



**DEVELOPMENT PERMIT NO. DP001143**

**LAIRD WHEATON PROPERTIES LTD / BOWEN ROAD DEVELOPMENTS LTD**  
Name of Owner(s) of Land (Permittee)

**2338 KENWORTH ROAD**  
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 1, SECTION 5, WELLINGTON DISTRICT AND SECTION 20,  
MOUNTAIN DISTRICT, RANGE 7, PLAN EPP93135

PID No. 031-035-787

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

**Schedule A Location Plan**

**Schedule B Proposed Site Plan**

**Schedule C Proposed Building Elevations**

**Schedule D Proposed Landscape Plan**

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

The "City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

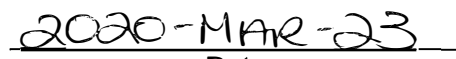
1. *Section 9.5.1 and Section 9.5.4 Siting of Buildings* – to increase the maximum front yard setback to allow 100% of the building face to be more than 6m from the front property line.
2. *Section 9.6.1 Location of Parking Area* – to permit parking between the front property line and the front face of a building, and within the maximum front yard setback.
3. *Section 9.7.1 Size of Buildings* – to waive the minimum required height of two-stories above grade.
4. *Section 17.12 Minimum Landscape Treatment Level 1c* – to reduce the minimum requirement of trees within the front yard landscape buffer from five to zero.

#### CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Proposed Site Plan prepared by Turner Architecture and Delinea Design Consultants Ltd., dated 2020-FEB-28, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Proposed Building Elevations, prepared by Turner Architecture and Delinea Design Consultants Ltd., dated 2020-FEB-10, as shown on Schedule C.
3. The subject property is developed generally in accordance with the Proposed Landscape Plan prepared by LADR Landscape Architects Inc., dated 2020-FEB-04, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 16TH DAY OF MARCH, 2020.

  
Corporate Officer

  
Date

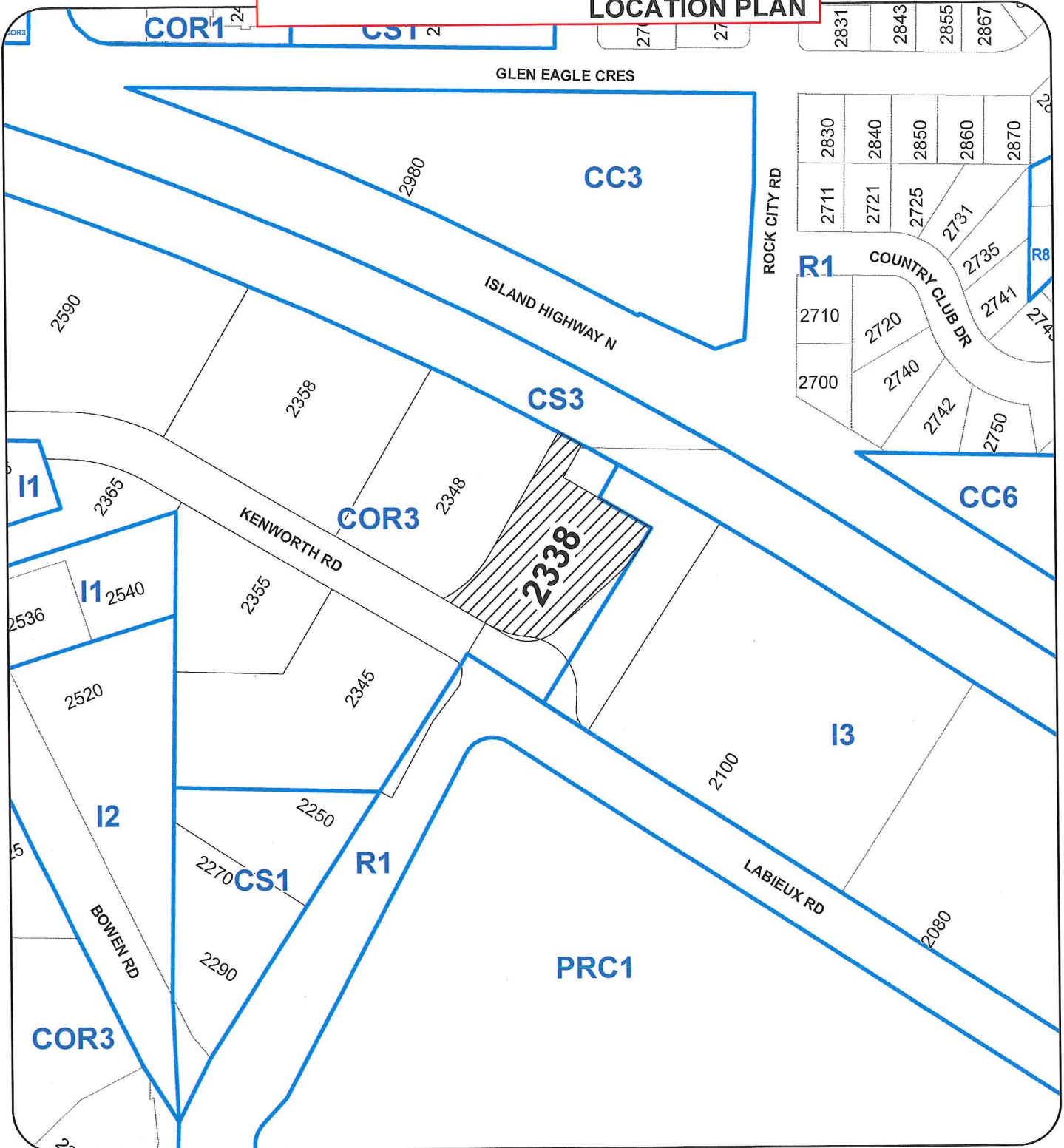
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Prospero attachment: DP001143

