

DATE OF MEETING | December 21, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1174 –
2535 BOWEN ROAD |**

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a proposed automobile dealership (Nanaimo Honda) at 2535 Bowen Road. |

Recommendation

That Council issue Development Permit No. DP1174 at 2535 Bowen Road with the following variances:

- to waive the minimum building height requirement; and
- reduce the required landscape buffer along the west property line from 1.8m to 0m. |

BACKGROUND

A development permit application, DP1174, was received from Island West Coast Developments, on behalf of J.B.R. Enterprises Ltd., in order to permit a commercial development at 2535 Bowen Road.

Subject Property and Site Context

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is a located on the southwest corner of Bowen Road and Cienar Drive.
<i>Total Area</i>	0.79ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property currently contains the Nanaimo Honda automobile dealership. The existing 900m² building was built in the 1970s, with an addition constructed in 2002. The majority of the lot is paved and utilized for parking and vehicle storage. The existing building is located on a raised step, approximately 5m higher in elevation than Bowen Road.

The surrounding neighbourhood includes a number of other automobile dealerships, with Toyota across Cienar Drive to the north and Mazda on the adjacent property to the south. Properties to the west and across Bowen Road to the east are zoned for light industrial use. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a new 2,280m² car dealership to replace the existing Honda dealership. The new building will be a more modern structure to meet the needs of Honda, and the design of the facility is largely dictated by corporate brand standards. The proposed building will have a Floor Area Ratio (FAR) of 0.29 and the maximum permitted base FAR in the COR3 zone is 0.75.

Site Design

The proposed building will be sited in the same location as the current building but with an expanded footprint. The site has been designed to improve vehicle circulation. Currently, there are two vehicle entrances from Cienar Drive and one vehicle entrance from Bowen Road. The eastern vehicle entrance from Cienar Drive will be closed as part of this development.

Different parking areas will be provided with display parking in front of the building facing Bowen Road, customer parking along the south side of the building, and service parking to the rear. A drive-thru service bay and wash bay is proposed on the south side of the building. A drive aisle will connect to surplus parking at adjacent 2321 Cienar Drive. A walkway for pedestrians from Cienar Drive will provide both an accessible entryway and a feature staircase. A small patio and outdoor staff amenity area is proposed near the service bay entrance. Site lighting will be improved with on-site exterior lighting and increased street-facing fenestration.

An outdoor refuse receptacle area will be provided on the west side of the building facing the internal drive aisle and facing away from the street.

Building Design

The building design is standardized for the Honda corporate brand. The building is sited close to Cienar Drive and provides street presence with large showroom windows. The east elevation, facing Bowen Road, is situated above the lower parking area and features large windows for vehicle display and a significant entryway with red aluminum composite panels. The south and west elevations, facing neighbouring properties, will have corrugated siding and smaller window openings.

The interior of the building is separated into different sections based on intended use. The street-facing portions of the building will contain sales and the showroom, the interior of the building will contain parts and service, the west portion will contain the automobile repair garage, and the second floor will contain administrative offices.

Landscape Design

Robust landscaping is proposed along both street frontages, with low evergreen shrubs, ornamental grasses, and a feature raingarden at the northeast corner of the property. Small-species street trees are proposed to enhance the existing Cienar Drive street boulevard and at the vehicle entrance from Bowen Road. A landscaped bank below the east face of the building will accentuate the building entrance with retaining walls, Japanese maple, dwarf dogwood, and

evergreen groundcovers. Other trees and landscaping are provided throughout the site in islands and around the edge of the building to break up the hardscaping.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-FEB-27, accepted DP1174 as presented with support for the proposed variances. The following recommendations were provided:

- Consider adding landscape islands, in particular at the eastern corner of the site, near the Bowen Road entrance;
- Consider adding street trees along Bowen Road;
- Consider adding weather protection at all building entrances;
- Consider using more robust materials and detailing to accentuate the feature staircase railing and retaining walls to emphasize the main entrance and connection to the street; and
- Advise Honda to consider changing their corporate building design and work with Staff to ensure the proposed design meets the City's design objectives.

The applicant subsequently revised the application to address the DAP recommendations with the addition of a landscape island with trees near the Bowen Road entrance, weather protection, and extension of the decorative concrete surface to the feature staircase.

