

DATE OF MEETING | September 14, 2020 |
AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING |
**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1172 –
2348 KENWORTH ROAD |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for the new location of the Mitsubishi auto dealership.

Recommendation

That Council issue Development Permit No. DP1172 at 2348 Kenworth Road with the following variances:

- to increase the maximum permitted front yard setback from 6m to 22.41m for 100% of the front face of the building;
- to waive the minimum building height requirement to allow the building as proposed; and
- to allow parking between the front property line and the front face of the proposed building.

BACKGROUND

A development permit application, DP1172, was received from Island West Coast Developments on behalf of 2197452 Alberta Ltd., for the development of an auto dealership to be located at 2348 Kenworth Road. The subject property was rezoned (RA288) on 2017-NOV-03, from High Tech Industrial (I3) to Community Corridor (COR3) with a site-specific use permitting automobile sales, service, and rental use.

The subject property is Lot 3 within a recently approved eight-lot subdivision (SUB1234) of 2560/2590 Bowen Road. Kenworth Road has been extended to Labieux Road as a condition of the subdivision (former Madill industrial lands). There is a recently approved development permit (DP1143) for an auto dealership at 2338 Kenworth Road, adjacent to the property.

Subject Property and Site Context

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject area is located between Labieux Road and the Island Highway at the proposed intersection of Labieux Road and Kenworth Road.
<i>Total Area</i>	0.608ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area 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 is now vacant as the buildings onsite were demolished. Beban Park is located to the southeast across Labieux Road, and the City’s pump house station is within the adjacent site (Lot 4) to the northeast. The surrounding properties consist of a mix of industrial, commercial and institutional uses. The City Public Works yard is nearby on Labieux Road, to the southeast of the subject site.]

DISCUSSION

Proposed Development

The proposed development is an auto dealership with a two-storey, 1,866.51m² dealership office, service area, and an underground car storage area.

Site Design

The site will have a shared driveway with the adjacent property (Lot 2), accessed from Kenworth Road. The proposed dealership office and service building will be located approximately within the center of the property, which is set back 22.41m from the front property line. The dealership office faces the front property line (Kenworth Road) with the service area located on the west side. Service bays will be accessed from both sides of the building. A separate wash bay and auto detailing area is located on the northwest corner of the building.

Staff and customer parking is provided along the east and west sides, to the rear of the building, and between the front building face and front property line. Vehicles will be displayed along the southeast corner of the site, facing Kenworth Road.

A covered, service area drop off will be located on the front elevation of the building, and two pedestrian connections are provided from the street to the building, between the vehicle display row and over the drive aisles.

Building Design

The building includes a 1,454.7m² main floor and 411.81m² second floor office area. The proposed building is contemporary in design with a flat roof. The building façade is predominately aluminum curtain wall glazing, corrugated metal siding, painted tilt-up concrete panels, and aluminum composite panels.

The front façade (south elevation) includes prominent glazing in order to feature the interior of the show room. A small projecting red and black canopy connects to the ground and is used to break up the front façade wall face. The façade expresses the corporate colours and geometric logo of Mitsubishi. The principle pedestrian entrance to the showroom will be centered between two pedestrian connections from Kenworth Road.

The southwest elevation features a bumped-out service drive thru area with an open rooftop amenity space for employees, complete with landscaping. Towards the rear of the building (northwest elevation), there is a covered wash bay area which is finished with horizontal corrugated metal cladding.

The northeast elevation, facing the Island Highway, is predominately tilt-up concrete panels with wash bay doors and a painted fascia band on tilt-up concrete with the Mitsubishi logo along the top of the building. Along the eastern side, the finishes include glazing along the side of the showroom, metal cladding, and tilt-up concrete on the rear portion of the building with access to the vehicle elevator.

The massing, articulation, and building materials will provide visual interest to the street scape. The building design meets the intent and objectives of the City of Nanaimo's *General Development Permit Area Design Guidelines*.

Landscape Design

The proposed landscape design includes a 3m-wide landscape buffer along the front property line parallel to Kenworth Road. The Kenworth Road streetscape consists of a bioswale, with columnar trees under planted with low, mixed evergreen and deciduous plantings which will complement the existing street trees. Two pedestrian paths cross the bioswale connecting the sidewalk to the site.

The landscape buffer with Dogwood trees continues along the east property line to provide a buffer to adjacent Lot 4. Evergreen hedges are proposed along the landscape buffer to soften the extent of the asphalt parking areas along both the east and west property lines.

A storm-water pond forms the majority of the northeastern landscape buffer along the rear property line, adjacent to the railway corridor. An old rail spur enters the site at this point that is proposed to be preserved. The applicant proposes to plant coniferous and deciduous trees with native shrubs as the under plantings around the existing retention pond.

The applicant is also proposing landscaping for the rooftop patio, which includes trees in planters. Short-term bicycle parking is provided at the northeast corner of the property, against the building. The garbage enclosure is also located at the rear, attached to the building. It is enclosed by 1.8m-high corrugated metal siding.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-FEB-27, accepted DP001172 as presented with support for the proposed variances. The following recommendations were provided:

- Look at ways to articulate the north elevation and the northeast corner of the building;
- Consider adding transparency to the north side elevation;
- Consider ways to provide screening for rooftop equipment;
- Look at ways to enhance the front entry to make it more inviting; and
- Consider adding landscape elements closer to the building.

Design changes were incorporated into revised plans in response to Staff and DAP comments, including adding a horizontal painted black band around the top of the service bays to tie in with the front elevation, adding additional glazing and screening to the roof top equipment.

