



DEVELOPMENT PERMIT NO. DP001150

MID-ISLAND CONSUMER SERVICES CO-OPERATIVE

Name of Owner(s) of Land (Permittee)

2517 BOWEN 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 B, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP80661

PID No. 026-631-431

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 Site Plan

Schedule C Building Elevations

Schedule D Landscape Plan and Details

- 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.

TERMS OF PERMIT

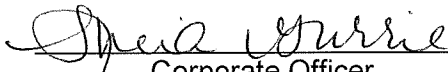
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 17.7m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by BJK Architecture Inc., dated 2020-OCT-30, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by BJK Architecture Inc., dated 2019-JUL-15, as shown on Schedule C.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-OCT-29, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF **DECEMBER, 2020.**

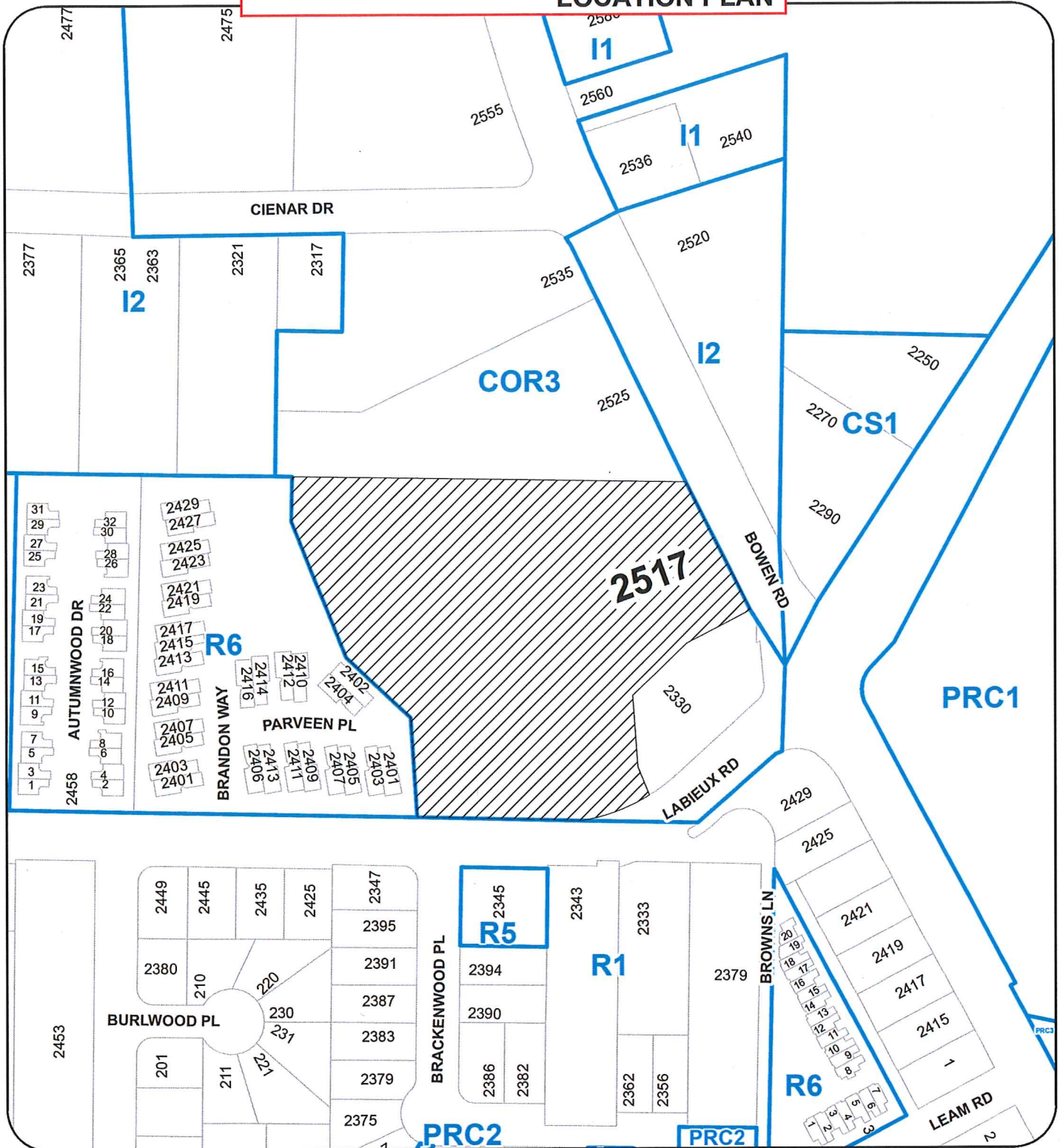

Corporate Officer


Date

CH/In
Prospero attachment: DP001150

Development Permit No. DP001150 Schedule A
2517 Bowen Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001150