Proposed Variances

Minimum Building Height

Section 9.7.1 of the Zoning Bylaw requires a minimum building height of two storeys above grade. While a second floor is provided in a portion of the building, a variance is requested to allow a primarily one-storey building, given the nature of automobile dealership use and the space programming requirements of Honda corporate branding. The street-facing portions of the building will appear as two storeys above grade due to the large showroom ceiling heights. No negative impacts are anticipated and Staff support the proposed variance.

Minimum Landscape Buffer

The minimum landscape buffer in the COR3 zone along zone boundaries is 1.8m. The proposed landscape buffer along the west property line ranges between 0m and 1.1m; a requested variance of up to 1.8m.

No landscape buffer is proposed on the southern portion of the west property line, adjacent 2321 Cienar Drive, where the neighbouring property will be utilized for parking. The proposed landscape buffer along the northern portion of the west property line, adjacent to 2317 Cienar Drive, will be 1.1m. This buffer will include low groundcover species and evergreen vines on mesh fencing. There will be an overall increased amount of landscaping on-site compared to the existing condition.

Given the adjacent light industrial uses to the west, no negative impacts are anticipated and Staff support the proposed variances.

SUMMARY POINTS

- Development Permit application No. DP1174 is for a 2,280m² automobile dealership to replace the existing Honda dealership at 2535 Bowen Road.
- Variances are requested to waive the minimum building height requirements and to reduce the required landscape buffer along the west property line from 1.8m to 0m.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Plan
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

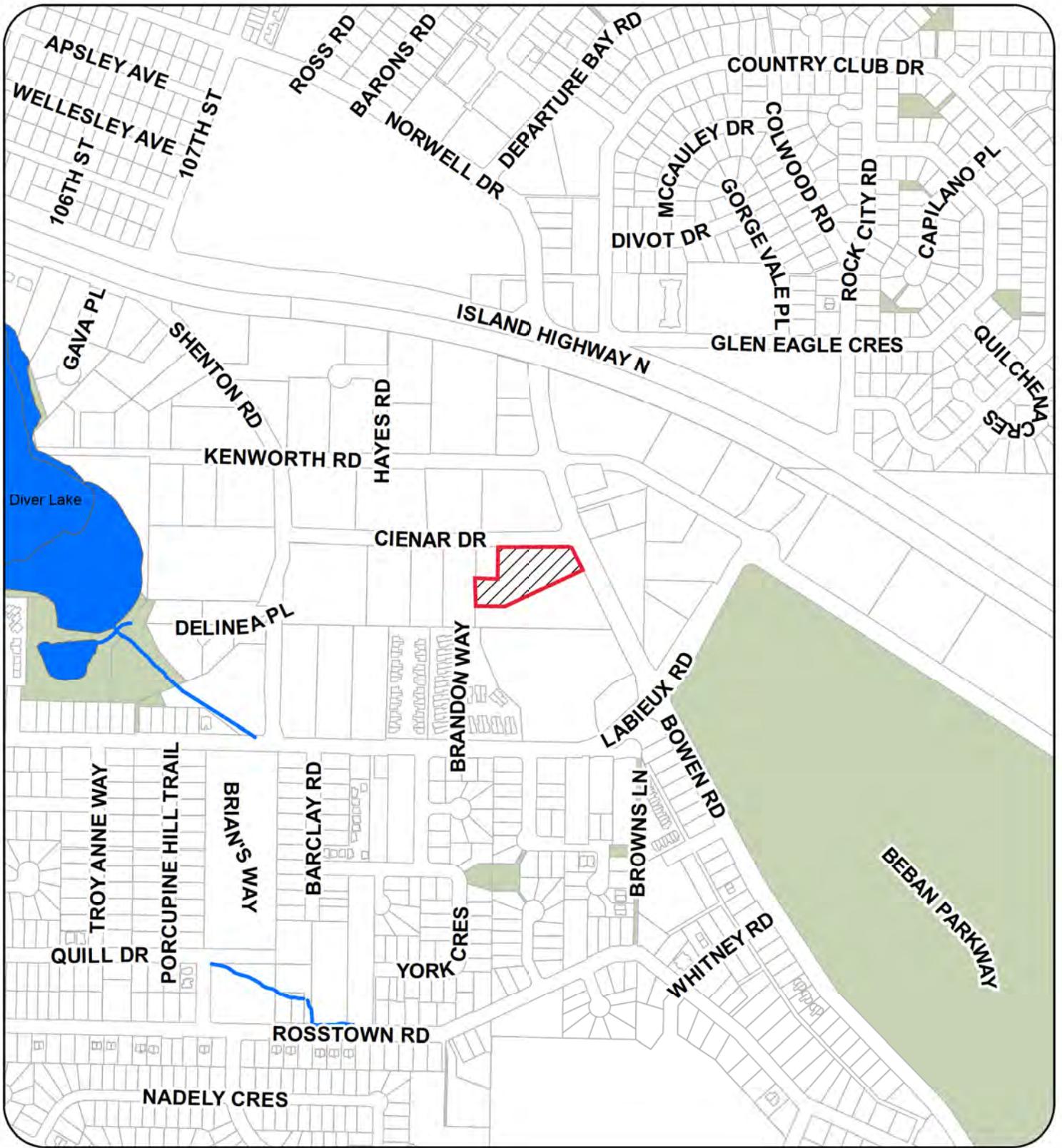
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.
2. *Section 17.2.1 Landscaping General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-AUG-11, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-NOV-24, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2020-AUG-10, as shown on Attachment G.
4. Existing covenant L68187 is discharged and replaced by a Section 219 Covenant securing the geotechnical assessment and its recommendations, prepared by Lewkowich Engineering Associates Ltd. and dated 2018-APR-27, prior to Building Permit issuance.

