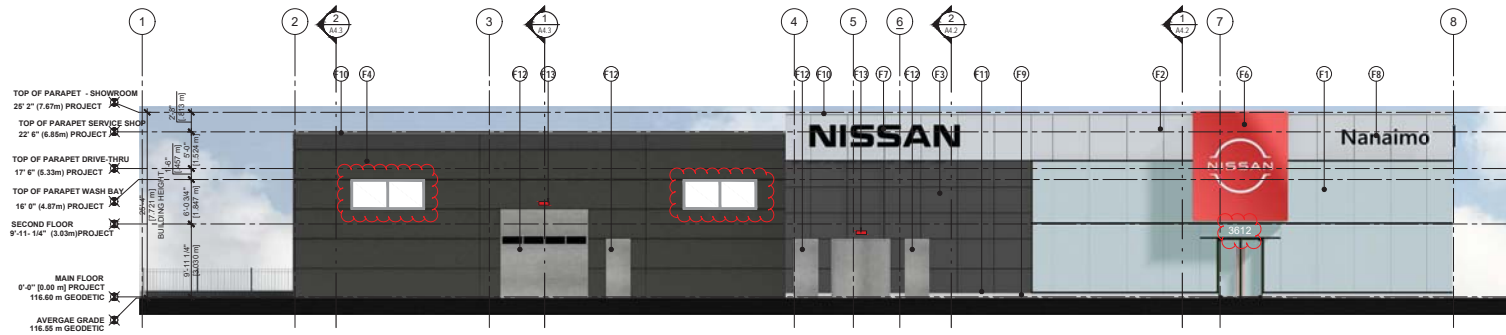
PROPOSED
NISSAN DEALERSHIP
3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC

SITE PLAN AND PROJECT DATA

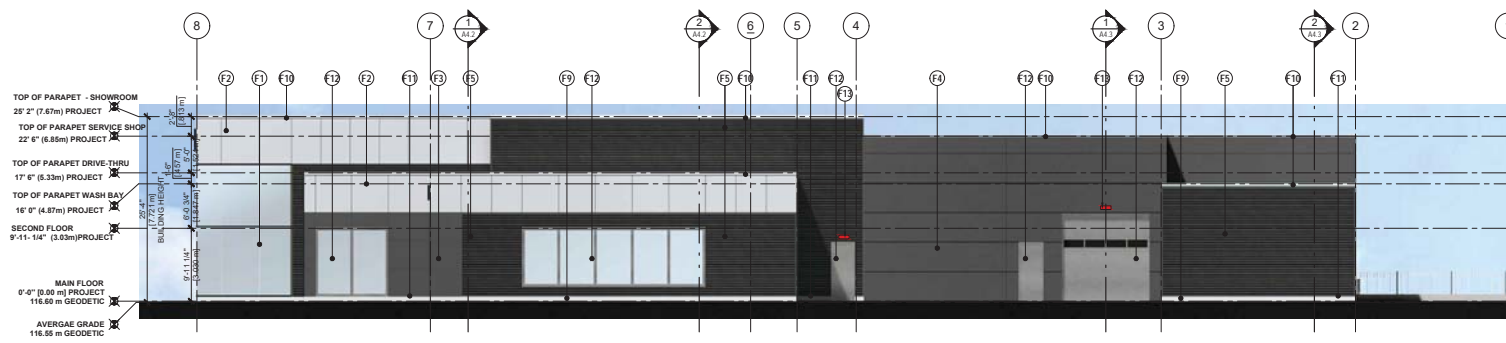
project no.: 19-635
date: 15 SEP 2023 scale: AS NOTED
checked by: LOWE drawn by: DM
sheet no.:

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A1.2



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



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

EXTERIOR FINISHES & NOTES

- (F1) SHOWROOM CURTAIN WALL
GLASS: SOLARBAN LOW E 704
FRAME: CLEAR ANODIZED
- (F2) FASCIA ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTLIC BSX SILVER METALLIC / SUNRISE SILVER II (PVDF-3GLASS LEVEL 30) / STERLING SILVER
- (F3) ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLON 11324 GRAY / NISSAN GREY / STORMY GREY
- (F4) FLT-UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F5) CORRUGATED METAL CLADDING TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F6) NISSAN TABLET (ILLUMINATED)
- (F7) NISSAN WORDMARK (ILLUMINATED)
- (F8) DEALERSHIP NAME (ILLUMINATED)
- (F9) CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- (F10) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH ADJACENT CLADDING
- (F11) BASE WALL METAL FLASHING
COLOUR TO MATCH ADJACENT CLADDING
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOUR RAL 7024 GRAPHITE GREY
- (F13) BUILDING LIGHTING

BUILDING LIGHTING TYPE



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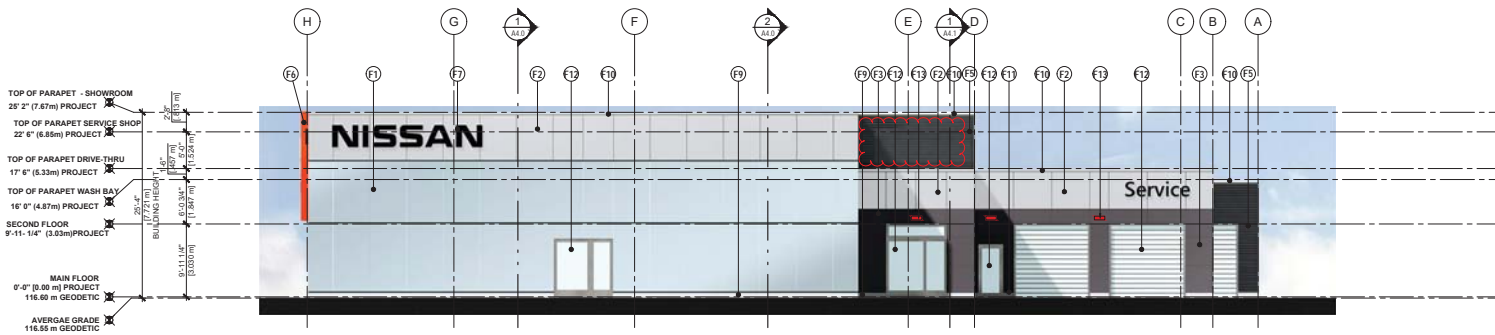
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PROPOSED NISSAN DEALERSHIP
3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC

PROPOSED ELEVATIONS

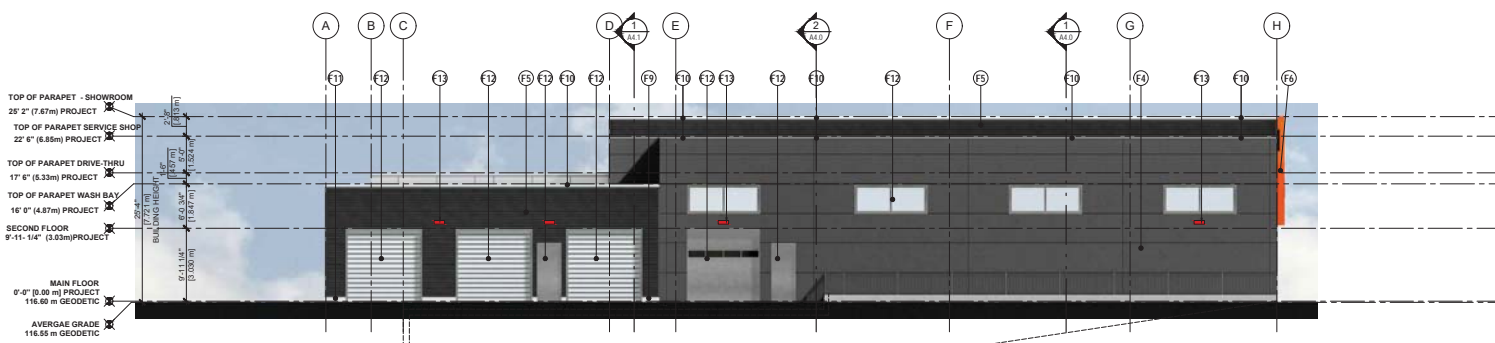
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Sheet no.:
A3.0



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



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

EXTERIOR FINISHES & NOTES

- (F1) SHOWROOM CURTAIN WALL
CAPLESS VERTICALS WITH DARK GREY HORIZONTALS
GLASS: SOLARBAN LOW E 70x
FRAME: CLEAR ANODIZED
- (F2) FASCIA ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTL-C SILVER METALLIC / SUNRISE SILVER R (PVDF-3GLASS LEVEL-3) / STERLING SILVER
- (F3) ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLON 11324 GRAY / NISSAN GREY / STORMY GREY
- (F4) FILT UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
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- (F6) NISSAN TABLET (ILLUMINATED)
- (F7) NISSAN WORDMARK (ILLUMINATED)
- (F8) DEALERSHIP NAME (ILLUMINATED)
- (F9) CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- (F10) PSE FINISHED METAL CAP FLASHING
COLOR TO MATCH ADJACENT CLADDING
- (F11) SIDE WALL METAL FLASHING
COLOR TO MATCH ADJACENT CLADDING
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOR RAL 7024 GRAPHITE GREY
- (F13) BUILDING LIGHTING

BUILDING LIGHTING TYPE



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Revisions / Revisions

No.	Issued / Revisions	Date
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3	REVISIONS TO BUILDING	11 JUNE '22
2	REVISIONS TO DP DRAFT	10 MAY '22
1	REVIEW	02 JAN '20

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Victoria, British Columbia



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VANCOUVER, BC
PROPOSED ELEVATIONS

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consultants:

project no.:



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Victoria, British Columbia

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project title:
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**UNDERGROUND
FLOOR PLAN**

project no.: 19-635

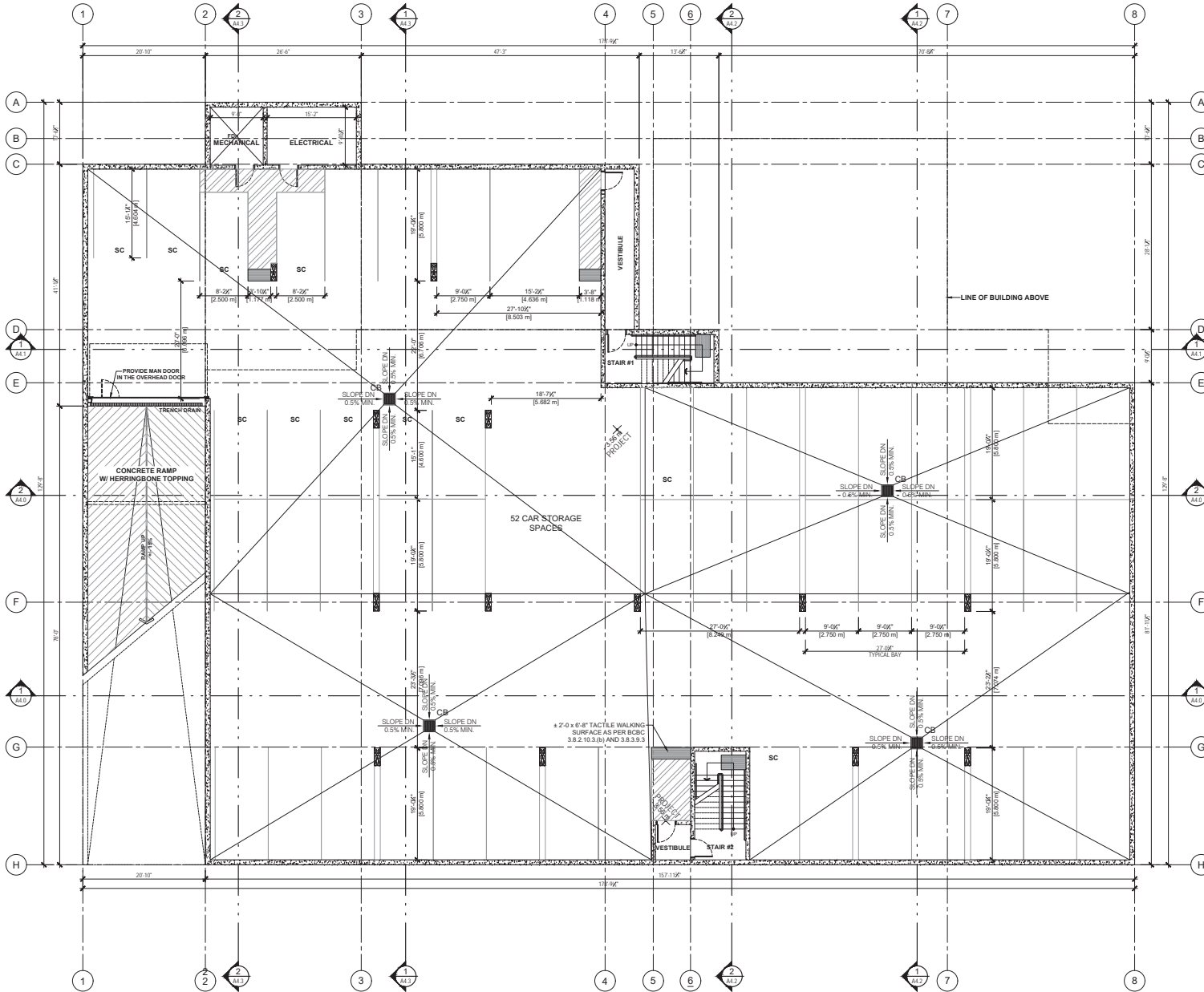
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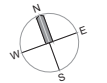
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1 UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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GROUND FLOOR PLAN