LOCATION PLAN

Civic: 2517 BOWEN ROAD

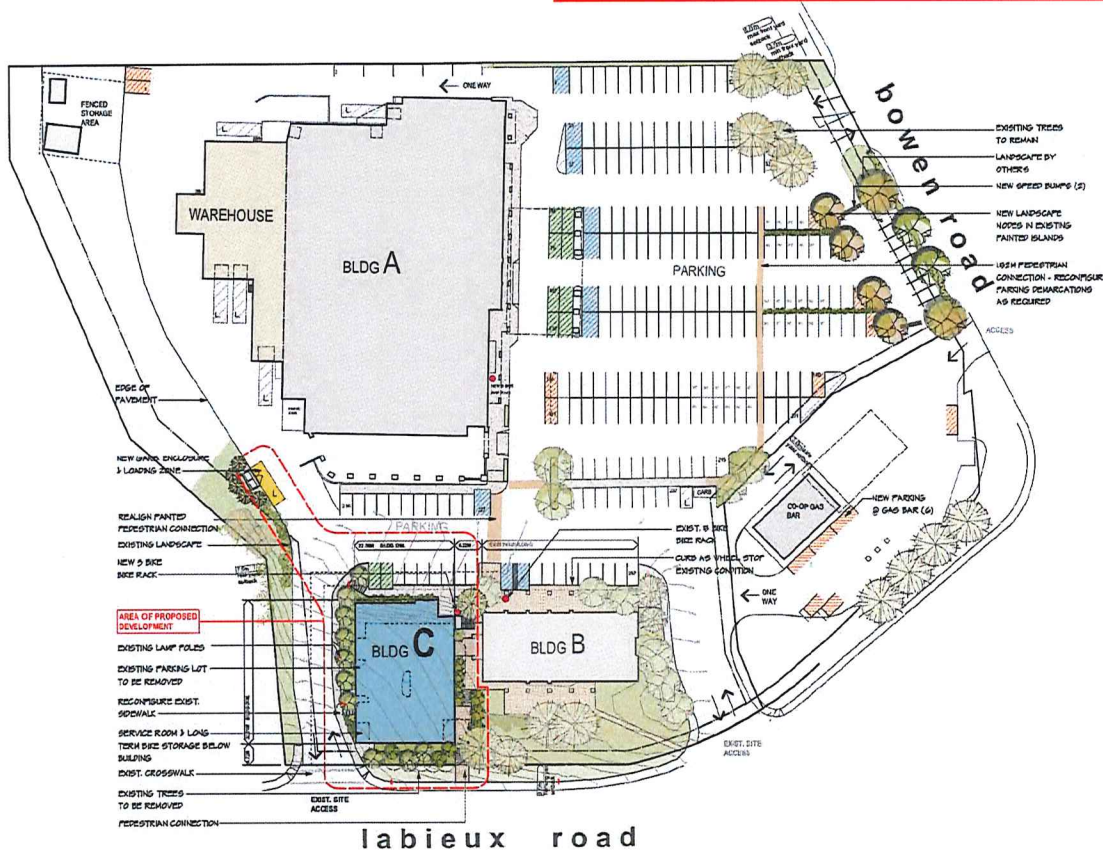
Legal: LOT B, SECTION 20, RANGE 6

MOUNTAIN DISTRICT, PLAN VIP80661



Subject Property

Development Permit No. DP001150 Schedule B
2517 Bowen Road
SITE PLAN



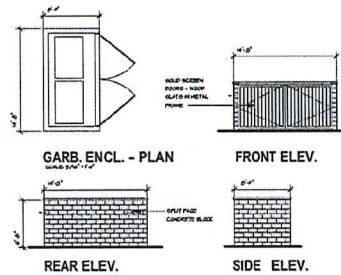
PROPOSED SITE PLAN

LEGEND

NEW PARKING STALL WITH MIN LEVEL 2 ELECTRIC VEHICLE CHARGE RECEPTACLE (EV)	EXISTING BUILDING SHOPPING CENTRE
NEW PARKING STALL	EXISTING BUILDING EXIST. NON CONFORMING WAREHOUSE
ACCESSIBLE PARKING STALLS	PROPOSED NEW BUILDING
EXISTING LANDSCAPE	EXISTING BUILDING RETAIL TRUCK SERVICE CENTRE
PROPOSED LANDSCAPE	

TYPICAL PARKING STALLS

PARALLEL PARKING	LOADING ZONE	STANDARD STALL
ACC. STALL	SMALL STALL	



GARBAGE ENCLOSURE

PROJECT DATA

CIVIC ADDRESS:	2517 BOWEN ROAD			
LEGAL ADDRESS:	LOT B, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN V198(01)			
ZONING:	CORR COMMUNITY CORRIDOR			
SITE AREA:	± 23,925 SQ.M. (± 5.9 ACRES)			
DP AREA:	DPAB ALL LANDS			
BUILDING AREAS (EXISTING)	BUILDING A	MAIN FLOOR	± 38,920 SQ.FT.	(± 3,430 SQ.M.)
		WAREHOUSE	± 7,485 SQ.FT.	(± 695 SQ.M.)
