

# City of Nanaimo

## REPORT TO COUNCIL

FILE COPY

DATE OF MEETING: 2014-JAN-27

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER,  
PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP850 – 1815 BOWEN ROAD

**STAFF RECOMMENDATION:**

That Council issue Development Permit No. DP850 at 1815 Bowen Road, with support for the following variances:

- to reduce onsite parking requirement by 4 parking spaces;
- to reduce the loading space requirement to 1; and,
- to increase the maximum retaining wall height to 5.4m.

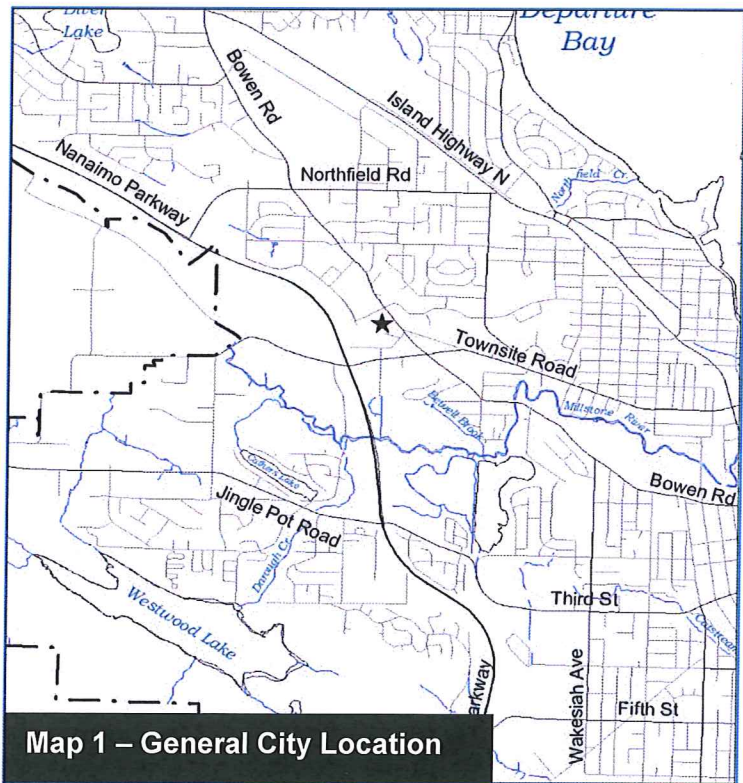
**PURPOSE:**

The purpose of this report is to seek Council authorization to issue a development permit for a 2-storey commercial building.

**BACKGROUND:**

A development permit application was received from CHOW LOW HAMMOND ARCHITECTURE INC. (Mr. Paul Hammond), on behalf of Patrick Investments Ltd., to permit the construction a 2-storey commercial development.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variances, and recommend Council approve the development permit.



**Map 1 – General City Location**

***Subject Property***

<b>Zoning</b>	COR3 – Community Corridor
<b>Location</b>	The subject property is located on the west side of Bowen Road, south of the corner lot (1835 Bowen road), at the intersection of Dufferin Crescent and Bowen Road.
<b>Total Area</b>	3,940m <sup>2</sup>
<b>OCP</b>	Map 1 - Future Land Use Plan – Corridor; Map 3 - Development Permit Areas – DPA No. 9 – Commercial, Industrial, Institutional, Multi Family and Mixed Commercial Residential Development.

The vacant subject property is part of a larger parent parcel. The parent parcel is occupied by VI Fitness and has sufficient land area to divide into three lots; one lot for VI Fitness, one lot for the proposed commercial development and one lot for future development.

An access easement has been registered to allow vehicles to travel through the three sites and to access both Bowen Road and Dufferin Crescent. This access easement also serves to allow for access to 90 degree parking, which is provided on the south side of the proposed commercial building.