ATTACHMENT B CONTEXT MAP



DEVELOPMENT PERMIT APPLICATION NO. DP001174



 2535 BOWEN ROAD

ATTACHMENT D SITE PLAN



Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect and "issued for construction".

As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.

No.	Date	Issue Notes
1	2019-12-03	DP Application
2	2020-08-11	DP Renewal 1

No.	Date	Revision Notes
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NANAIMO HONDA

2535 Bowen Road, Nanaimo BC, V9T 3L2
 Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
 Except Part in Plan 43195

RdB Raymond de Beeld ARCHITECT INC.
 755 Terminal Avenue North, Nanaimo, BC V9S 4K1
 250.754.2108 • info@rdbarchitect.ca • rdbarchitect.ca



SHEET TITLE:
SITE PLAN

RECEIVED
DP1174
 2020-AUG-13
 COUNTRY PLANNING

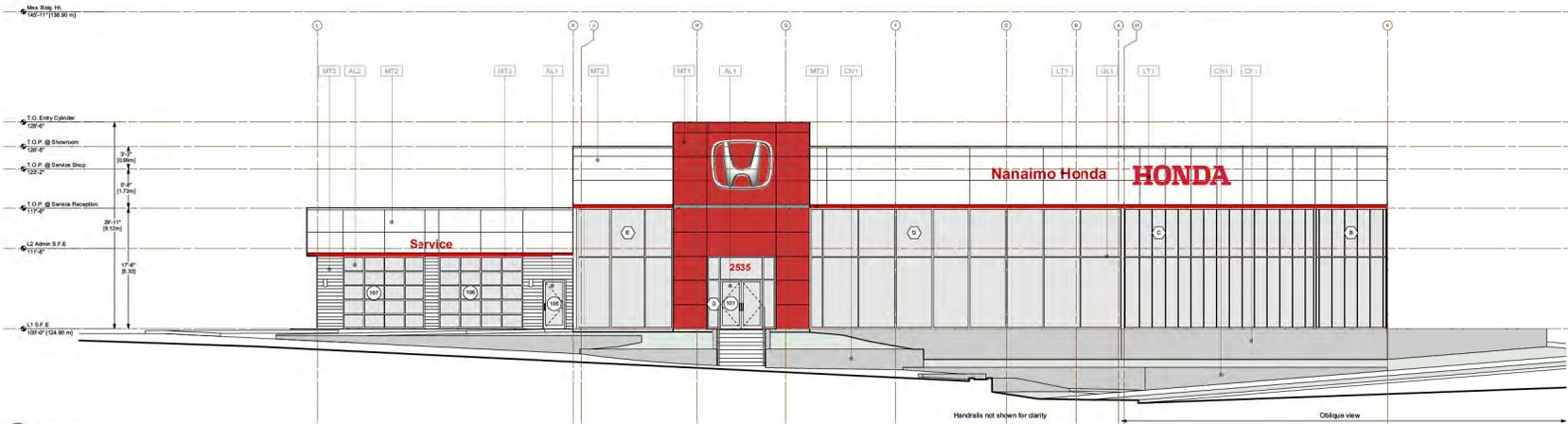
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JOB No: 1836	SHEET No.:
SCALE: As Noted	A1.1
DATE: 2020-08-11	
CAD FILE: 1836 Nanaimo Honda 31 - Plans.vwx	

SITEPLAN NOTES:
 1. See Civil for grades.