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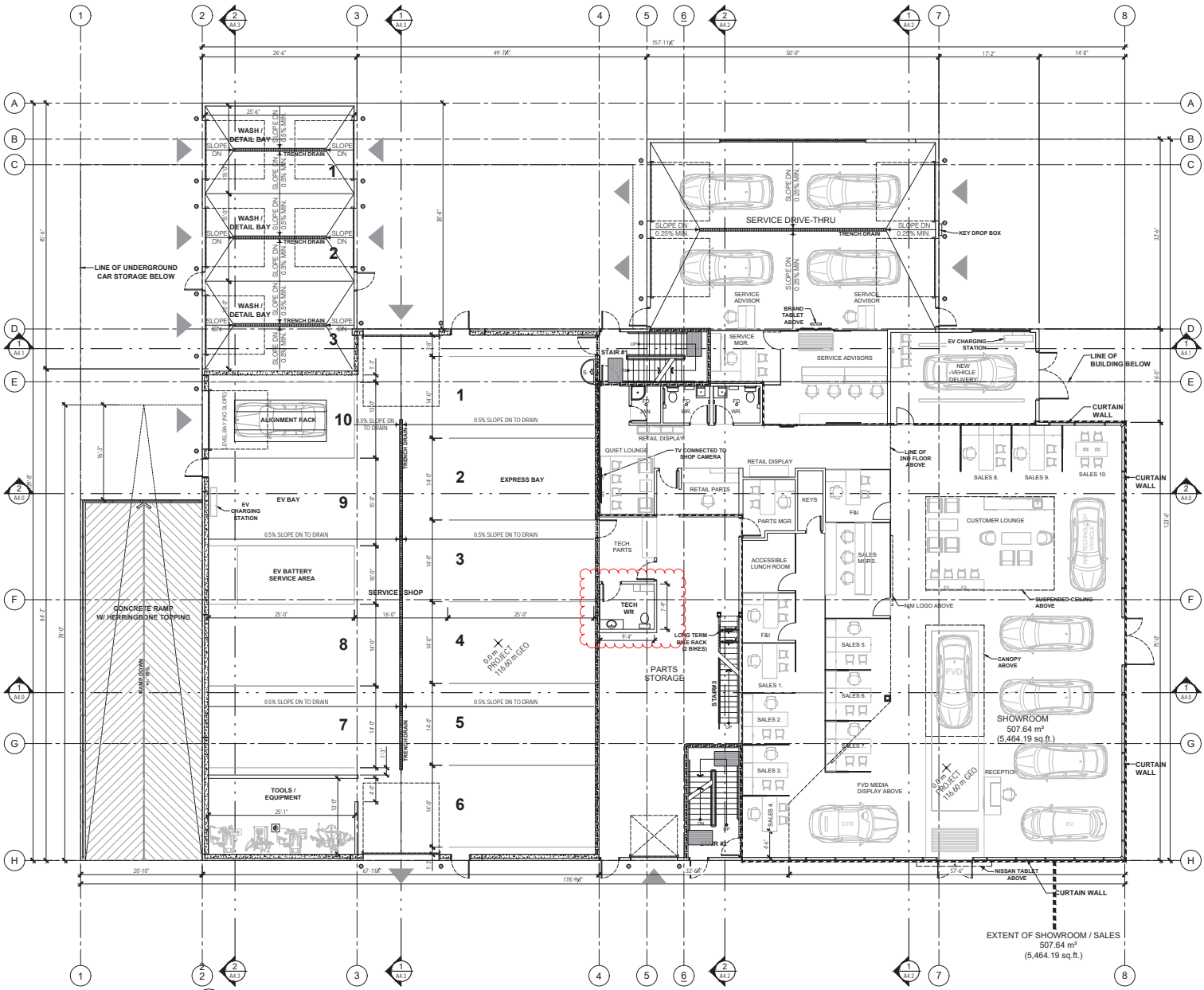
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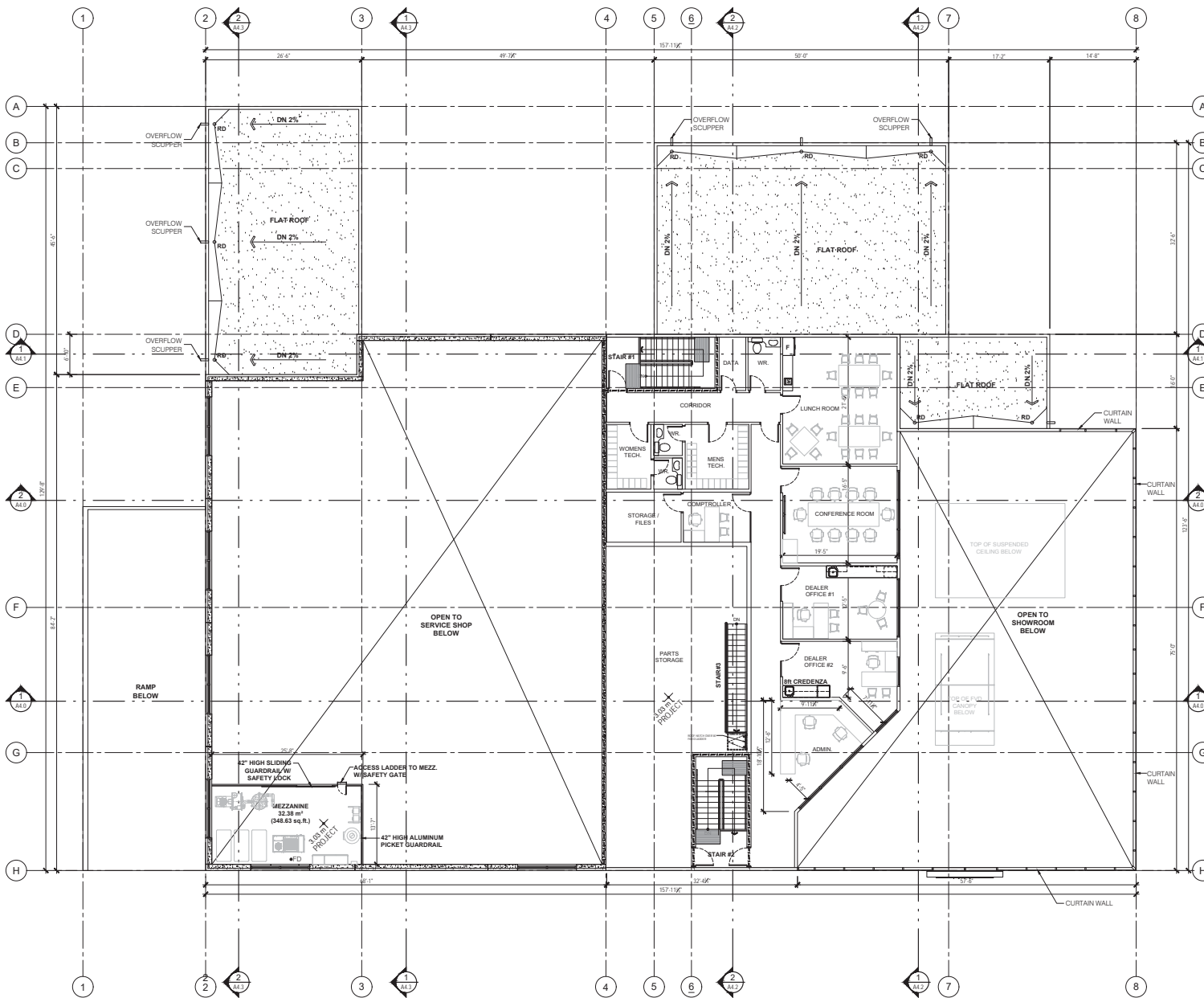
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A2.1