Development Permit DP001143  
2338 Kenworth Road

Schedule A

### LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001143

### LOCATION PLAN

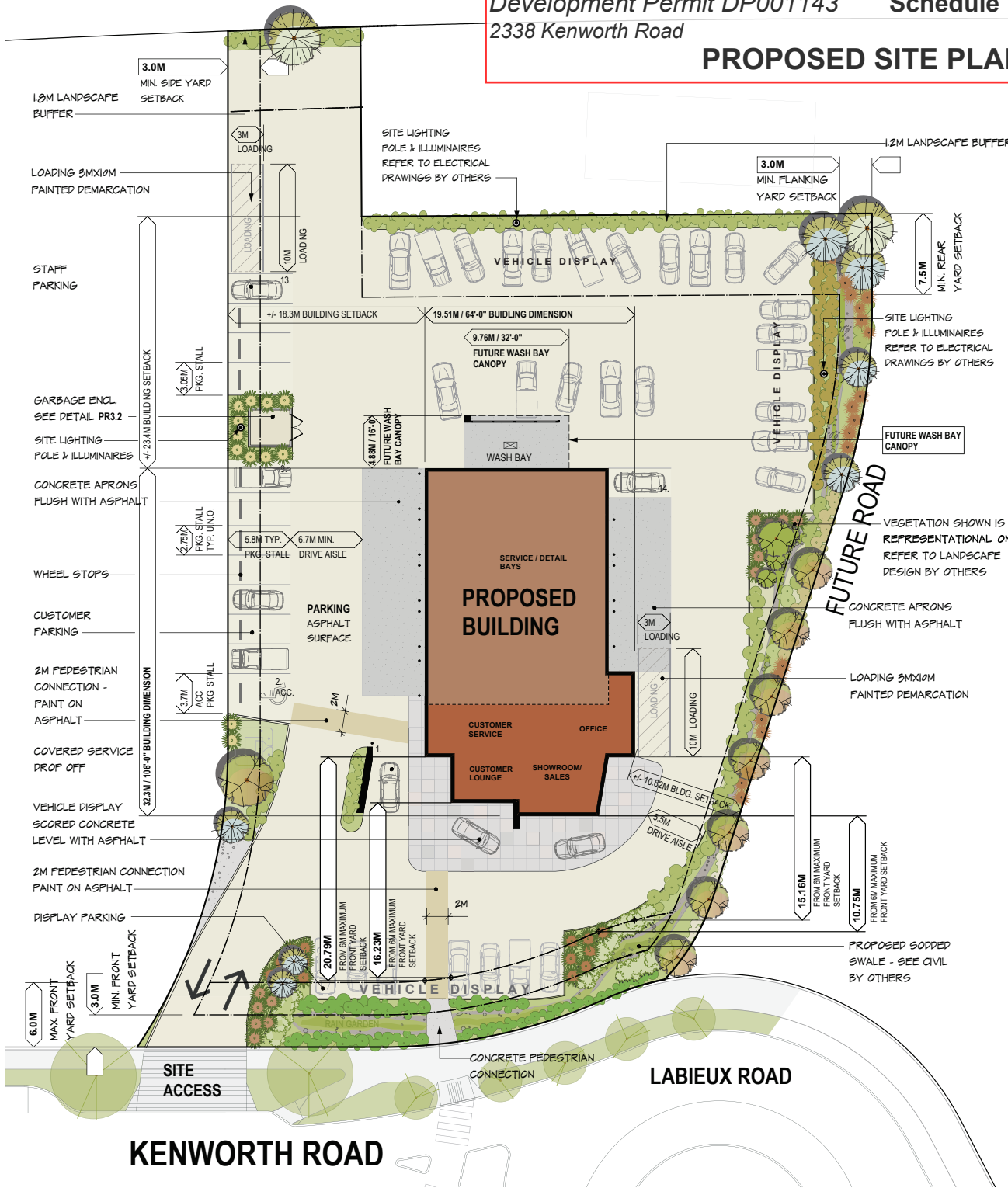
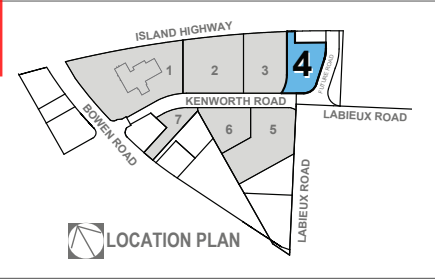
Civic: 2338 KENWORTH ROAD  
Legal: LOT 1, SECTION 5, WELLINGTON DISTRICT &  
SECTION 20, MOUNTAIN DISTRICT, PLAN EPP93135

N



Subject Property

**PROPOSED SITE PLAN**



**PROJECT DATA**

**CIVIC:** 2560 BOWEN ROAD (PARENT PARCEL)

**LEGAL:** LOT 4

**LOT AREA:** +/- 4,264.7 SQ.M. (1.05 ACRES)

**LAND USE:** AUTOMOTIVE SALES & SERVICE

**ZONING:** COR 3 - COMMUNITY CORRIDOR

**DP AREA:** DPA9 - ALL LANDS

**LOT COVERAGE:** 12.85%

**FLOOR AREA:**  
MAIN LEVEL +/- 5,894 SQ.FT. / 547.6 SQ.M.  
MEZZANINE +/- 355 SQ.FT. / 32.98 SQ.M.

**F.A.R.:** (MAX 0.75)  
.14

PARKING:	
REQUIRED:	53.88 SQ.M. @ 1/10 SQ.M. OF SALES FL. AREA
	1 PER SERVICE BAY
TOTAL REQUIRED:	14 STALLS
PROVIDED:	STANDARD CARS
	ACCESSIBLE
TOTAL PROVIDED:	14 STALLS