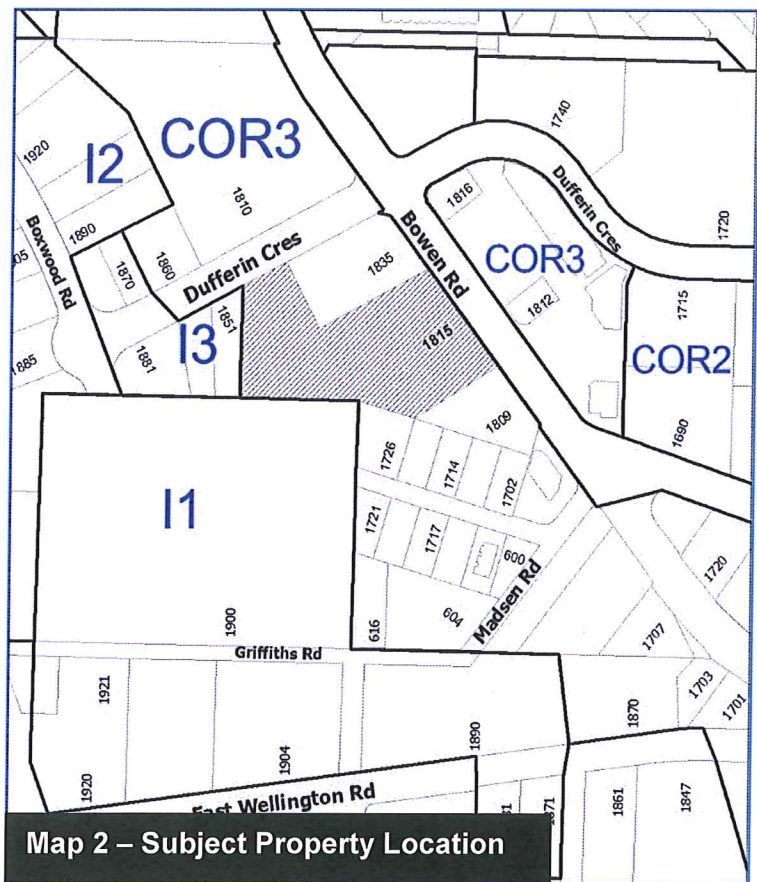
## DISCUSSION:

### *Proposed Development*

The proposed 2-storey, commercial building has a Gross Floor Area of 1,813m<sup>2</sup>. Retail uses are featured on the first floor. Medical and general offices are featured on the second floor.

Building siting focuses on a strong street presence on Bowen Road, with parking to the side and rear of the subject property.

The building is sited 1.5m from the north property line rather than the allowed zero lot line to allow for articulation and animation of the building elevation, as well as to allow for a side yard landscape plan and pathway. This siting allows the north building elevation to have a finished public façade, as the abutting property (to the north) is currently vacant. The abutting property could have a building with a zero lot line.



The landscape plan has two areas of focus:

- Site landscape plan mirrors the landscape layout and plantings of the VI Fitness site.
- The creation of a strong pedestrian connection to the building's main entrance, which is located mid-point on the side (south elevation) of the building. A mini plaza with textured surfaces is designed to draw pedestrian traffic off of Bowen Road and into the site. The mini plaza will be highlighted with a bench, bike racks and a specimen tree.

### *Building Design*

The Bowen Road building elevation is asymmetrical. This building massing allows for two important design features:

- A free-standing, cantilevered pedestrian arcade, which provides weather protection for pedestrians accessing the retail / commercial / rental units and the main entrance to the second floor offices.
- The second floor steps away from the north property line to allow for the necessary fire separation to allow for significant glazing for the upstairs offices.

The front 2-storey glass curtain wall bay, and the glazed 1-storey storefront creates a strong, transparent connection to the street. Overall, the building form is well articulated with architectural features, which are further highlighted through the use of exterior finishes:

- Vertical metal siding;
- Composite metal panels or pearl cement fibre panel; and,
- Engineered cedar siding.