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

EXTENT OF SHOWROOM / SALES
507.64 m²
(5,464.19 sq.ft.)



1
A2.2
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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2ND FLOOR PLAN

project no.: 19-635

date: 15 SEP 2023 scale: AS NOTED

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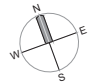
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Victoria, British Columbia

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3612 & 3690 ISLAND HIGHWAY N
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ROOF PLAN

project no.: 19-635

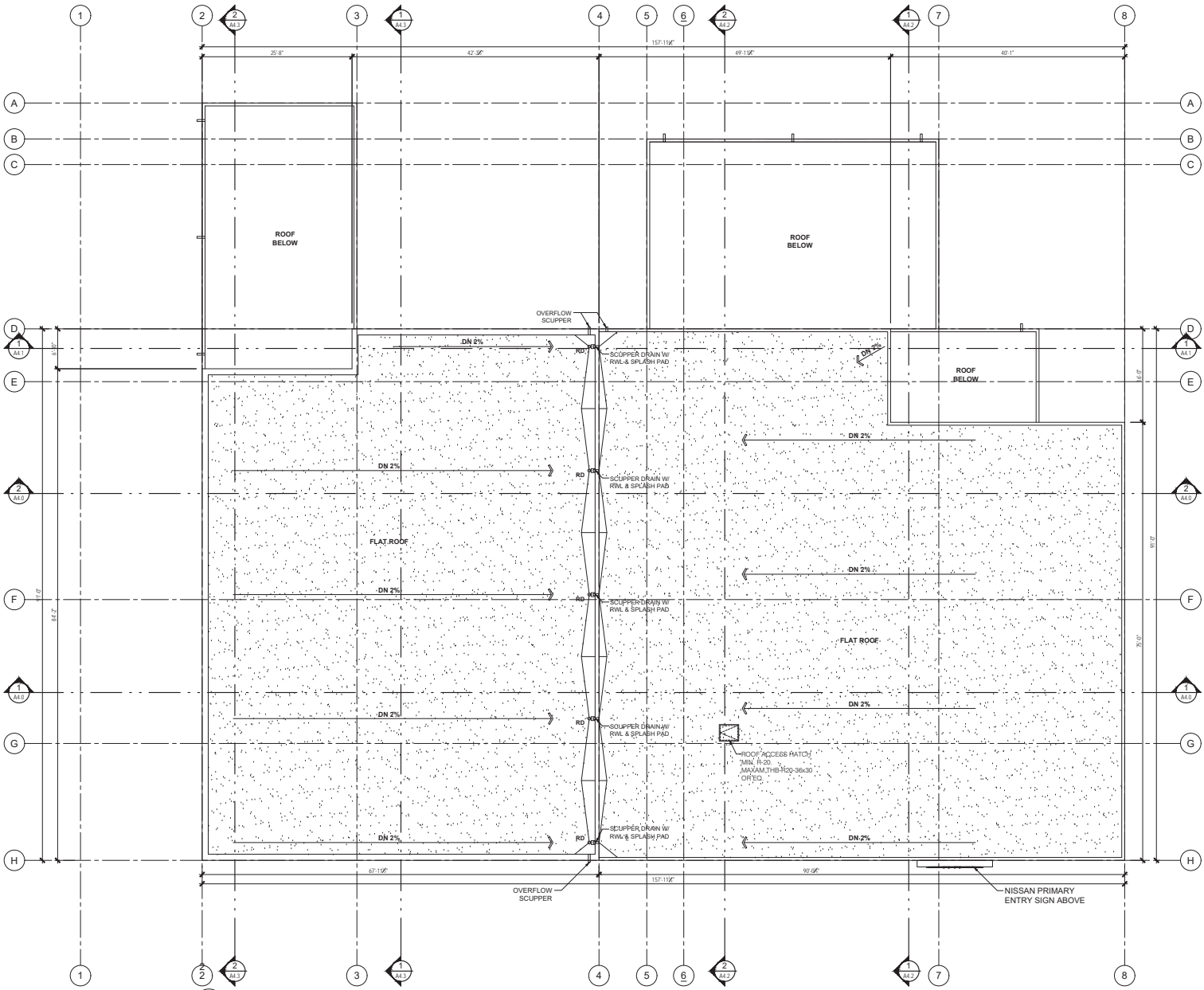
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CLIFFORD PARSONS