**LOADING:**  
REQUIRED: 2  
PROVIDED: 2

**BICYCLE PARKING:** NOT REQUIRED

proposed building for:

**EUROPEANSPECIALTY**  
AUTOMOTIVE SERVICES

**TURNER ARCHITECTURE**

1661 DURANLEAU STREET  
VAN COULVER, BC V6H 3S3  
604 682 4853  
bob@turnerarchitecture.com



**PROJECT #:** 1445.36.16  
**ISSUED:** JAN. 15, 2018  
JAN. 22, 2018  
FEB. 16, 2018  
MAR. 01, 2018  
MAR. 28, 2018  
JUNE 26, 2018  
SEPT. 14, 2018  
OCT. 30, 2018  
DEC. 04, 2018  
**PRE-APP MEETING:** FEB. 21, 2019  
**MEETING:** MARCH 18, 2019  
**ISSUED FOR DP:** MAY 13, 2019  
**TO CONSULTANT:** JAN. 27, 2020  
**DP AMENDMENT:** JAN. 31, 2020  
**DP AMENDMENT:** FEB. 10, 2020  
**DP SUPPLEMENTAL INFORMATION:** FEB. 28, 2020

DRAWING #:

PR.1.1



**SITE PLAN - LOT 4**

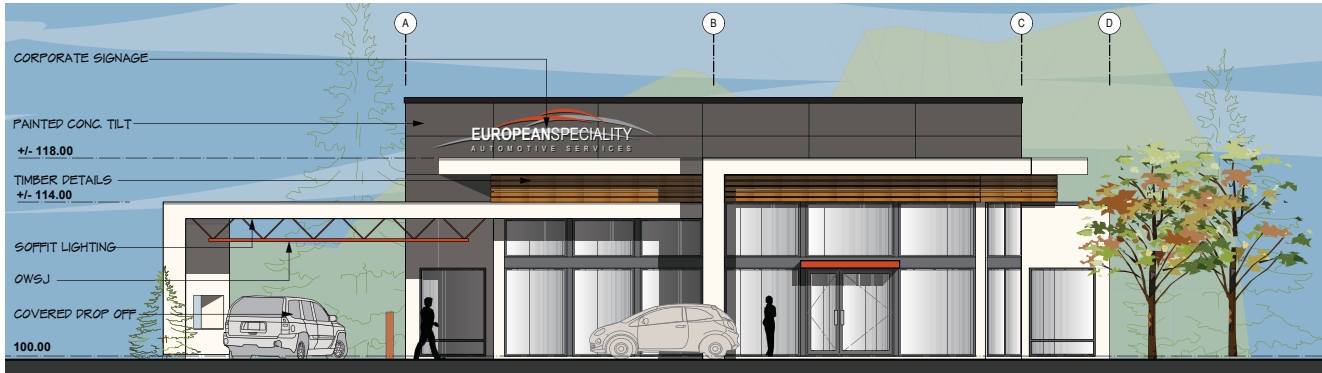
SCALE: 1:200 METRIC

RECEIVED  
**DP 1143**  
2020-FEB-28

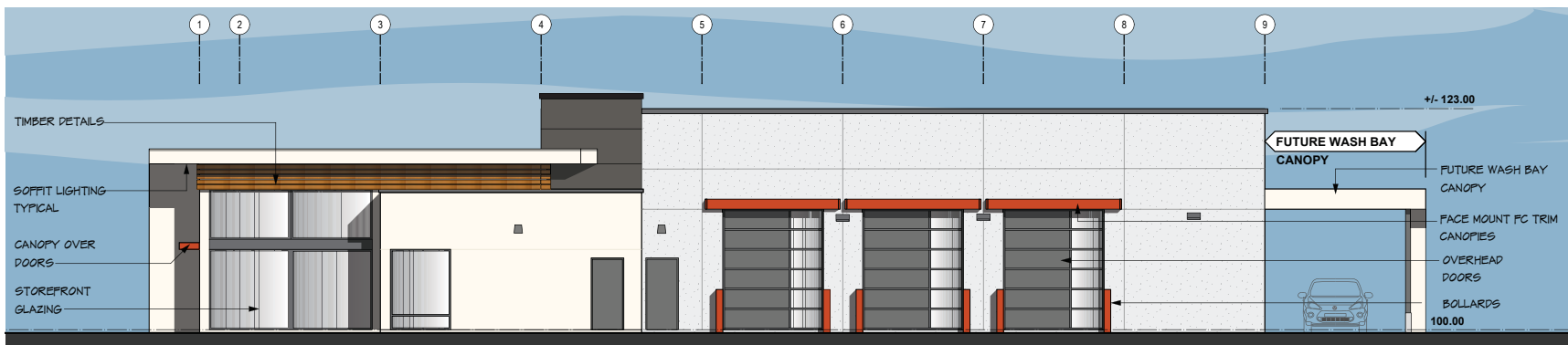
Consult Planning