### *Required Variances*

- *Required On-site Parking*

The required on-site parking (79 spaces) is to be reduced to 75 parking spaces, a proposed variance of 4 parking spaces. When the three lots are developed, the parking lot will function like a common parking court for patron use of all three buildings. It is anticipated that there will be different peak times for each of the site uses. VI Fitness provides 75 parking spaces and is particularly busy early morning and early evening, however through the remainder of the day, parking lot usage is light. The retail and medical office uses are expected to be busier during the day. The reduction of on-site parking allows for a more extensive landscape plan, which will help create pockets of parking and reduce the visual impact of the asphalt parking area.

- *Required Loading Spaces*

2 loading spaces are required, and 1 loading space is provided, a proposed variance of 1 loading space.

Each of the uses, retail and office, require a loading space; however, the small-scale retail typically does not need a dedicated loading space as merchandise is typically dropped off by a courier. The upper office uses would have limited need for a dedicated loading space. The location of the proposed loading space has easy access and should be adequate for both uses.

- *Retaining Wall Height*

The maximum allowed retaining wall height is 1.8m, the proposed retaining wall height is 5.4m, a proposed height variance of 3.6m.

Site conditions along the rear, or south property line, require a retaining wall. The retaining wall will be stepped with a 2.0m landscape detail on the flat plane separating the two retaining walls. The lower wall height is 2.8m and the upper wall height is 2.6m, for an overall height of 5.4m. The rear property line abuts an industrial zoned land, so the visual impact of the retaining wall is less of a concern.

DAP RECOMMENDATION

The Design Advisory Panel, at its meeting held on 2013-JUL-25, accepted DP000850 as presented and provided the following considerations/recommendations:

- *Ensure the Minimum Landscape Treatment Levels are maintained along the southwest plaza on top of the proposed concrete block wall.*
- *Consider increasing the distance from the end of the parking spaces (bumper of the vehicle) at ground level adjacent to the building face and pedestrian walkway – especially at the lobby and entranceways.*
- *Consider extending the mini plaza and pedestrian walkway where 90 degree parking spaces are located on the south elevation of the building.*
- *Look at adding landscape elements to the corner mini-plaza area.*
- *Look at adding wood finishing to the Bowen Road elevation.*
- *Recommend that the plan drawings reflect the elevation drawings.*

*The panel would support a further reduction of parking spaces to improve landscape elements in all areas of the site.*

The applicant has reviewed the DAP recommendations and made all the necessary site or design changes to comply with the DAP recommendations.