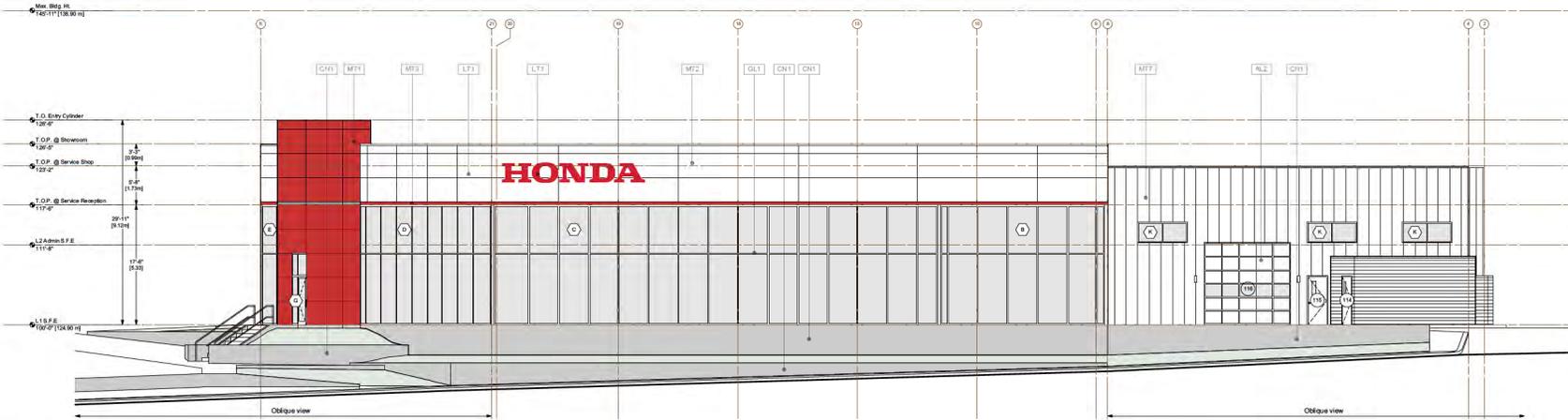
MATERIAL LEGEND:

- Decorative Concrete
- Concrete (Broom finished)
- Vegetation (see landscape)

ATTACHMENT E BUILDING ELEVATIONS



1 East Elevation
Scale: 1/8" = 1'-0"



2 North Elevation
Scale: 1/8" = 1'-0"

- MATERIAL LEGEND**
- AL1 Aluminum Slatwork - Clear Anodized
 - AL2 Aluminum OH Door
 - CN1 Concrete (Natural Stone)
 - CN2 Concrete Wall
 - LT1 Logo Illuminated with LED
 - MT1 ACP - Honda Red
 - MT2 ACP - Bone White
 - MT3 ACP Band - Honda Red
 - MT4 Metal Used Fascia - Bone White
 - MT5 Horizontal Composite Siding
 - MT6 Metal Used Column - Bone White
 - MT7 Vertical Composite Siding

RECEIVED
DP # 178
2020-NOV-24
CURRENT PLANNING

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No.	Date	Issue Notes
1	2019 12 03	DP Application
2	2020 08 11	DP Rev. 1
3	2020 11 24	DP Rev. 2

No.	Date	Revision Notes
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NANAIMO HONDA