**PROPOSED BUILDING ELEVATIONS**






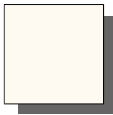


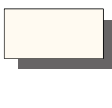



**SOUTH ELEVATION - FACING KENWORTH ROAD**  
NOT TO SCALE



**EAST ELEVATION**  
NOT TO SCALE

**EXTERIOR COLOUR SCHEDULE EUROPEAN SPECIALTY MOTORS**

	TILT UP CONCRETE NATURAL WITH CLEAR SEALER OR PAINT COLOUR: 'ARGOS'		CANOPIES / OWSJ / BOLLARDS CORPORATE COLOUR VERIFY SHADE		MAN DOORS/ OVERHEAD DOORS/ COLOUR BLOCKING PAINT COLOUR: 'PEPPERCORN'		WINDOW FRAMES 'DARK GREY'
	TILT UP CONCRETE PAINT COLOUR: 'GRIZZLE GRAY'		SIDING / E.F.I.S PAINT COLOUR: 'WHITE HERON'		CAP FLASHING- METAL/ METAL ABOVE DOORS 'CHARCOAL GREY'		METAL SOFFITS 'WHITE'
					FLASHING- METAL 'WHITE WHITE'		TIMBER DETAIL CEDAR OR FIR- CLEAR FINISH

proposed building for:

**EUROPEAN SPECIALTY**  
AUTOMOTIVE SERVICES

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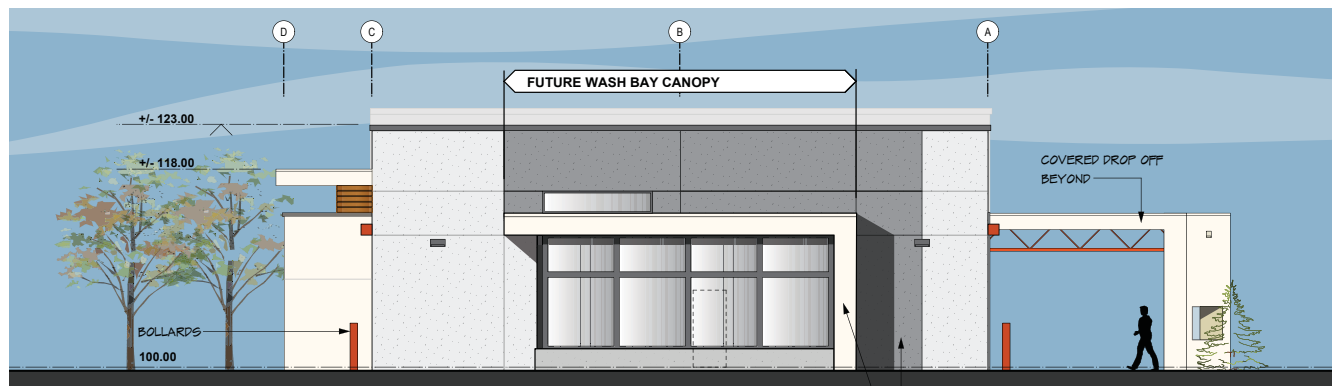