Respectfully submitted,



B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



I. Howat  
GENERAL MANAGER  
CORPORATE SERVICES

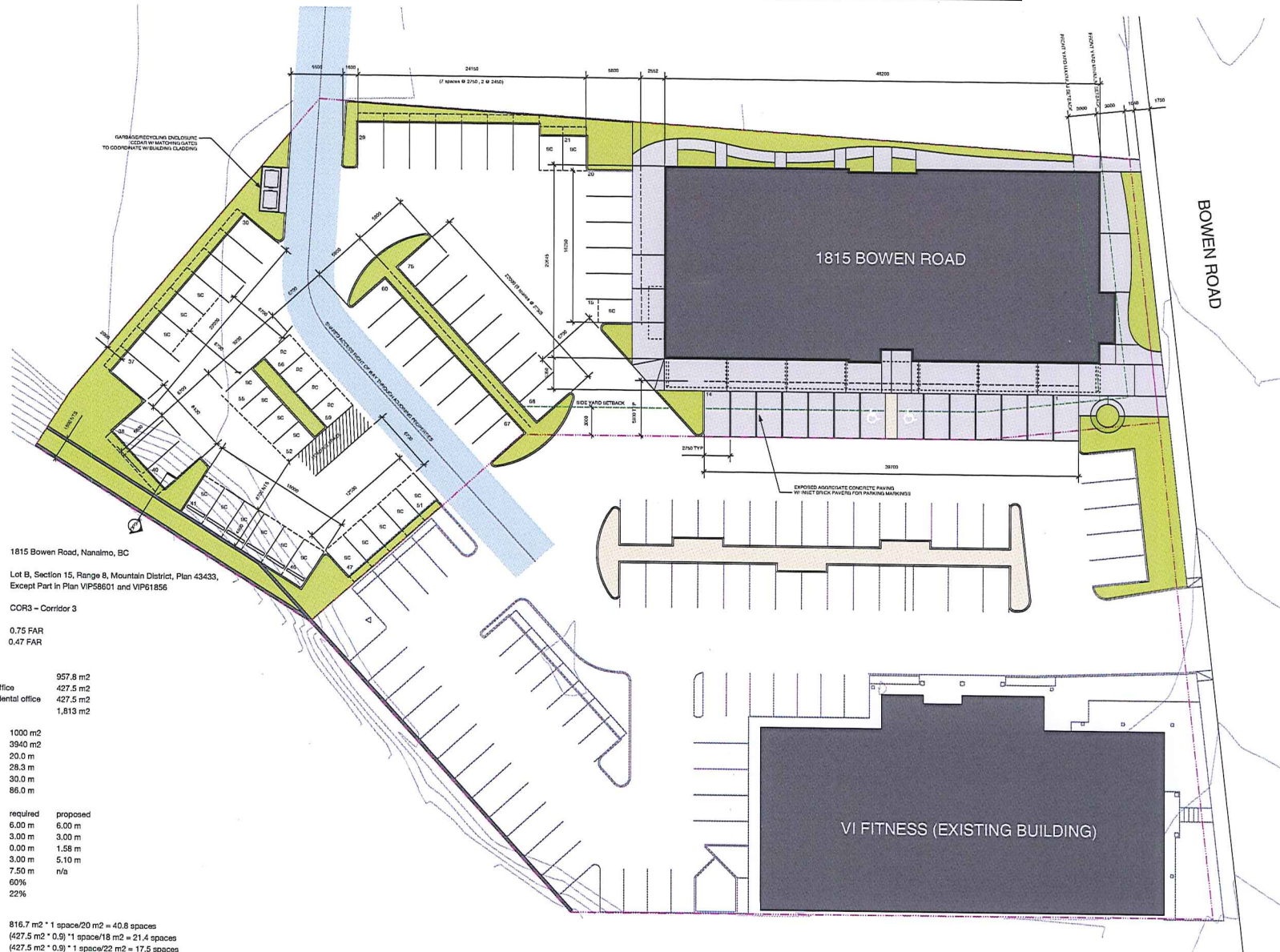
CITY MANAGER COMMENT:

I concur with the staff recommendation.

Revised: 2014-JAN-10  
Prospero attachment: DP000850  
GN/lb

Development Permit No. DP000850  
1815 Bowen Road

Schedule A  
SITE PLAN



Development Data

Address	1815 Bowen Road, Nanaimo, BC	
Legal description	Lot B, Section 15, Range 8, Mountain District, Plan 43433, Except Part in Plan VIP58601 and VIP61856	
Zoning	COR3 - Corridor 3	
Density (allowed)	0.75 FAR	
Density (proposed)	0.47 FAR	
Gross floor area		
Main floor - retail	957.8 m <sup>2</sup>	
Second floor - general office	427.5 m <sup>2</sup>	
Second floor - medical/dental office	427.5 m <sup>2</sup>	
Total	1,813 m <sup>2</sup>	
Minimum lot size	1000 m <sup>2</sup>	
Actual lot size	3940 m <sup>2</sup>	
Minimum lot frontage	20.0 m	
Actual lot frontage	28.3 m	
Minimum lot depth	30.0 m	
Actual lot depth	86.0 m	
Setbacks	required	proposed
Front (max)	6.00 m	6.00 m
Front (min)	3.00 m	3.00 m
Side 1 (min)	0.00 m	1.58 m
Side 2 (min)	3.00 m	5.10 m
Rear (min)	7.50 m	n/a
Lot coverage (max)	60%	n/a
Lot coverage (actual)	22%	
Parking		
Retail	816.7 m <sup>2</sup> * 1 space/20 m <sup>2</sup>	= 40.8 spaces
Office (medical/dental)	(427.5 m <sup>2</sup> * 0.9) * 1 space/18 m <sup>2</sup>	= 21.4 spaces
Office (general use)	(427.5 m <sup>2</sup> * 0.9) * 1 space/22 m <sup>2</sup>	= 17.5 spaces
Total parking required	79 (79.7) spaces	
Total parking provided	75 spaces (variance required)	
Loading		
Total loading required	2 spaces	
Total loading provided	1 space (based on Bylaw 7013:14.11) (variance reqd)	