Proposed Variances

Maximum Front Yard Setback

The COR3 zone permits a maximum front yard setback of 6m for at least 50% of the building face. A majority of the building face is set back approximately 22.41m, which is a variance of 16.41m. This is a characteristic of the automobile sales, service, and rental use. The space is necessary for vehicle display and a portion of the required parking. Additional parking is provided to the sides and rear of the building. In addition, the proposed landscaping and street trees will soften the visual impact of the hard surface area in front of the building face. Staff support the proposed variance.

Minimum Building Height

The COR3 zone requires a minimum building height of two storeys above grade. The proposed building is not composed of a full two-storeys which does not meet the intent of the “City of Nanaimo Zoning Bylaw 2011 No. 4500”; therefore, a variance is required. The building form/massing presents as two-storeys and is designed to suit the intended auto-oriented use on the ground level with a small, second floor mezzanine. Staff support the proposed variance.

Location of Parking Area

Section 9.6.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” prohibits parking between the front property line and the front face of a building or within the 6m maximum front yard setback area within Corridor zones. A variance is therefore required for the proposed parking and vehicle display areas between the front face of the building and front property line. As the landscape buffer along the Kenworth Road frontage will provide screening for this parking and display area, Staff support the proposed variance.

SUMMARY POINTS

- Development Permit Application No. DP1172 is for a 1,866.51m² commercial building as the new location of Mitsubishi.
- Variances are requested to increase the maximum front yard setback, minimum building height, and location of parking areas.
- 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: Proposed Building Elevations
ATTACHMENT F: Proposed 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

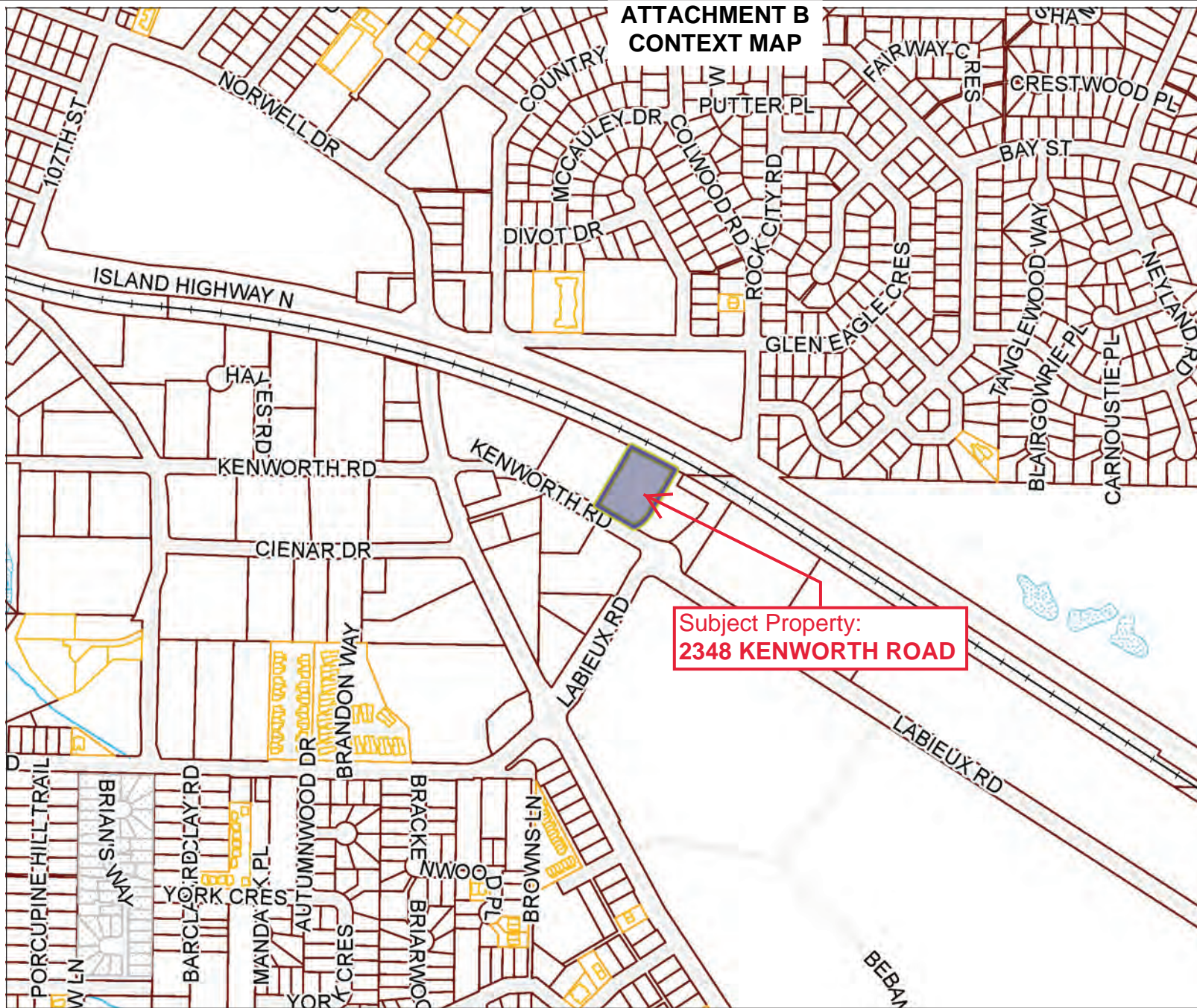
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.5.1 and Section 9.5.4 Siting of Buildings* – to increase the maximum permitted front yard setback for 100% of the front face of the building from 6m to 22.41m.
2. *Section 9.7.1 Size of Buildings* – to waive the minimum required building height of two-storeys above grade.
3. *Section 9.6.1 Location of Parking Area* – to allow parking between the front property line and the front face of the building.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the proposed Site Plan prepared by Alan Lowe Architect Inc., dated 2020-SEP-02, as shown on Attachment D.
2. The subject property is developed in substantial compliance with the proposed Building Elevations prepared by Alan Lowe Architect Inc., dated 2020-JUN-15, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2020-JUL-02, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP



Legend

- + Railways Overview
- Parcel Hooks
- ▨ Mobile Homes
- ▨ Airspace Parcels
- ▨ Water Lease
- ▨ Strata Buildings
- ▨ Strata Lots
- ▨ Bare Land Strata
- ▨ Strata Parcels
- ▨ Land Parcels
- Roads
- Political Boundaries
- ▭ City
- ▭ Indian Reserve
- Rivers
- Streams
- ▨ Lakes
- ▨ Ponds
- ▨ Rivers
- ▨ Wetlands

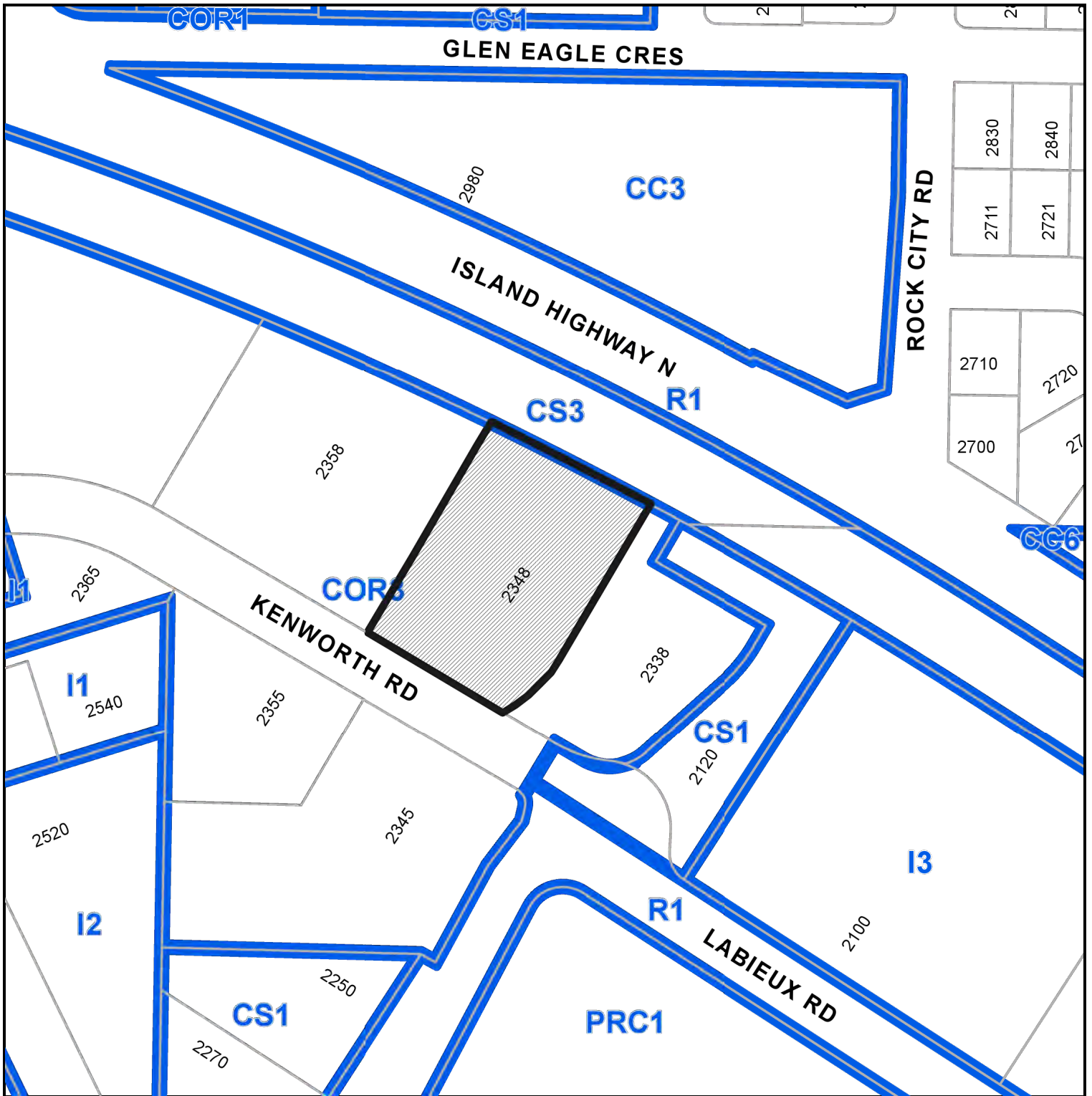
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ATTACHMENT C
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001172