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FEB. 21, 2019  
MEETING  
ISSUED MARCH 18, 2019  
ISSUED FOR DP, MAY 13, 2019  
DP AMENDMENT FEB. 10, 2020

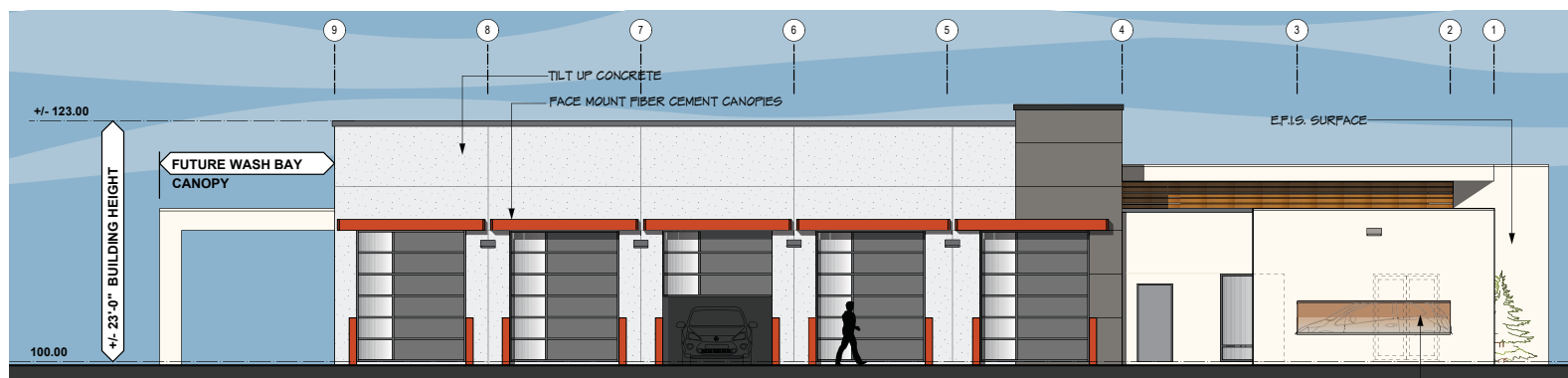
DRAWING #:

RECEIVED  
DP 1143  
2020-FEB-11  
CITY OF VANCOUVER

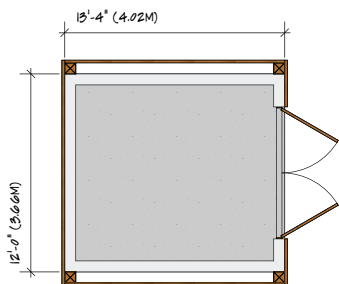
PR3.1



**NORTH ELEVATION** - FACING ISLAND HIGHWAY  
NOT TO SCALE

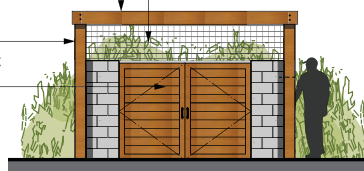


**WEST ELEVATION**  
NOT TO SCALE

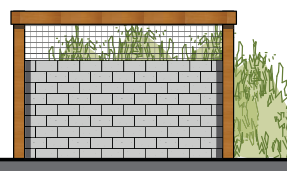


**GARB. ENCL. - PLAN**

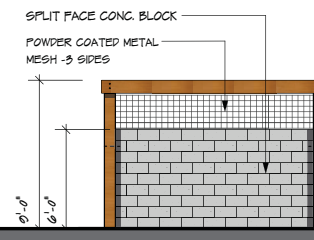
- POWDER COATED METAL MESH BEYOND
- R.S. 2X10 CEDAR BEAMS @ PERIM.
- 8X8 CEDAR POSTS BOLTED TO CONC. BLOCK
- 1X6 CEDAR GATES ON POWDER COATED ALUM. SECTION GATE FRAME