**CLH**  
CHOW LOW HAMMOND  
ARCHITECTS INC.  
1521 BEACONHEAD AVENUE  
VICTORIA BC V8P 2V1  
T 250.473.8913  
F 250.472.8152  
E ARCHITECTS@CLHA.CA  
WWW.CLHA.CA

130496 - REVISION FOR DEVELOPMENT PERMIT

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Project no.	1304	Drawn	
Scale	1 : 200	Checked	CR
Project name	Windley Contracting Ltd		

Windley Contracting Ltd  
1815 Bowen Road  
Nanaimo, BC

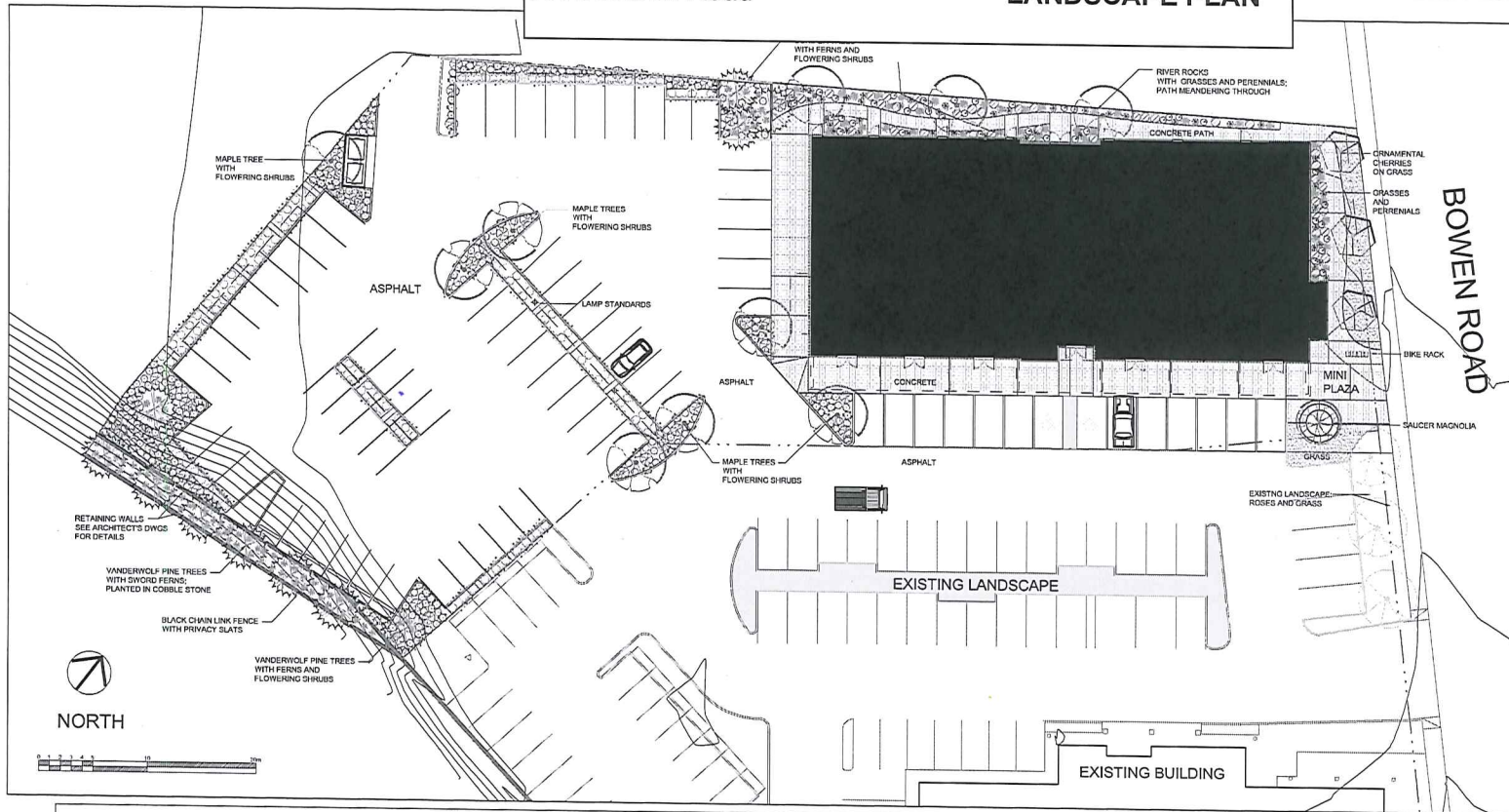
Sheet title  
Site Plan

Sheet number

DP01

Development Permit No. DP000850  
1815 Bowen Road

Schedule B  
LANDSCAPE PLAN



PLANT PALETTE N.T.S.


TREES

-  STREET TREES  
Prunus serotina "Shirofugen" - Ornamental Cherries
-  PARKING LOT TREES  
Acer rubrum Bowhall - Maple  
Pinus strobus vanderwolf - Vanderwolf Pine
-  PLAZA TREE  
Magnolia soulangiana - Saucer Magnolia


SHRUBS AND GROUNDCOVERS

- ORNAMENTAL GRASSES  
Helictotrichon sempervirens - Blue oat Grass  
Panicum virginatum - Switch Grass  
Pennisetum alopecuroides - Fountain Grass  