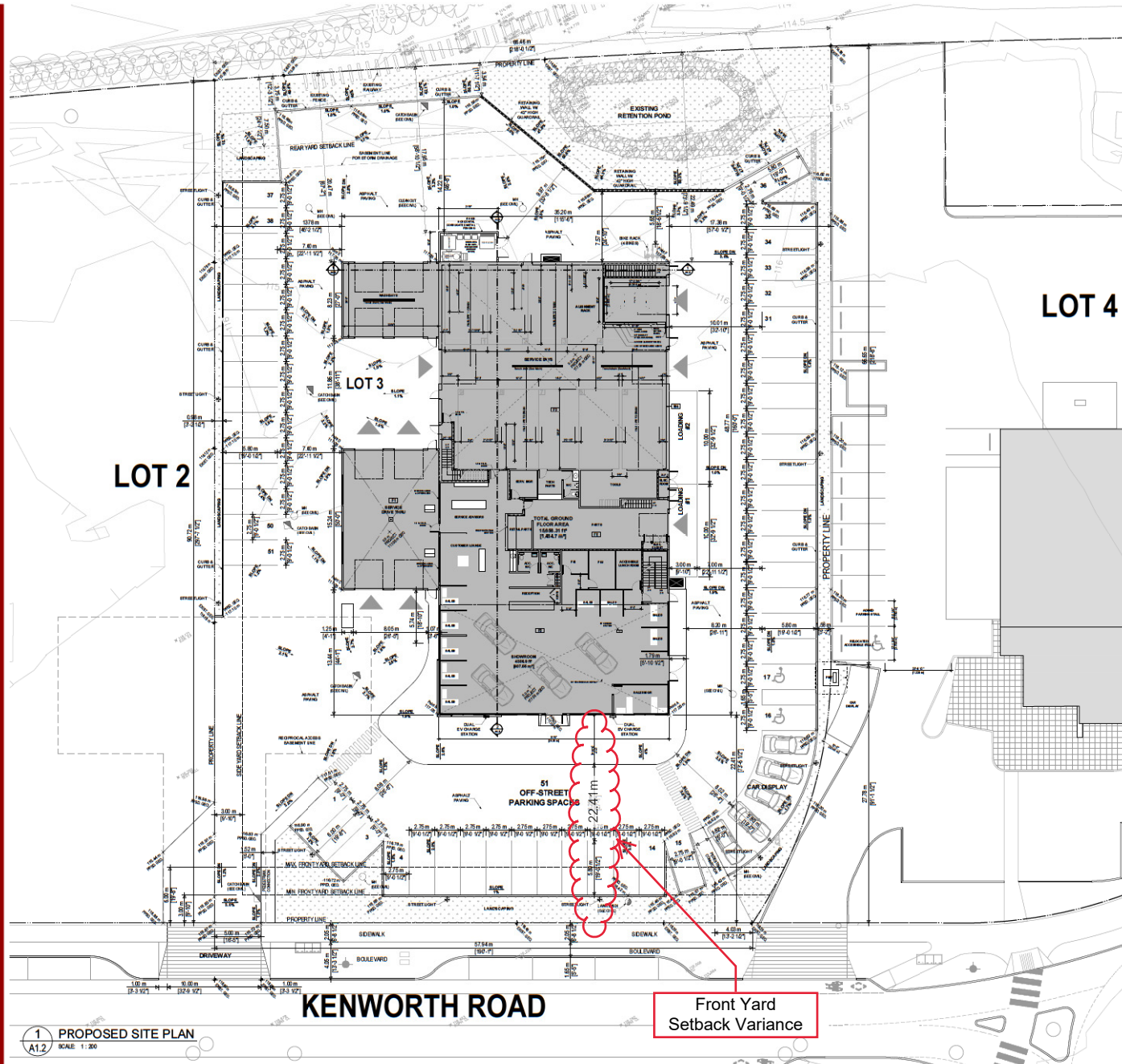


Subject Property

CIVIC: 2348 KENWORTH ROAD

LEGAL: LOT 3, SECTION 5, WELLINGTON DISTRICT & SECTION 20, RANGE 7,
MOUNTAIN DISTRICT, PLAN EPP92969

ATTACHMENT D SITE PLAN



PROJECT INFORMATION

LEGAL ADDRESS:
 LOT A (DD3932421), SECTION 5,
 WELLINGTON DISTRICT, PLAN 14534,
 EXCEPT PART IN PLAN 43195, VIPS7019 & MP82719
 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 (65,466.52 sq.ft.)

GROUND FLOOR AREA: 1454.7 m² (15,658.31 sq.ft.)
2ND FLOOR AREA: 411.81 m² (4,432.76 sq.ft.)
GROSS FLOOR AREA: 1,866.51 m² (20,091.07 sq.ft.)

BUILDING AREA: 1454.7 m² (15,658.31 sq.ft.)

PROPOSED FLOOR AREA RATIO (FAR): 0.30 : 1 0.75 : 1

SETBACKS:

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.0 m (min.)		22.41 m
MAX. FRONT YARD SETBACK - 6.0 m (max.)		22.41 m **
SIDE YARD 1 - 0.0 m		17.98 m
SIDE YARD 2 - 3.0 m (min.)		13.78 m
REAR YARD - 7.5 m (min.)		20.47 m

** VARIANCE REQUIRED FOR MAX. FRONT YARD SETBACK

REQUIRED:

- LOT COVERAGE - 60% (max.): 23.91%
- NUMBER OF STOREYS - 2 (min.): 2
- BUILDING HEIGHT - 14 m (max.): 7.96 m

PROPOSED:

- LOT COVERAGE - 60% (max.): 23.91%
- NUMBER OF STOREYS - 2 (min.): 2
- BUILDING HEIGHT - 14 m (max.): 7.96 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:

- 51 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 [Symbol]

PROPOSED EI [Symbol]

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project no.: _____

issue / revision:

Issue / Revision	Date
13 AMENDMENT TO DP	02 SEP '20
12 BUILDING PERMIT	07 AUG '20
11 BE CO-ORD. #9	04 AUG '20
10 BE CO-ORD. #8	29 JUL '20
9 BE CO-ORD. #7	22 JUL '20
8 BE CO-ORD. #6	17 JUL '20
7 BE CO-ORD. #5	16 JUN '20
6 AMENDMENTS TO DP	16 JUN '20
5 BE CO-ORD. #4	03 JUN '20
4 BE CO-ORD. #3	22 MAY '20
3 BE CO-ORD. #2	20 MAY '20
2 BE CO-ORD. #1	13 MAY '20
1 DEVELOPMENT PERMIT	26 NOV '19