**FRONT ELEVATION**



**SIDE ELEVATION**  
(OPPOSITE SIDE SIMILAR)



**REAR ELEVATION**

proposed building for:

**EUROPEANSPECIALTY**  
AUTOMOTIVE SERVICES

**TURNER ARCHITECTURE**

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PRE-APP MEETING	FEB. 21, 2019
MEETING	MARCH 18, 2019
ISSUED FOR DP	MAY 15, 2019
DP AMENDMENT	FEB. 10, 2020

DRAWING #:

**PR3.2**

**RECEIVED**  
**DP 1143**  
**2020-FEB-11**  
Current Planning

PROPOSED LANDSCAPE PLAN

Legend

- River Rock
- Boulevard Trees (not part of site)

**Design Rationale:** The character area is identified as the Wellington/Townsite/Departure Bay Area composed of old communities surrounded by suburbia. This area is largely urban with mixed densities and some institutional, commercial and industrial areas.

To remain compatible with the character area and site demands, bio-swales are incorporated as part of the Storm Water Management System and are planted primarily with native plant species tolerant of the site's wet to dry conditions and arranged in an informal layout with attention to low screening along the east property boundary. Horticultural tree species are selected for their hardiness for the variety of site conditions.

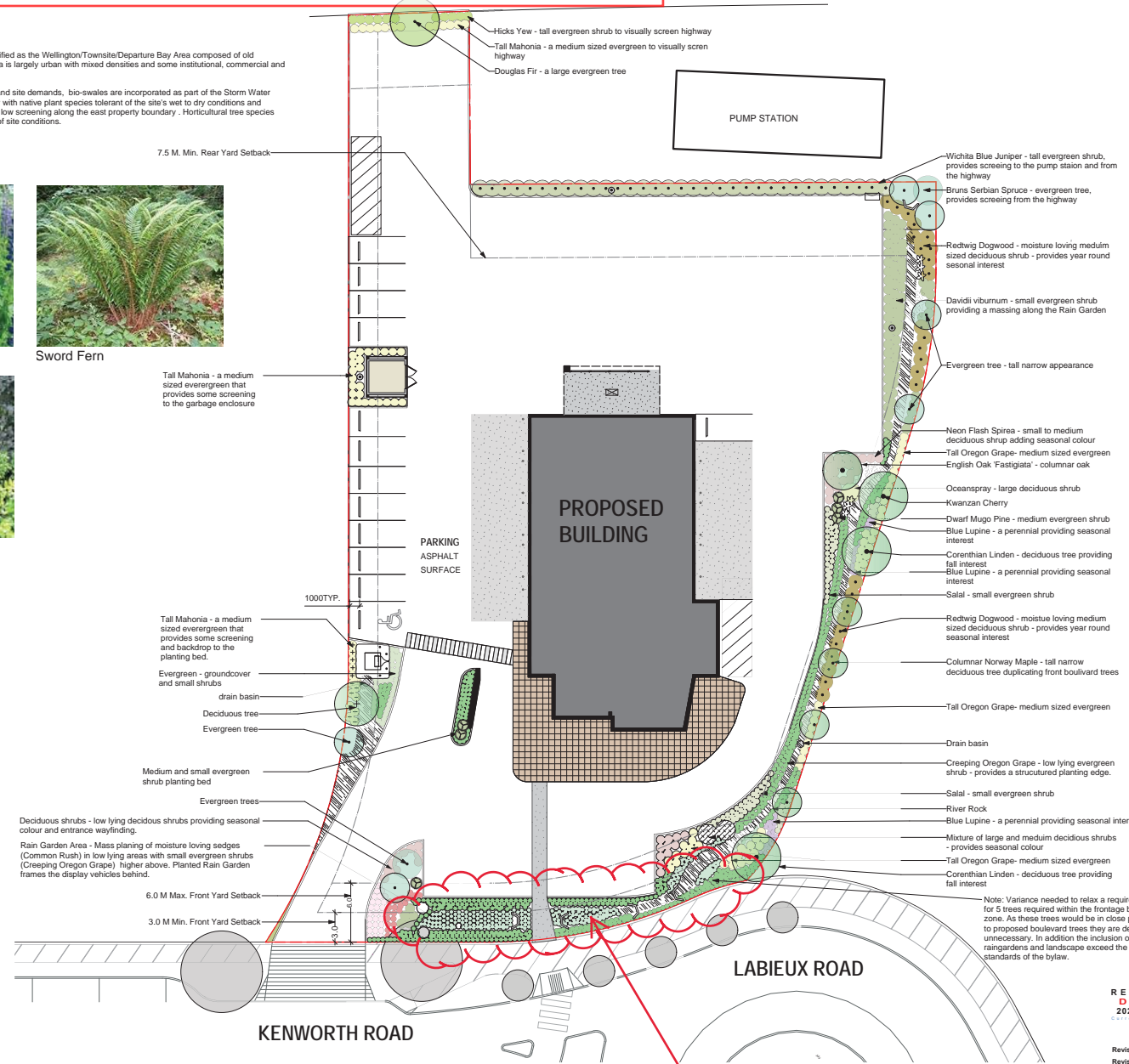


Brun's Serbian Spruce  
Tall Oregon Grape  
Lupine  
Sword Fern  
Neon Flash Spirea  
Common Rush  
Creeping Oregon Grape

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
18	Acer glaberrimes 'Columnare'	Columnar Norway Maple	6cm caliper, 1.5m min height
	Acer rubrum 'New World'	New World Red Maple	5cm caliper
	Picea omorika 'Brun's'	Brun's Serbian Spruce	2.5 m height
	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	6m caliper, 1.5m min height
	Pseudotsuga menziesii	Douglas Fir	2.5 m height
