

WELCOME

Please come in

We are keen to have your input.

Bowen Road Developments invites you to drop in and see how our planning for the old Madill Property is coming along. We are keen to share ideas and receive input from our neighbors and the community.

Please come in and say hello.

About IWCD

IWCD (Island West Coast Developments Ltd.) provides Design-Build, and Construction Management services for commercial, multi-residential, and institutional projects across Vancouver Island and the Lower Mainland.

IWCD's growth over the past 30 years has been driven by our entrepreneurial spirit and the emphasis we put on innovation, balanced by strategic decision-making and the ongoing dedication and commitment of our employees. We are proud to be recognized for the third consecutive year as one of Canada's Best Managed Companies!



Wheaton Properties

Wheaton Properties is an Edmonton-based real estate investor and developer with properties throughout Western Canada. Their portfolio consists of over 100,000 square feet of office, over 320,000 sf of retail and numerous automotive dealership properties. Wheaton Properties is currently redeveloping the former Southpark dealership, a 2 acre site along Whyte Avenue in Edmonton, as well as the Madill lands, a 9.6 acre lot in Nanaimo, B.C.



Project Milestones

- ✓ Land Acquisition & Rezoning - 2016
- ✓ Building Design Development - Spring 2017
- ✓ Design Approvals - Summer 2017
- ✓ Construction Permitting - Autumn 2017
- ✓ Construction Start - Spring 2018

PROPOSED REZONING

2560 & 2590 BOWEN ROAD / 2020 LABIEUX ROAD

NANAIMO, B.C.

PROJECT DATA:	
PROPOSED LOT 1	
CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR
PROPOSED USE:	COMMERCIAL (AUTO SALES)
PROPOSED LOT AREA:	+/- 1.98 ACRES
FLOOR AREA:	+/- 12,388 SQ.FT.
PARKING PROVD:	126 STALLS
PROPOSED LOT 2	
CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR
PROPOSED USE:	COMMERCIAL (AUTO SALES)
PROPOSED LOT AREA:	+/- 1.50 ACRES
FLOOR AREA:	+/- 11,800 SQ.FT.
PARKING PROVD:	75 STALLS
PROPOSED LOT 3	
CURRENT ZONING:	COR 3- COMMUNITY CORRIDOR
PROPOSED USE:	COMMERCIAL/RETAIL
PROPOSED LOT AREA:	+/- 1.09 ACRES
FLOOR AREA:	+/- 13,500 SQ.FT.
PARKING PROVD:	22 STALLS
PROPOSED LOT 4	
CURRENT ZONING:	I3- HIGH TECH INDUSTRIAL
PROPOSED ZONING:	COR 3- COMMUNITY CORRIDOR
PROPOSED USE:	MIXED USE (COMMERCIAL/RESIDENTIAL)
PROPOSED LOT AREA:	+/- .97 ACRES
FLOOR AREA:	OFFICE +/- 8,680 SQ.FT. RESIDENTIAL +/- 6,458 SQ.FT. PER FLOOR
PARKING PROVD:	67 STALLS (SURFACE)
PROPOSED LOT 5	
CURRENT ZONING:	I3- HIGH TECH INDUSTRIAL
PROPOSED ZONING:	COR 3- COMMUNITY CORRIDOR
PROPOSED USE:	COMMERCIAL
PROPOSED LOT AREA:	+/- 0.8 ACRES
FLOOR AREA:	+/- 8600 SQ.FT. (2 STOREY)
PARKING PROVD:	40 STALLS
PROPOSED LOT 6	
CURRENT ZONING:	I3- HIGH TECH INDUSTRIAL
PROPOSED ZONING:	SENIORS CARE FACILITY/ COMMERCIAL
PROPOSED USE:	+/- 2.0 ACRES (8093 SQ.M)
PROPOSED LOT AREA:	+/- 2,200 SQ.FT. (COMMERCIAL) +/- 25,000 SQ.FT. PER FLOOR (SENIOR HOUSING)
FLOOR AREA:	1ST +/- 109, 200 SQ.FT. (10,145 SQ.M) 2-5 +/- 109, 200 SQ.FT. (10,145 SQ.M)
PARKING PROVD:	48 SURFACE 36 UNDERGROUND 84 TOTAL
F.A.R.:	1.25
ALL AREAS ARE APPROXIMATE	



SITE PLAN
scale: 1:750 metric



LOCATION PLAN
not to scale

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CONTEXT PLAN



PROPOSED REZONING

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NANAIMO, B.C.