No. Issued / Revisions Date

alan lowe architect inc.
 #118 - 21 Erie St. 1 250.360.2888
 Victoria, British Columbia
 east

project title:
PROPOSED MITSUBISHI DEALERSHIP
 2348 KENWORTH ROAD
 NANAIMO, BC
 drawing no.:

PROPOSED SITE PLAN ZONING DATA

project no.: 19-022
 date: 02 SEP 2020 scale: AS NOTED
 checked by: LOWE drawn by: DM, RT
 sheet no.:



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DP1172
 2020-SEP-02
 CURRENT PLANNING

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

Front Yard Setback Variance

A1.2

ATTACHMENT E PROPOSED BUILDING ELEVATIONS

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Issue / Revisions	Date
6 AMENDMENTS TO DP	15 JUN 20
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project title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
NANAIMO, BC

PROPOSED
ELEVATIONS

project no.: 19-622

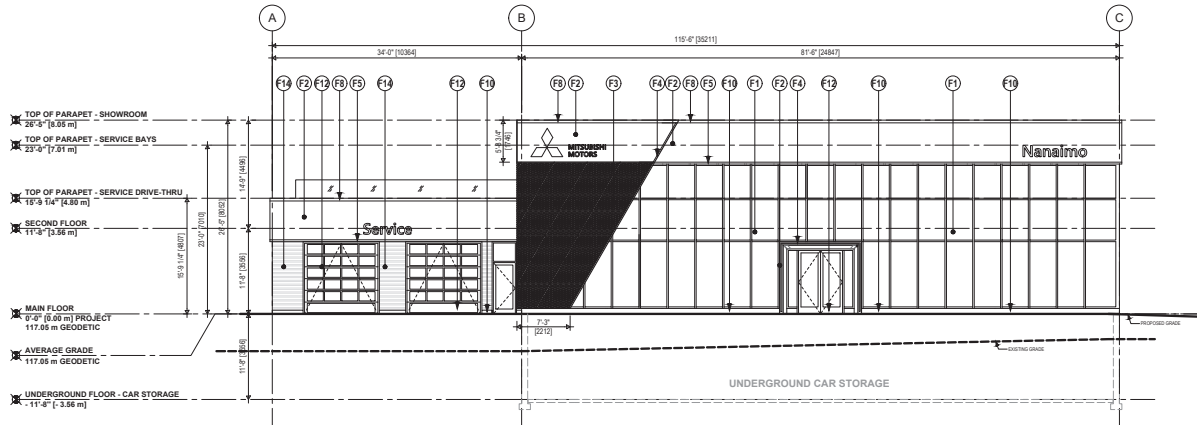
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checked by: LOWE drawn by: DM, RT

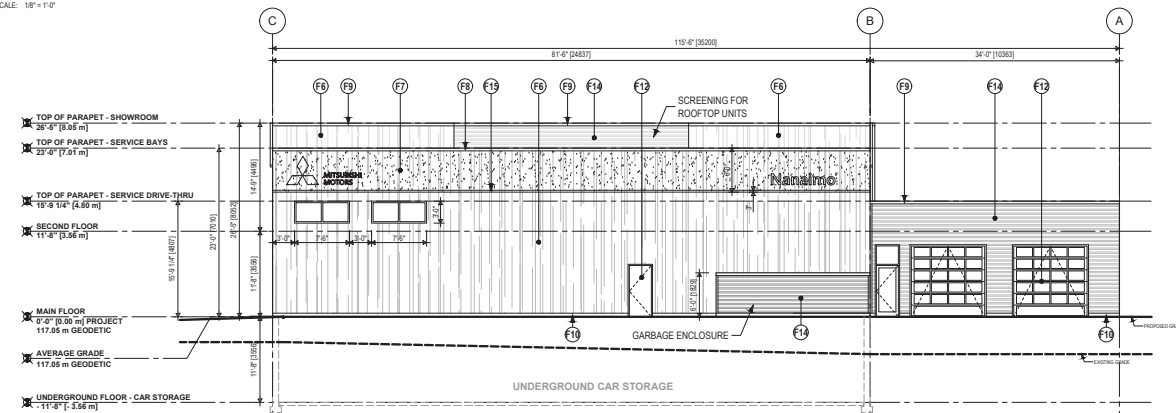
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2020-JUL-02