	Quercus robur f. fastigiata	English Oak	6cm caliper, 1.5m min height
	Tilia cordata 'Corzani'	Common Linden	4cm caliper
Large Shrubs	Botanical Name	Common Name	Size
49	Holodiscus discolor	Oceanspray	#2 pot
	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#2 pot
	Taxus x media 'Hicksii'	Hicks Yew	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
260	Cornus stolonifera	Redwing Dogwood	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
	Spirea japonica 'Neon Flash'	Neon Flash Spirea	#2 pot
	Viburnum davidii	David's Viburnum	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
783	Barberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot
	Gaultheria shallon	Sisal	#1 pot
	Juncus effusus	Common Rush	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
	Spirea x bumalda 'Magic Carpet'	Magic Carpet Spirea	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
308	Juncus effusus	Common Rush	#1 pot
	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	#1 pot
	Polystichum minatum	Sword Fern	#1 pot
Groundcovers	Botanical Name	Common Name	Size
35	Aristotaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot

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



Note: Variance needed to relax a requirement for 5 trees required within the frontage buffer zone. As these trees would be in close proximity to proposed boulevard trees they are deemed unnecessary. In addition the inclusion of raingardens and landscape exceed the minimal standards of the bylaw.

RECEIVED  
 DP1143  
 2020-FEB-11

Revision: Feb-04-2020  
 Revision: Jul-30-2019

2338 Kenworth Road - Landscape Plan



**LADR LANDSCAPE ARCHITECTS**  
 Project No: 1842 Feb-26-2019  
 #3-864 Queens Ave. Victoria B.C. V8T 1M5  
 Phone: (250) 588-0105 Fax: (250) 412-0696

Area of Minimum Landscape Treatment Level Variance