A2.3



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



ISLAND HWY NORTH



ISLAND HWY NORTH



VICTORIA AVENUE



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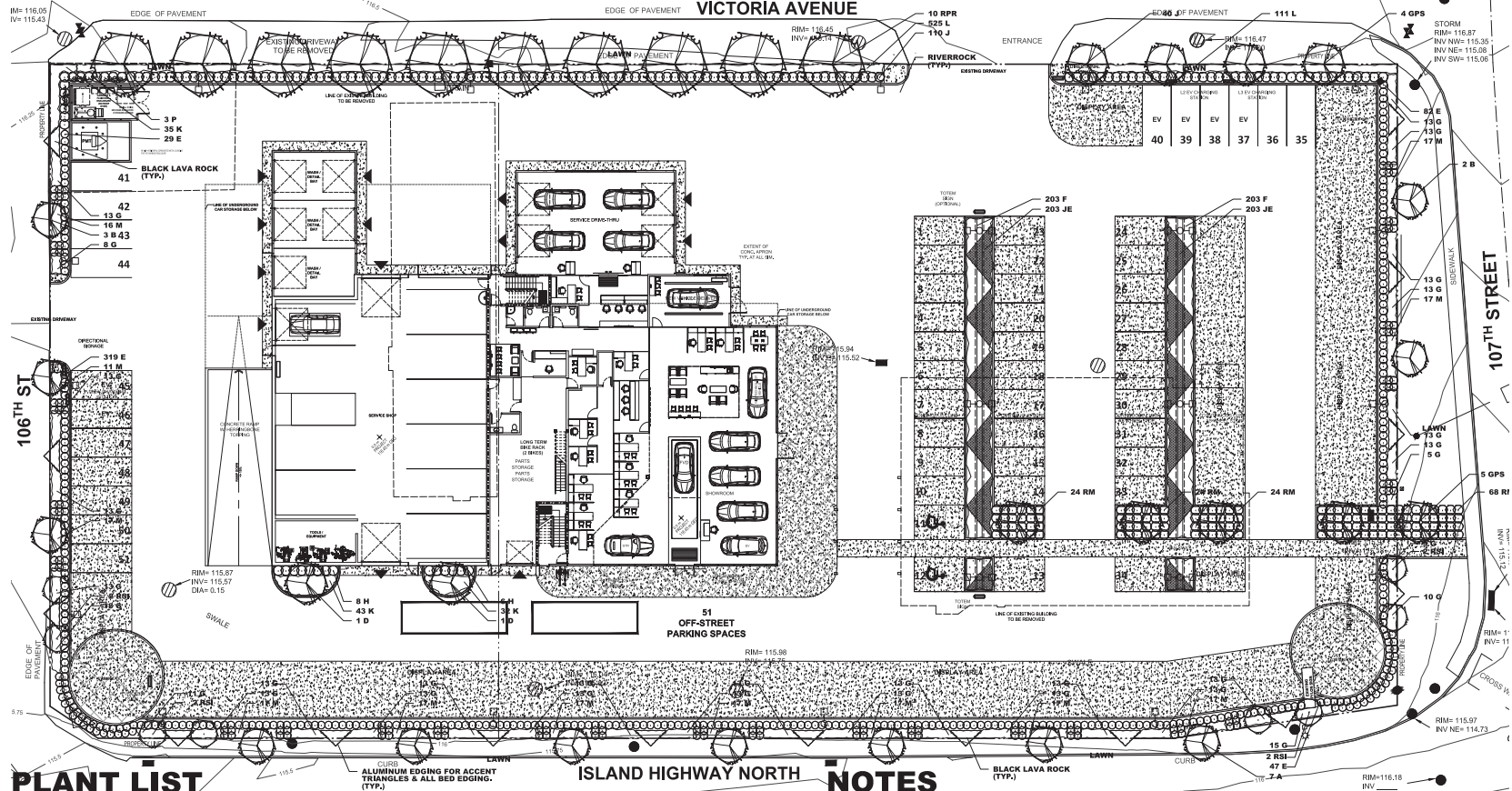