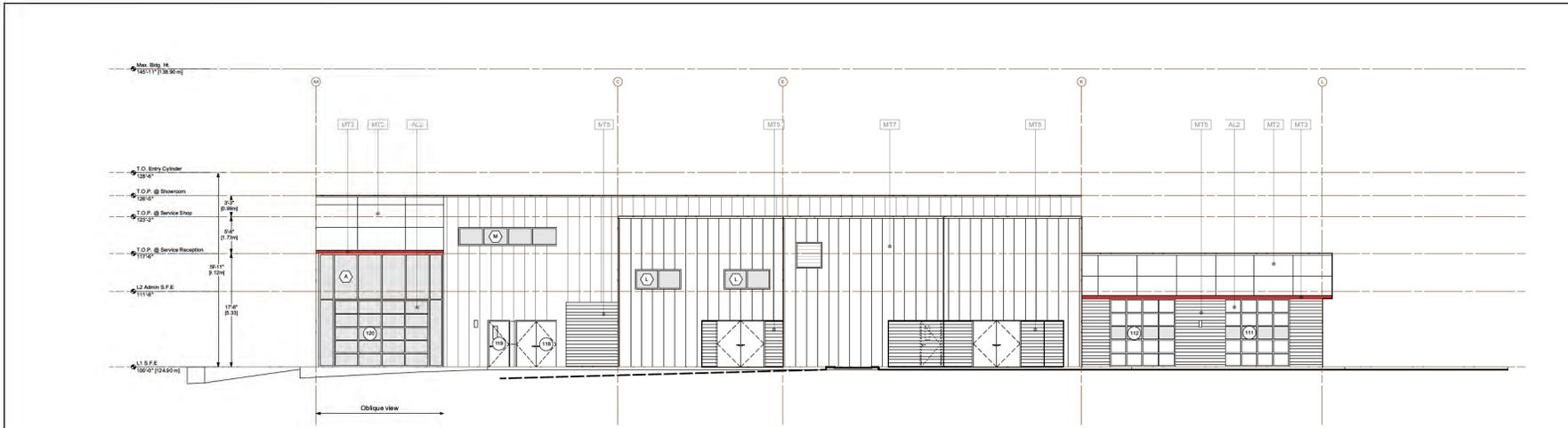
2535 Bowen Road, Nanaimo, BC
Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
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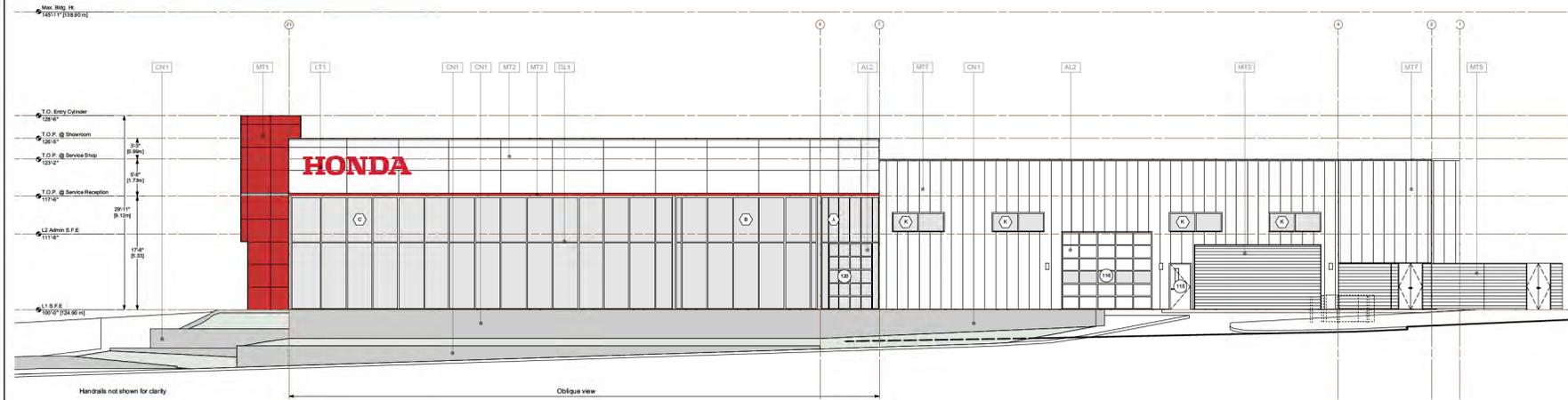


SHEET TITLE:
ELEVATIONS 1

DRAWN: RB, SK, CV	CHECKED: RdB
JOB NO: 1836	SHEET NO.:
SCALE: As Noted	A6.1
DATE: Nov. 24, 2020	CAD FILE: 1836 Nanaimo Honda CD 01 Elev_Sect.vrx



1 West Elevation
Scale: 1/8" = 1'-0"



2 Northwest Elevation
Scale: 1/8" = 1'-0"

- MATERIAL LEGEND**
- AL1 Aluminum Stanohel - Clear Anodized
 - AL2 Aluminum OH Door
 - CN1 Concrete (Natural Stain)
 - CL1 Curtain Wall
 - LTI Logo Illuminated with LED
 - MT1 ACP - Honda Red
 - MT2 ACP - Bone White
 - MT3 ACP - Bone White
 - MT4 Metal Used Fascia - Bone White
 - MT5 Horizontal Corrugated Siding
 - MT6 Metal Used Column - Bone White
 - MT7 Vertical Corrugated Siding