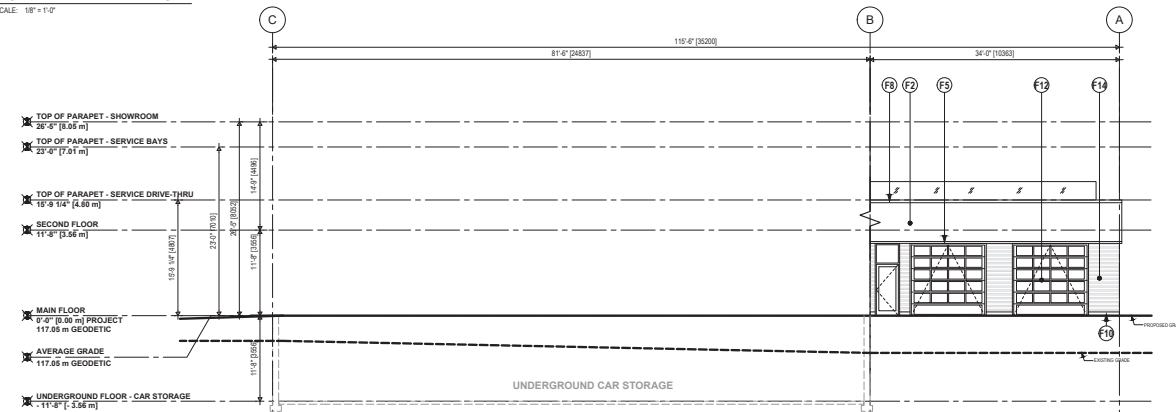
A3.0



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



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



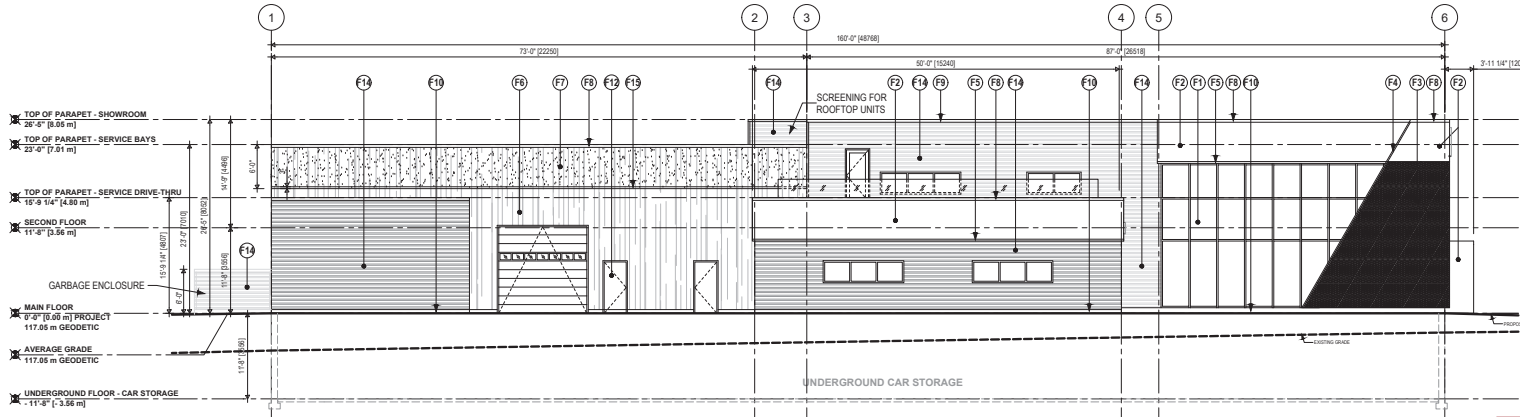
3 NORTH EAST ELEVATION - DRIVE THRU
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

- F1 SHOWROOM CURTAIN WALL
KAWNEER 1600T SYSTEM 1
GLASS SCARABAW 704
FRAME: CLEAR ANODIZED
- F2 FASCIA
SOBOTEC LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- F3 PERFORATED METAL PANELS
SOBOTEC LTD.
ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"
- F4 FASCIA ACCENT
"RED"
- F5 FASCIA ACCENT
"WHITE"
- F6 TILT UP CONCRETE
PAINTED TO MATCH COLOUR OF 1/4" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- F7 PAINTED FASCIA BAND ON TILT UP CONCRETE
COLOUR TO MATCH 1/4" ACM PANEL IN BLACK
- F8 PRE FINISHED METAL CAP FLASHING
COLOUR TO MATCH 1/4" CORRUGATED METAL CLADDING
- F9 PRE FINISHED METAL CAP FLASHING
COLOUR TO MATCH 1/4" CORRUGATED METAL CLADDING
- F10 BASE WALL METAL FLASHING
COLOUR TO MATCH 1/4" CORRUGATED METAL CLADDING
- F11 1/2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF F5 (WHITE)
- F12 EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH 1/4" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- F13 1/2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF F4 (RED)
- F14 HORIZONTAL CORRUGATED METAL CLADDING
VICWEST - CL 6025 SR
IN "BRIGHT SILVER" - GC-2624 HORIZONTAL ORIENTATION
PAINTED ACCENT BAND ON TILT UP CONCRETE
COLOUR TO MATCH F5 FASCIA ACCENT IN WHITE

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

EXTERIOR FINISHES & NOTES :

- F1 SHOWROOM CURTAIN WALL
KAWNEER 1600T SYSTEM 1
GLASS: SOLARBAN 70XL
FRAME: CLEAR ANODIZED
- F2 FASCIA
SOBOTECT LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- F3 PERFORATED METAL PANELS
SOBOTECT LTD.
ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLACK"
- F4 FASCIA ACCENT
"RED"
- F5 FASCIA ACCENT
"WHITE"
- F6 TILT UP CONCRETE
PAINTED TO MATCH COLOUR OF 1" CORRUGATED METAL CLADDING
(CONFORM COLOUR W ARCHITECT)
- F7 PAINTED FASCIA BAND ON TILT UP CONCRETE
COLOUR TO MATCH "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 "F1" CORRUGATED METAL CLADDING
- F10 BASE WALL METAL FLASHING
COLOUR TO MATCH "F1" 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 "F1" 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
"HONEST" - CL 6025 SR
IN "BRIGHT SILVER" - OC-2624 HORIZONTAL ORIENTATION
PAINTED ACCENT BAND ON TILT UP CONCRETE
COLOUR TO MATCH "F5" FASCIA ACCENT IN WHITE

Issue / Revisions:

No.	Issue / Revisions	Date
6	AMENDMENTS TO DP	15 JUN 20
5	BP CO-ORD.	03 JUN 20
4	BP CO-ORD.	22 MAY 20
3	BP CO-ORD.	20 MAY 20
2	BP CO-ORD.	13 MAY 20
1	DEVELOPMENT PERMIT	26 NOV 19

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project title:
PROPOSED MITSUBISHI DEALERSHIP
KENWORTH ROAD
VANARMO, BC
PROPOSED ELEVATIONS

project no.: 19-622

date:	15 JUN 2020	scale:	AS NOTED
checked by:	LOWE	drawn by:	DM, RT

sheet no.:

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CITY OF VANCOUVER

A3.1

ATTACHMENT F PROPOSED BUILDING RENDERINGS



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1	DEVELOPMENT PERMIT	26 NOV 19

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Victoria, British Columbia

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project title:
**PROPOSED
MITSUBISHI DEALERSHIP**

KENWORTH ROAD
VANUAKO BC

PROPOSED
RENDERINGS

project no.: 19-022

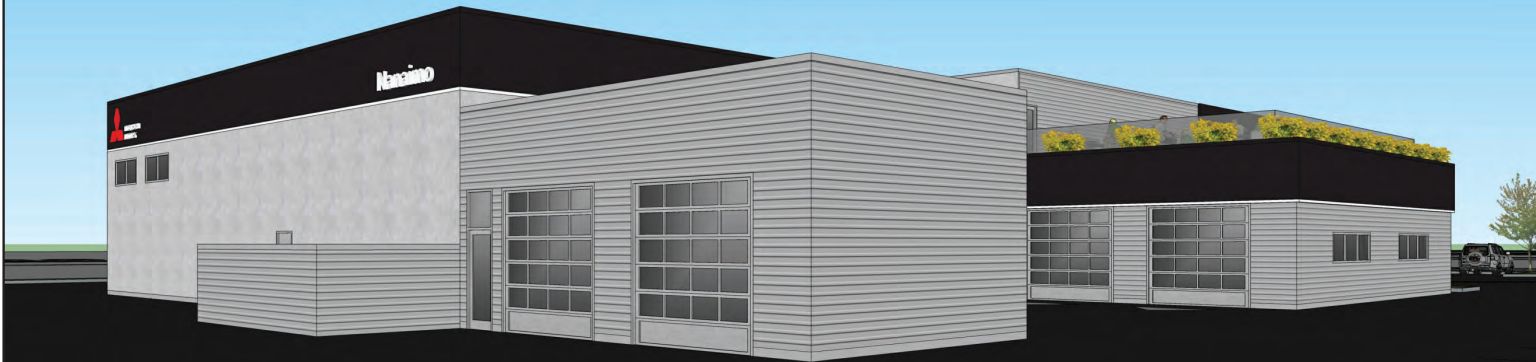
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Issue / Revisions	Date
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2 BP CO-ORD.	13 MAY 20
1 DEVELOPMENT PERMIT	26 NOV 19
No. Issued / Revisions	Date

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 email:



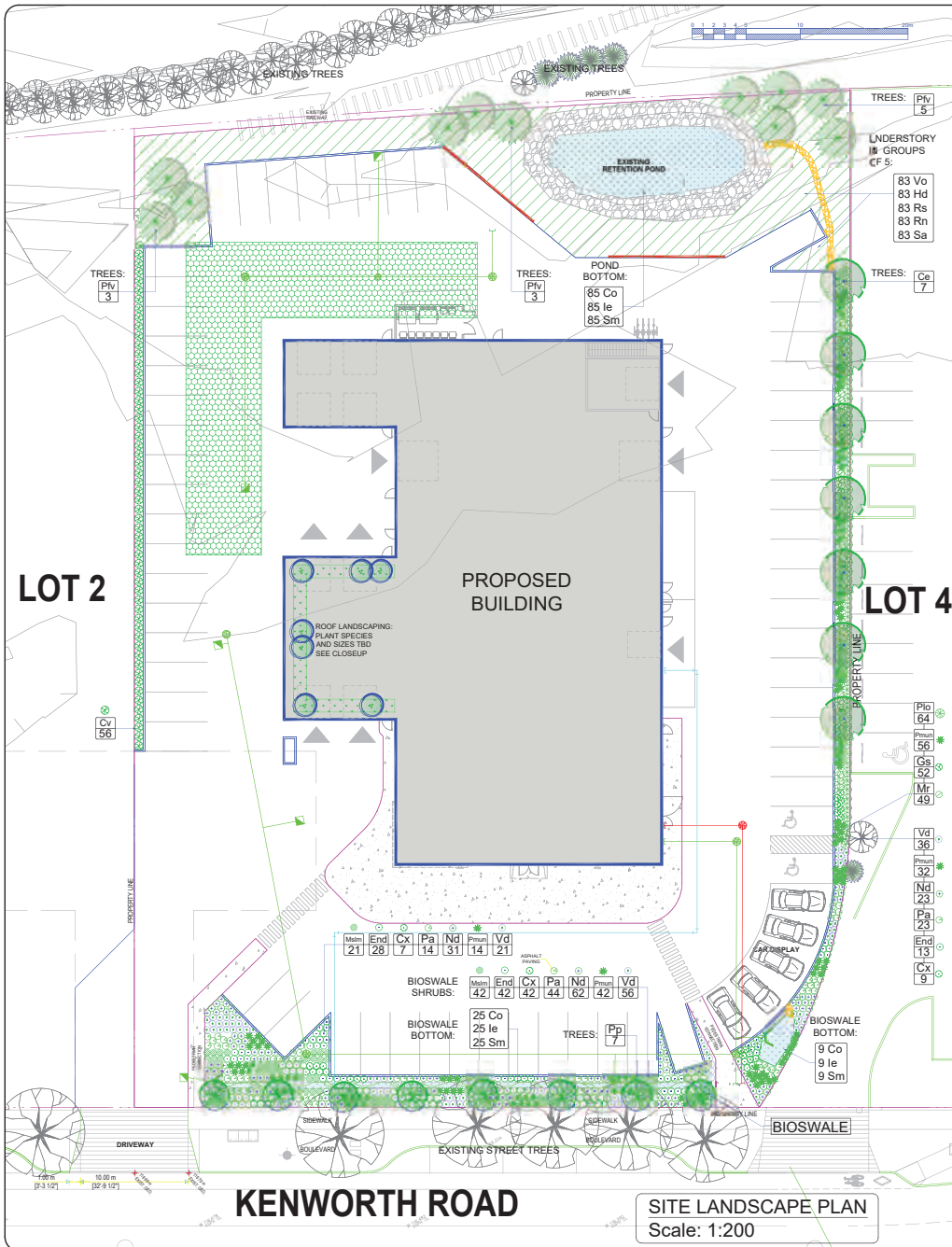
project title:
PROPOSED MITSUBISHI DEALERSHIP
 KENWORTH ROAD NANAIMO BC
 drawing title:
PROPOSED RENDERINGS