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sheet no.: **A5.0**



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER RUBRUM 'ARMSTRONGI'	ARMSTRONG MAPLE	7.0 CM CAL., 4.5 - 5.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
R	5	ACER RUBRUM 'ARMSTRONGI GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
GFS	9	GINKGO BILوبا 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
10		ROBIA IDAHOENSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
D	2	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
E	447	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.		21 CM POT FULL MATCHING
F	406	CAREX OBNUPA	SLOUGH GRASS	40 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
JE	406	JUNCUS EFFLUSUS	COMMON FLUSH	30 CM HT.		15 CM POT FULL, PLANT 45 CM O.C.
G	378	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
H	14	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	60 CM HT.		27 CM POT FULL
J	150	FRAXINUS LUSITANICA 'WYTIKOLIA'	SMALL LEAF PORTUGAL LAUREL	1.0 M HT.	B&B	FULL, HEDGE MATERIAL
RSI	8	RIBES SANGUINEUM 'ICICLES'	WHITE ICICLES FLOWERING CURRANT	1.0-1.2 M HT.	B&B	FULL
RM	140	ROSA MEIDLAND 'WHITE'	MEIDLAND WHITE ROSE	45 CM SPR.		21 CM POT FULL
K	110	ARCTOSTAPHYLLUS UVA URSI	KINNIKINICK	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
L	635	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.		15 CM POT FULL, PLANT 30 CM O.C.
M	197	EUPHORBIA HYSSOIFOLIA	MYRTLE SPURGE	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
P	3	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANS IVY	1.0 M HT.		21 CM POT FULL, STAKED, MIN. 3 LEADERS

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BELMA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- REFER TO ARCHITECTURAL ELECTRICAL FOR SITE LIGHTING.

ISSUED FOR BUILDING PERMIT APRIL 27, 2023
 ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

1.	JUL.06.23	J.P. PARKING
2.	SEPT.14.23	J.P. DESIGN PANEL COMMENTS
S.P.		
J.P.		
FEBRUARY 23, 2023		
NN-1R2.2		



NANAIMO NISSAN

NANAIMO, B.C.



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 CREDIT SERVICES

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1	REVIEW	02 JAN 20
No.	Issued / Revisions	Date

alan lowe architect inc.

#118 - 21 Erie St. 1 250.360.2888
Victoria, British Columbia

seal:



project title:
**PROPOSED
NISSAN DEALERSHIP**

3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC

EAST-WEST SECTIONS

project no.: 19-635

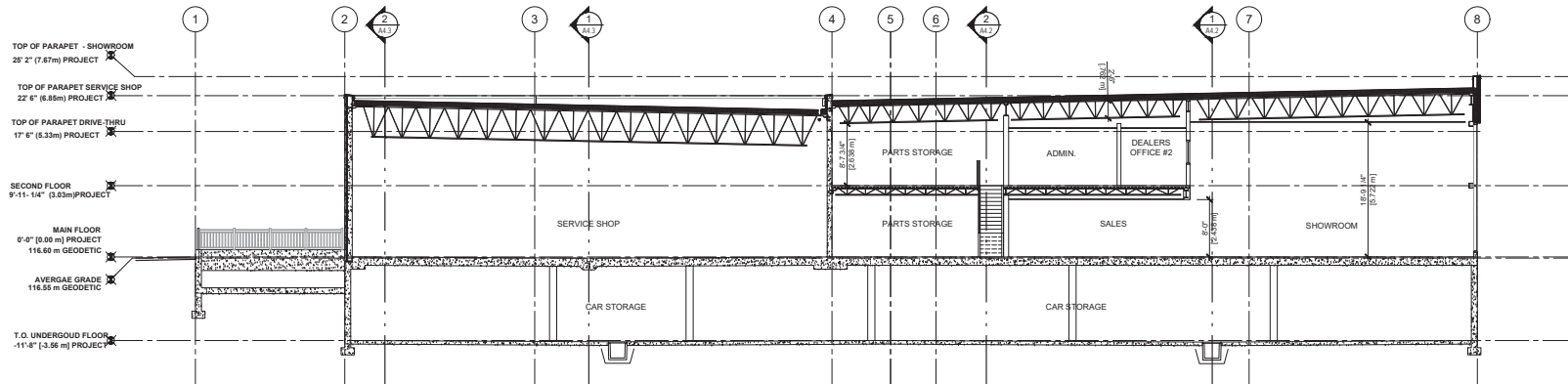
date: 15 SEP 2023 scale: AS NOTED

checked by: LOWE drawn by: DM

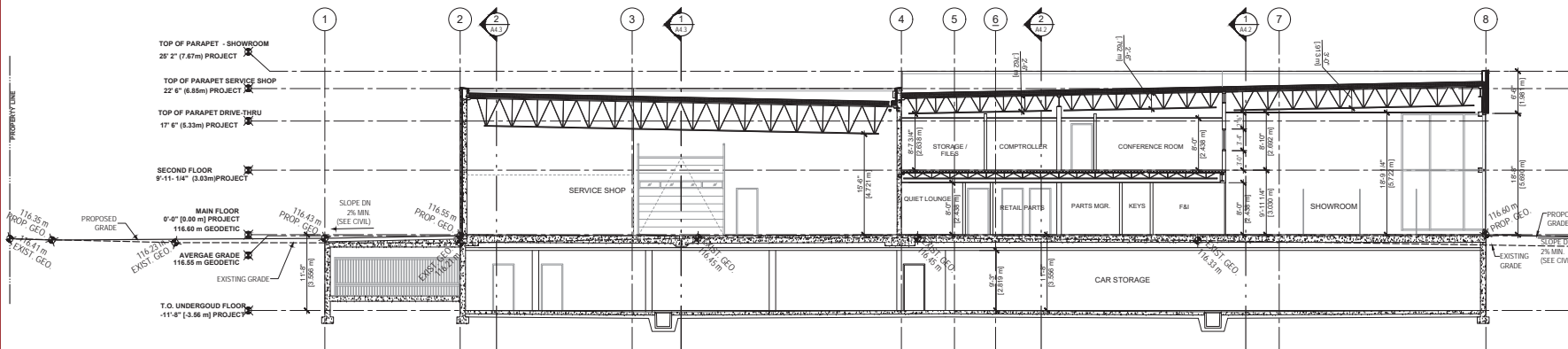
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DP1300
2023-SEP-18