		UPPER FLOOR	± 3,400 SQ.FT.	(± 316 SQ.M.)
	BUILDING B	5650 SQ.FT.	(± 525 SQ.M.)	
		UPPER FLOOR	± 5650 SQ.FT.	(± 525 SQ.M.)
	TOTAL:		± 58,100 SQ.FT.	(± 5,481 SQ.M.)
BUILDING AREAS (PROPOSED)	BUILDING C	BASEMENT LEVEL	± 820 SQ.FT.	(± 77 SQ.M.)
		LEVEL 1	± 7,612 SQ.FT.	(± 707 SQ.M.)
		LEVEL 2	± 7,612 SQ.FT.	(± 707 SQ.M.)
		LEVEL 3	± 7,612 SQ.FT.	(± 707 SQ.M.)
		LEVEL 4	± 6,566 SQ.FT.	(± 610 SQ.M.)
	TOTAL		± 30,222 SQ.FT.	(± 2,808 SQ.M.)
G.F.A.:	±	89,322 SQ.FT.	-	(8,299 SQ.M.)
PARKING REQUIRED:	SHOPPING CENTRE	± 7,664 SQ.M. @ 120 SQ.M.	253	
	WAREHOUSE	± 1,895 SQ.M. @ 120 SQ.M.	8	
	TOTAL REQUIRED:		257	
	LOADING:		6	
PARKING PROVIDED:	STANDARD STALLS		203	
	SMALL CAR ACCESSIBLE (5 REQUIRED)		34	
	EV STALLS (15% - 13 REQUIRED)		10	
	TOTAL:		237	
	LOADING		7	
BICYCLE PARKING (ALL BUILDINGS - NOT INCL. WAREHOUSE):				
		REQD	PROVD	
	SHORT TERM:	11	11	
	LONG TERM (BLDG C)	6	12	
CURRENT PARKING:			261	
PARKING LOSS: (NODE @ LABELA)			± 219	
PARKING ADDED: INTERPERSED			17	
TOTAL:			257	



RECEIVED
DP1150
2020-OCT-30



proposed development
2517 BOWEN ROAD
nanaimo b.c.