PROPOSED BUILDING MASSING



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PROPOSED BUILDING MASSING

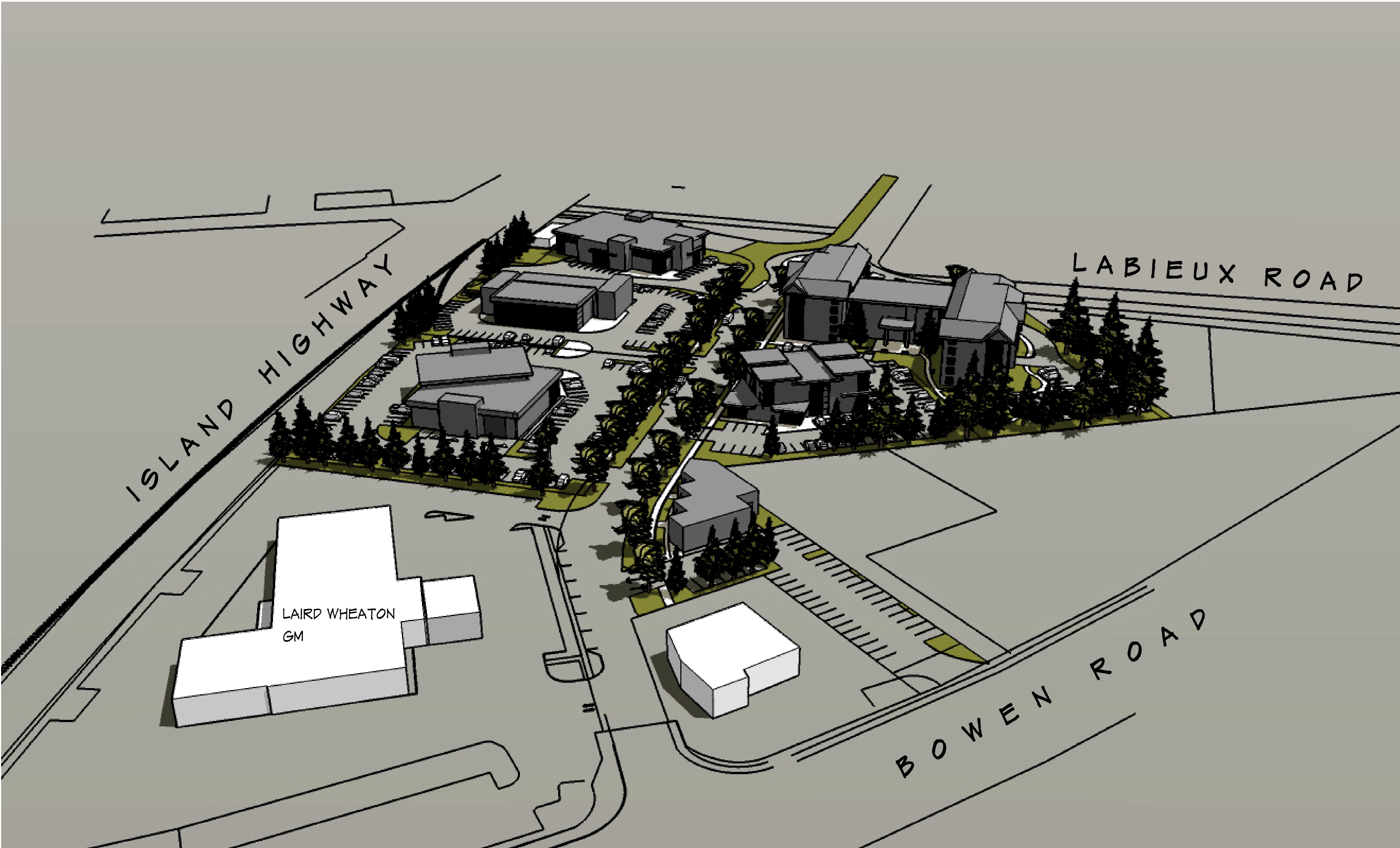


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CONTEMPLATED COMMUNITY CONTRIBUTION



Upgraded Beban Park Entry

Including:

- Removal of understorey vegetation to enhance visibility and passive recreation;
- Furnishings: shelter, benches, picnic tables and waste receptacles;
- Park Signage;
- Establishment maintenance and irrigation

Team Meeting / Picnic Area

Including:

- Extend existing culvert and regrade for accessibility;
- Furnishings: shelter, benches, picnic tables and waste receptacles;
- Park Signage;
- Establishment maintenance and irrigation

Participark Enhancements

Including:

- Vegetation Management Plan;
- Thinning and vegetaion removals;
- Succession planting;
- Upgrade perimeter trail for all-weather use

Upgraded Beban Park Entry

Including:

- Furnishings: benches, fitness equipment, waste receptacles;
- Park Signage;
- Establishment maintenance and irrigation

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