A4.0



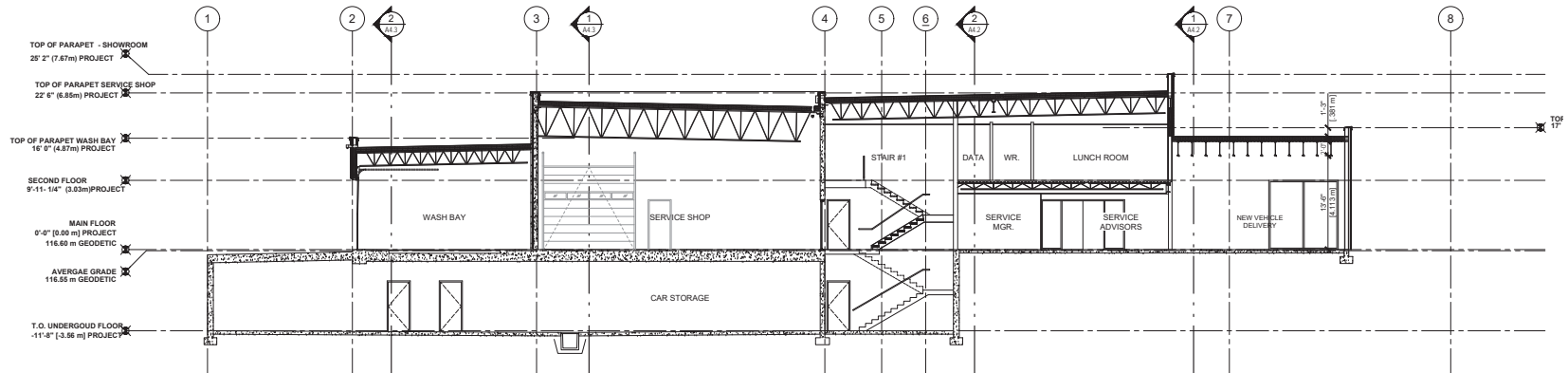
1 EAST-WEST SECTION 01
SCALE: 1/8" = 1'-0"



2 EAST-WEST SECTION 02
SCALE: 3/32" = 1'-0"

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consultants:



1 EAST-WEST SECTION 03
SCALE: 3/32" = 1'-0"

project no.:

issue / revisions:

13		
12		
11		
10		
9	REVISIONS TO DP	15 SEP. 23
8	REVISIONS TO DP	20 APR. 23
7	DEVELOPMENT PERMIT	23 FEB. 23
6	REVIEW	01 FEB. 23
5	REVIEW	24 JAN. 23
4	REVIEW	04 NOV. 22
3	REVISIONS TO BUILDING	11 JUNE 22
2	REVISIONS TO DP DRAFT	10 MAY 22
1	REVIEW	02 JAN 20
No.	Issued / Revisions	Date

alan lowe architect inc.

118 - 21 Erie St. 1 250.360.2888
Victoria, British Columbia

seal:



project title:
PROPOSED NISSAN DEALERSHIP
3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC
drawing title:
EAST-WEST SECTIONS

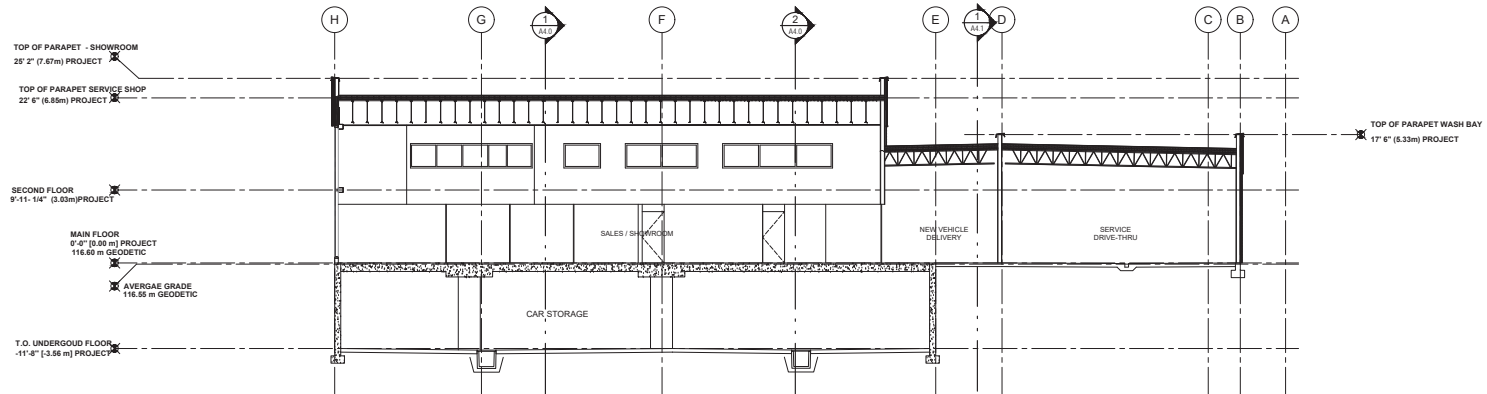
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date:	15 SEP 2023	scale:	AS NOTED
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sheet no.:			