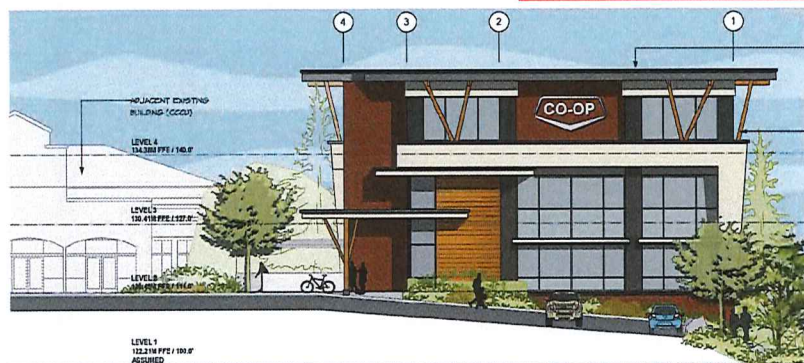
bjk architecture inc.
2022 Brandon Rd.
Shawnigan Lake B.C.
V0R 2V3
PH: 250-891-1602

PROJECT NO. #1315.27.13
ISSUED: 19 JUNE 2019
ISSUED: 11 JULY 2019
FOR DP: 15 JULY 2019
DP SUPP INFO: 28 AUG 2020
CONSULTANTS: 28 AUG 2020
DP SUPP INFO: 30 OCT 2020

PR1.1

Development Permit No. DP001150 Schedule C
2517 Bowen Road

BUILDING ELEVATIONS



NORTH ELEVATION - FACING PARKING LOT



WEST ELEVATION



SOUTH ELEVATION - FACING LABIEUX ROAD



EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS

	PREFINISHED METAL PANELS TAN		WOOD LOOK SIDING NATURAL		SOFFITS / FLASHINGS METAL, CHIMNEY
	BRICK RED OR SIMILAR		HARDWHEELS / FACADES IRON OXIDE		WINDOW FRAMES / HALF INCH ALUMINUM ANODIZED
	BRICK RED OR SIMILAR		HARDWHEELS / FACADES IRON OXIDE		LAUNDRY FASCIAS CONCRETE COLOR

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DETECT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



proposed development
2517 BOWEN ROAD
nanaimo b.c.