Miscanthus sinensis - Maiden Grass  
Stipa giganteissima - Giant Feather Grass  
Callamagrostis Karl Foester - Feather Reed Grass
- GROUNDCOVER  
Archostephylos uva ursi - Kinnikinnick
- FERNS  
Polystichum munium - Sword Fern  
Dryopteris effusus - Autumn Fern

FLOWERING SHRUBS

-  Cotoneaster carnell creeper - Creeping California Ilex  
Sarcococca humilis - Sweetbox  
Spiraea bumalda - Spiraea  
Lavandula angustifolia - Lavender  
Viburnum tinus spring bouquet

PERENNIALS

-  Hemerocallis Rosy Returns - Rosy returns Daylily  
Nepeta droppmore blue - Catnip

LANDSCAPE PLAN

Scale: 1:200

NOTES:

REVISIONS:

- Issued for review - 2013Jun25
- Issued for review - 2013Jul12
- Issued for review - 2013Aug7
- Re-issued for DP - 2013Aug8

CONSULTANT:



PROJECT:

1815 BOWEN ROAD

CLIENT:

WINDLEY  
CONTRACTING 2010 LTD.

SITE LEGAL DESCRIPTION:

LOT B, SECTION 15, RANGE 8,  
MOUNTAIN DISTRICT, PLAN  
43433 EXCEPT PART IN  
VIP58601 & VIP61856

SHEET TITLE:

LANDSCAPE  
PLAN

SCALE: AS NOTED DATE: June 21, 2013  
DRAWN: DR CHECKED: VJD

PROJECT NUMBER:  
FRONTRUNNERS 2013

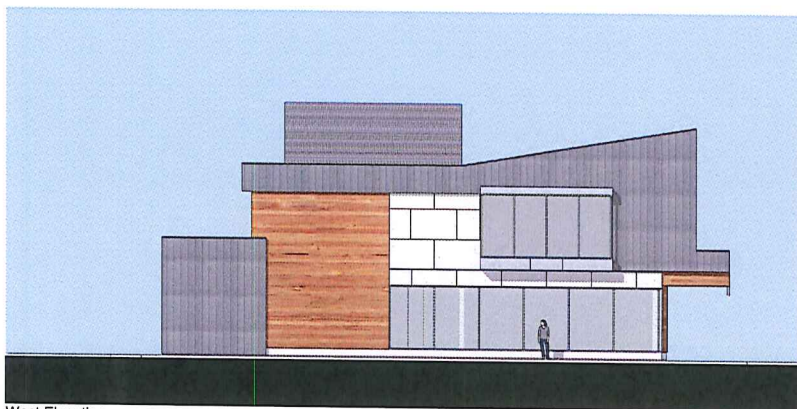
DRAWING NUMBER:

L1

Development Permit No. DP000850 Schedule C  
 1815 Bowen Road **BUILDING ELEVATIONS**



South Elevation



West Elevation



East Elevation - Bowen Road



North Elevation



**CHOW LOW HAMMOND**  
 ARCHITECTS INC.  
 1521 REDDIFIELD AVENUE  
 VICTORIA BC V8P 2V1  
 T 250.472.8013  
 F 250.472.8152  
 E ARCHITECTS@CLH.A.C.A.  
 WWW.CLH.A.C.A.

1815 1815 - PERMITTED FOR DEVELOPMENT PERMIT

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Project name			

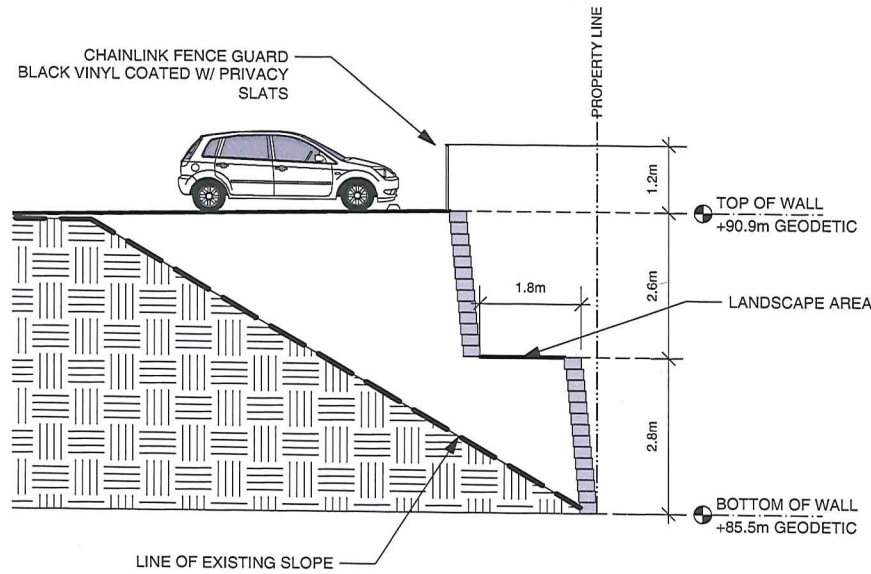
Windley Contracting Ltd  
 1815 Bowen Road  
 Nanaimo, BC

Sheet title  
**Elevations**

Sheet number  
**DP04**

CHOW LOW HAMMOND  
 ARCHITECTS INC

1551 BROADMEAD AVENUE  
 VICTORIA BC V8P 2Y1  
 T 250.472.8013  
 F 250.477.8153  
 E ARCHITECTS@CLHA.CA  
 WWW.CLHA.CA



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Project name			

Windley Contracting Ltd

1815 Bowen Road  
 Nanaimo, BC

Sheet title

Section  
 Retaining Wall

Sheet number

DP04