RECEIVED
D.P. 17.4
2020-NOV-24
CURRENT PRINTING

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No.	Date	Issue Notes
1	2019 12 03	DP Application
2	2020 08 11	GP Rev. 1
3	2020 11 24	GP Rev. 2

No.	Date	Revision Notes
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NANAIMO HONDA

2535 Bowen Road, Nanaimo, BC
Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
Except Part in Plan 43195

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SHEET TITLE:
ELEVATIONS 2

DRAWN: RB, SK, CV	CHECKED: RdB
JOB NO: 1836	SHEET NO.:
SCALE: As Noted	A6.2
DATE: Nov. 24, 2020	CAD FILE: 1836 Nanaimo Honda CD 01 Elev. Sect.vwx

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No.	Date	Issue Notes
1	2019 12 03	DP Application
2	2020 08 11	DP Rev. 1
3	2020 11 24	DP Rev. 2

No. Date Revision Notes

NANAIMO HONDA

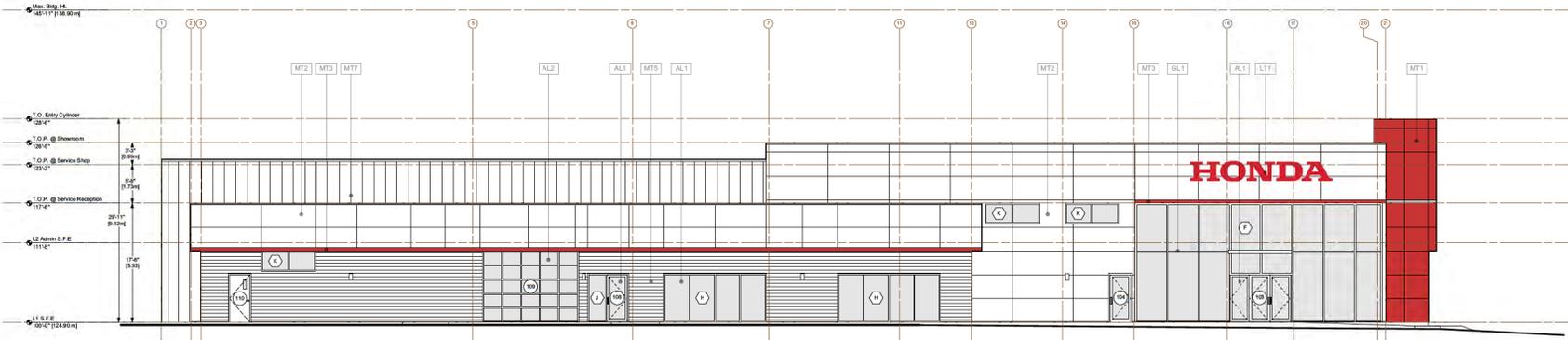
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SHEET TITLE:
ELEVATIONS 3

DRAWN: RB, SK, CV	CHECKED: RdB
JOB NO: 1836	SHEET NO.:
SCALE: As Noted	A6.3
DATE: Nov. 24, 2020	
CAD FILE: 1836 Nanaimo Honda CD 01 Elev_Sect.vcx	



1 South Elevation
 Scale: 1/8" = 1'-0"

- MATERIAL LEGEND**
- AL1 Aluminum Stansehit - Clear Anodized
 - AL2 Aluminum OH Door
 - CN1 Concrete (Natural Stain)
 - CL1 Curtain Wall
 - L11 Logo Illuminated with LED
 - MT1 ACP - Honda Red
 - MT2 ACP - Bone White
 - MT3 ACP Band - Honda Red
 - MT4 Metal Used Fascia - Bone White
 - MT5 Horizontal Corrugated Siding
 - MT6 Metal Used Column - Bone White
 - MT7 Vertical Corrugated Siding



ATTACHMENT F BUILDING RENDERINGS



1 Drawing List
2019-12-03

ARCHITECTURAL	
Dwg. No.	Drawing Name
A0.0	Cover Sheet
A0.1	Project Data / Context
A0.2	Streetscape
A0.3	Panoramas
A1.1	Site Plan
A2.1	Floor Plan L1
A2.2	Floor Plan L2
A2.3	Roof Plan
A6.1	Elevations 1
A6.2	Elevations 2
A6.3	Elevations 3