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2023-SEP-18
CUTLER STUDIO

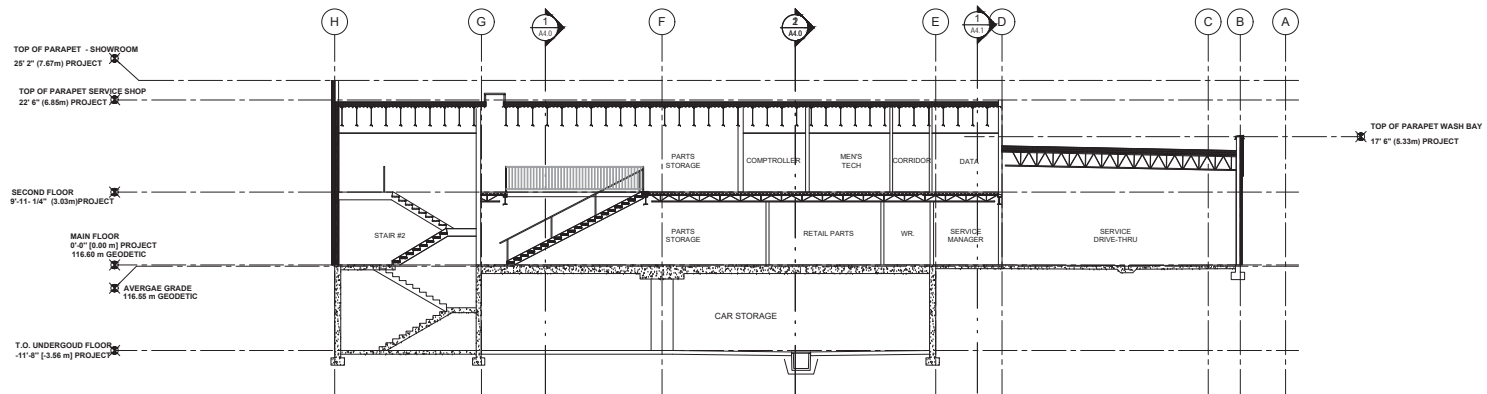
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consultants:



1 NORTH-SOUTH SECTION 01
SCALE: 3/32" = 1'-0"



2 NORTH-SOUTH SECTION 02
SCALE: 3/32" = 1'-0"

Issue / revisions:

13		
12		
11		
10		
9	REVISIONS TO DP	15 SEP. 23
8	REVISIONS TO DP	20 APR. 23
7	DEVELOPMENT PERMIT	23 FEB. 23
6	REVIEW	01 FEB. 23
5	REVIEW	24 JAN. 23
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3	REVISIONS TO BUILDING	11 JUNE 22
2	REVISIONS TO DP DRAFT	10 MAY 22
1	REVIEW	02 JAN 20
No.	Issued / Revisions	Date

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Victoria, British Columbia

seal:



project title:
**PROPOSED
NISSAN DEALERSHIP**

3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC

NORTH-SOUTH SECTIONS

project no.: 19-635

date: 15 SEP 2023 scale: AS NOTED

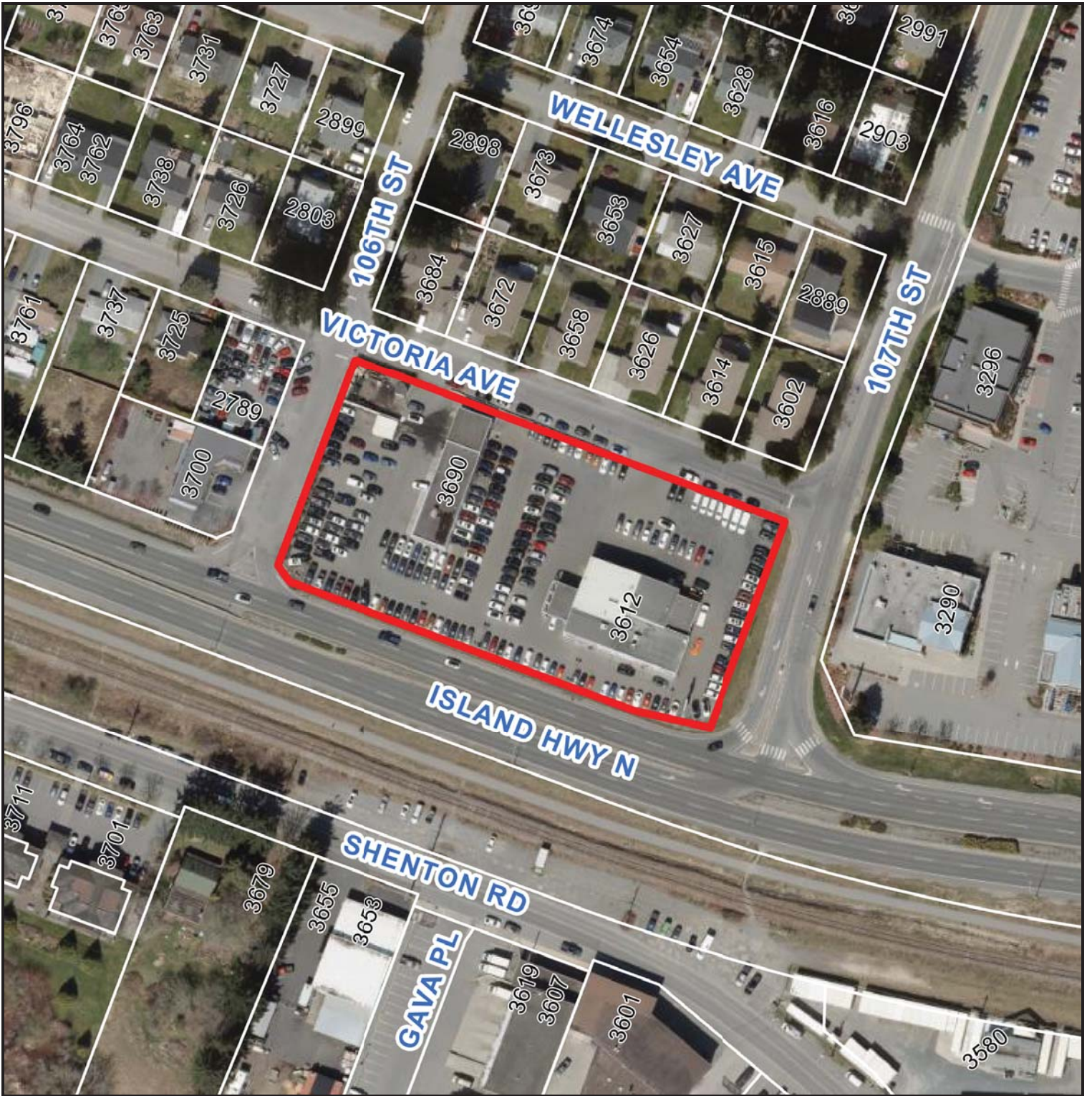
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2023-SEP-18
Current Planning

A4.2

AERIAL PHOTO



3612 ISLAND HIGHWAY N