project no.:	19-622
date:	15 JUN 2020
checked by:	LOWE
drawn by:	DM, RT
sheet no.:	

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 DP-4172
 2020-JUL-02
 Current Planning

A5.1

ATTACHMENT G LANDSCAPE PLAN AND DETAILS



SITE LANDSCAPE PLAN
Scale: 1:200

PLANT PALETTE

NOTE: THE PLANTS FOR THIS SCHEME WILL BE CHOSEN FROM THE FOLLOWING LIST AS APPROPRIATE. NOT ALL PLANTS WILL NECESSARILY BE USED AND OTHERS MAY BE SUBSTITUTED DEPENDING ON AVAILABILITY AND SUITABILITY. THE NUMBERS MAY CHANGE IF THE SITE PLAN CHANGES.

Key	City	Botanical Name	Common Name	Flr Size	Spreading	Comments
Cx	1	Juniperus horizontalis	Blue Juniper	6 cm tall	1.5m spreading	Street trees
Pa	11	Comptonia treneburgiana	Yucca-like plant	1.5m tall	1.5m spreading	Street trees
Cx	20	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	24	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	25	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	26	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	27	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	28	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	29	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	30	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	31	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	32	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	33	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	34	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	35	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	36	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	37	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	38	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	39	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	40	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	41	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	42	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	43	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	44	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	45	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	46	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	47	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	48	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	49	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	50	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	51	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	52	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	53	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	54	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	55	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	56	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	57	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	58	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	59	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	60	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	61	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	62	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	63	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees
Pa	64	Comptonia treneburgiana	California Yucca	1.5m tall	1.5m spreading	Street trees

DESIGN RATIONALE

Introduction: The landscape design for the Mitsubishi project requires balancing the corporate image of the company, allowing maximum amount of visibility into the site and community requirements for creating streetscapes to enhance the public realm in urban areas.

The site: The Mitsubishi site consists of the streetscape along Kenworth Road, the north highway buffer and two buffers along the east and west property lines.

Streetscapes: The Kenworth Road streetscape consists of a bioswale, with columnar trees underplanted with low mixed evergreen and deciduous plantings. The columnar trees will give height and form an edge to the street, while allowing views into the site to the display areas. Two pedestrian paths cross the bioswale connecting the sidewalk to the site.

North property line: A stormwater pond forms the majority of the north buffer. This will be planted with coniferous and deciduous trees and underplanted with native shrubs. An old rail spur which enters the site at this point will be preserved in its present state. This allows an oblique view into the site.

East and West property lines: Evergreen hedges will be planted along these edges to soften the extent of the asphalt parking areas.

Plant Selection: Both evergreen and deciduous plants have been selected to provide habitat biodiversity, a variety of colour and texture and for their comparative ease of management. An irrigation system will be installed.

DESIGN ELEMENTS



COLUMNAR TREE



DOGWOOD

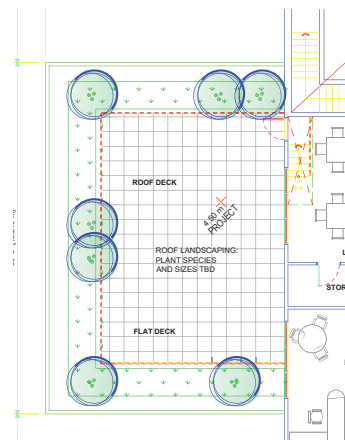


CONIFERS



BIOSWALE

ROOF LANDSCAPE PLAN



ROOF LANDSCAPE PLAN
Scale: 1:100

NOTES:
For grading information, see Civil drawings.



REVISIONS:

- Issued for DP Review - 2019Nov4
- Issued for DP Review - 2019Nov15
- Issued for DP - 2019Nov18
- CoN Comprehensive Letter - 2020May5
- CoN Comprehensive Letter - 2020Jun28

CONSULTANT:



PROJECT:

MADILL MITSUBISHI

SITE LEGAL DESCRIPTION:
Lot A (DD932421), 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

SHEET TITLE:

LANDSCAPE CONCEPT PLAN

SCALE: AS NOTED
DATE: NOV. 1, 2019

DRAWN: DR
CHECKED: VJD

PROJECT NUMBER: MITSUBISHI 2019
DRAWING NUMBER: L0.1 - DP

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001172

 2348 KENWORTH ROAD