CIVIL	
1	General Notes
2	Key Plan
3	Grading Plan
4	Grading Detail
5	Driveway access profile
6	Roadworks - Cienar Drive
7	Servicing Plan
8	Details
9	Onsite Stormwater Management Plan
10	Offsite Stormwater Management Plan

LANDSCAPE	
1	Landscape Concept Plan

2 Consultants List
2019-11-22

Owner: Nanaimo Honda 2325 Bowen Rd Nanaimo, BC V9T 3L1 Email: paul.robson@nanaimohonda.com Barry Robson Email: barry.robson@nanaimohonda.com	Brand Consultants: Wels & Associates Inc. 310 Sandline Ave. Suite 100 A. Toronto, ON M5T 2E8 Tel: +1-907-9347 Phone: 416-967-0347 Email: info@wels.ca	Project Manager: IMCD 2214 McCullough Rd. Nanaimo, BC V9S 4M8 Tel: (250) 756-9955 Patrick Brandtzen Cell: 250-802-3596 Email: patrick@imcd.ca	Architect (CRP): Raymond de Beeld Architect Inc. 725 Terminal Ave. N. Nanaimo, B.C. V9S 4K1 Tel: 250-754-2108 Fax: 250-754-2118 Raymond de Beeld Cell: 250-726-1340 Email: rdebeeld@rdebeeldarchitect.ca Ruben Boas Email: ruben@rdebeeldarchitect.ca	Civil: Aglin & Martin Ltd. 12480 82 Avenue Surrey, B.C. V4W 3E9 Tel: 775-941-0644 Scott Lewis Cell: 775-269-3335 Email: scottlewis@aglinmartin.com	Landscaping: LADR Landscape Architects 3-264 Cassin Ave Victoria, BC V8T 1M5 Megan Walker Tel: 250-569-0105 Email: mwalker@ladr.ca	Geotechnical: Lewkowich Geotechnical Engineering Ltd. 3100 A and 2E 2969 Kemworth Road, Nanaimo, B.C. V9T 3M4 Tel: 250-756-9355 Fax: 250-756-3831 Steve Stacey Email: sstacey@lewkowich.com
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1 NE Perspective



3 SE Perspective

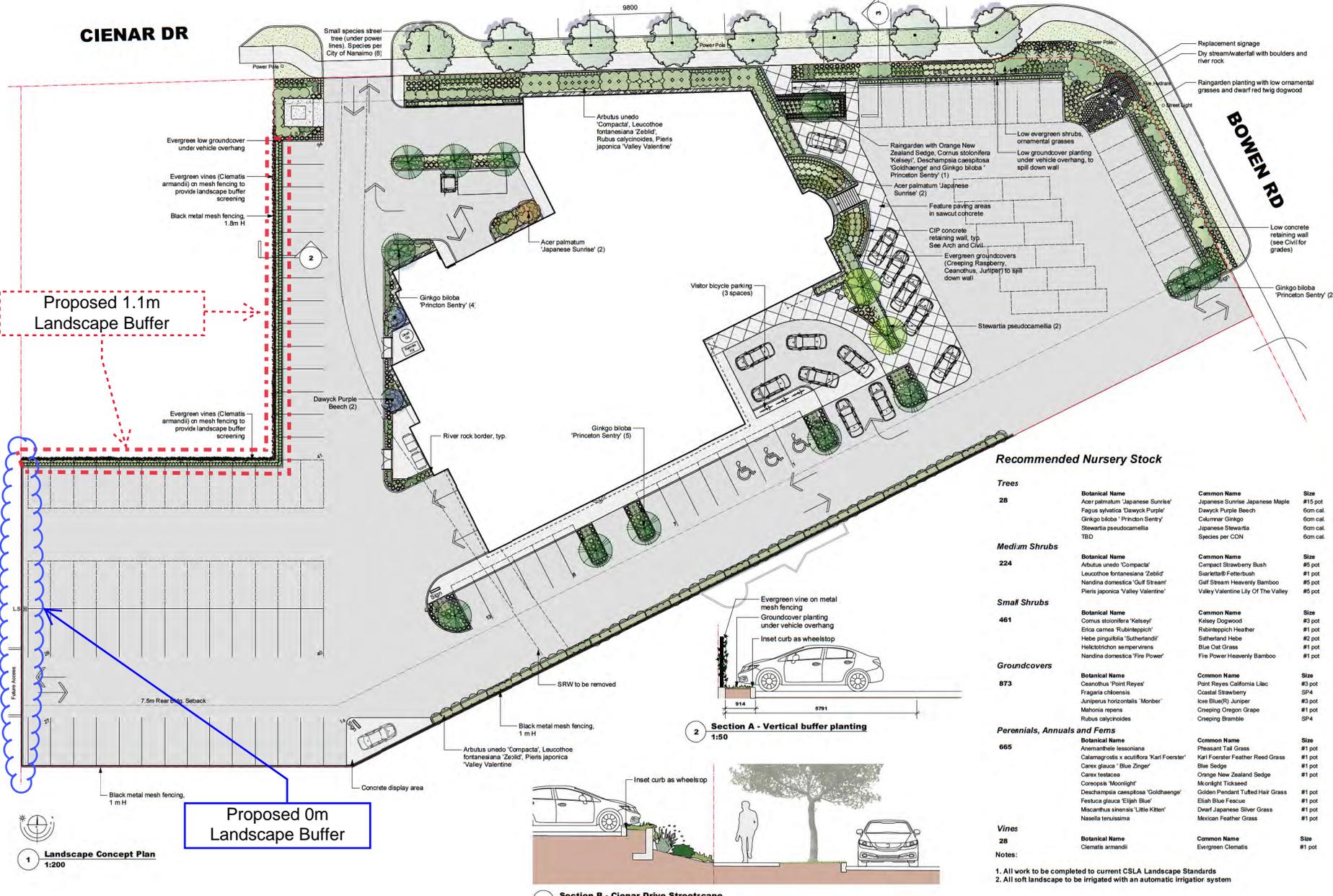


3 NW Perspective



4 SW Perspective

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size	
28	<i>Acer palmatum</i> 'Japanese Sunrise'	Japanese Sunrise Japanese Maple	#15 pot	
	<i>Fagus sylvatica</i> 'Dawycok Purple'	Dawycok Purple Beech	60m cal	
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Columnar Ginkgo	60m cal	
	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	60m cal	
TBD		Species per CON	60m cal	
Medium Shrubs	Botanical Name	Common Name	Size	
224	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot	
	<i>Leucothoe fontanesiana</i> 'Zebild'	Sarklet® Fetterbush	#1 pot	
	<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot	
	<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot	
Small Shrubs	Botanical Name	Common Name	Size	
461	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#3 pot	
	<i>Erica carnea</i> 'Rubinetteppich'	Rubintepich Heather	#1 pot	
	<i>Hebe pinguifolia</i> 'Sutherlandii'	Sutherland Hebe	#2 pot	
	<i>Blue Cat Grass</i>	Blue Cat Grass	#1 pot	
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot	
Groundcovers	Botanical Name	Common Name	Size	
873	<i>Ceanothus</i> 'Point Reyes'	Point Reyes California Lilac	#3 pot	
	<i>Fragaria chionensis</i>	Coastal Strawberry	SP4	
	<i>Juniperus horizontalis</i> 'Monber'	Ice Blue(R) Juniper	#3 pot	
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot	
	<i>Rubus calycinoides</i>	Creeping Bramble	SP4	
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size	
665	<i>Arenariae leucostriata</i>	Persant Tall Grass	#1 pot	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot	
	<i>Carex glauca</i> 'Blue Zinger'	Blue Sedge	#1 pot	
	<i>Carex testacea</i>	Orange New Zealand Sedge	#1 pot	
	<i>Coneocarpus</i> 'Moonlight'	Moonlight Tussock	#1 pot	
	<i>Deschampsia caespitosa</i> 'Goldhaenge'	Golden Pendant Tuffed Hair Grass	#1 pot	
	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	#1 pot	
	<i>Miscanthus sinensis</i> 'Little Kitten'	Dwarf Japanese Silver Grass	#1 pot	
	<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot	
Vines	Botanical Name	Common Name	Size	
28	<i>Clematis armandii</i>	Evergreen Clematis	#1 pot	

- Notes:
1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigator system

RECEIVED
DP1174
2020-AUG-13
Current Planning

Revision 1: Aug 6-20
Revision 2: Aug 10-20



Project No: 1926 Dec. 3/19 #2-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

Nanaimo Honda - Landscape Concept Plan

ATTACHMENT H
AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001174

Legend

 SUBJECT PROPERTIES