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

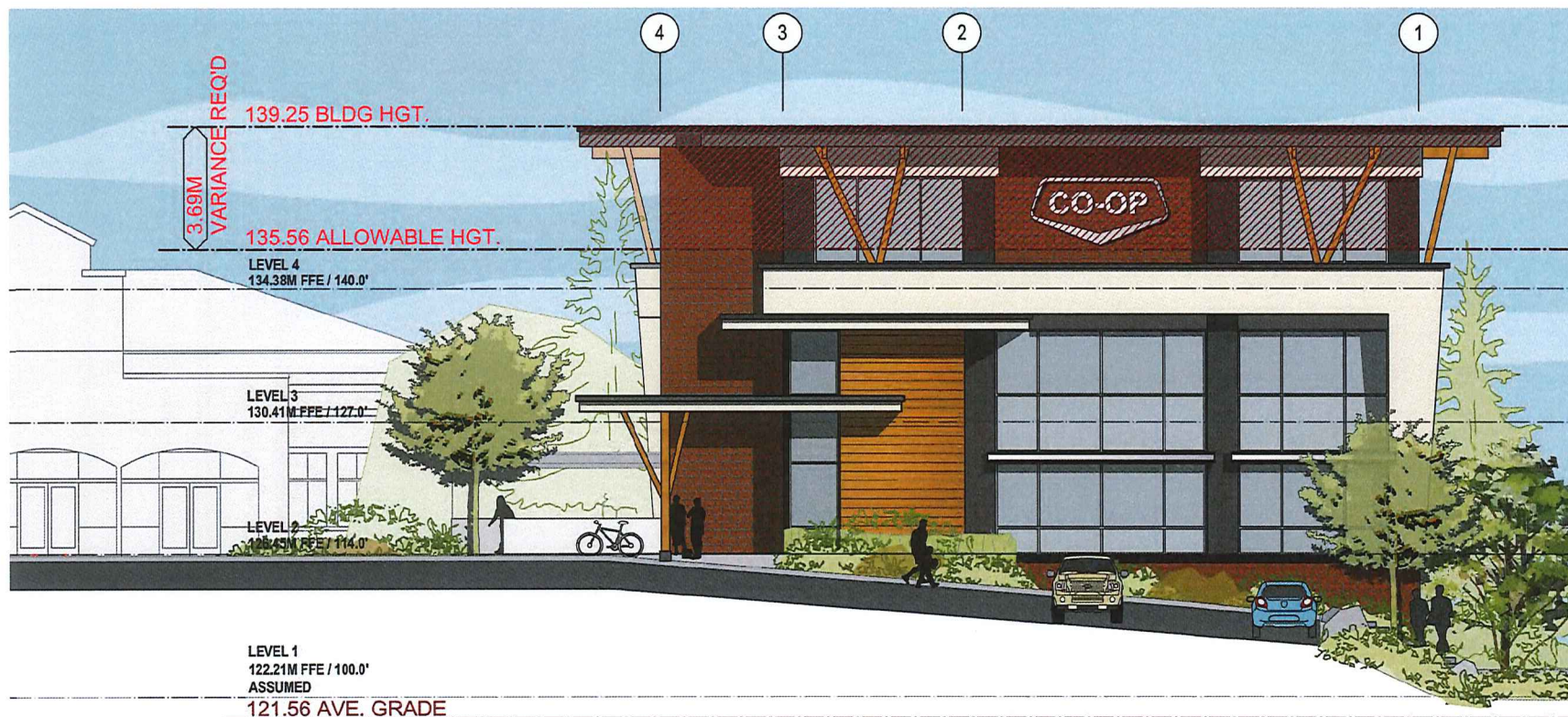


PROJECT NO. d1315.27.13

ISSUED: 03 JAN. 2019
ISSUED: 11 JULY 2019
FOR DP: 15 JULY 2019

RECEIVED
DP1150
2019-JUL-16
Current Planning

PR3.1



NORTH ELEVATION - FACING PARKING LOT

RECEIVED
DP1150
2020-OCT-30
CURRENT PLANNING



MID ISLAND
CO-OP

proposed development
2517 BOWEN ROAD
nanaimo b.c

bjk architecture inc.

2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

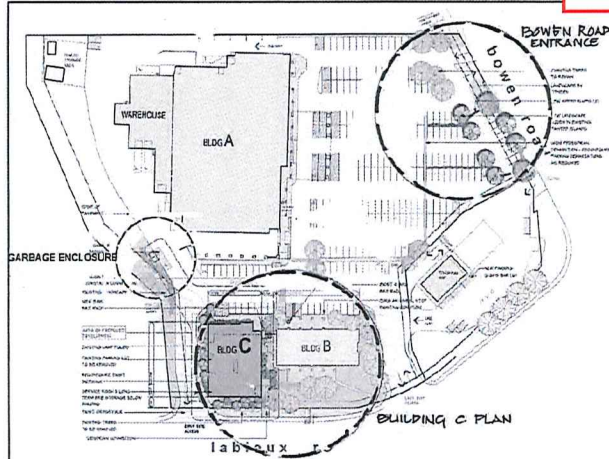


PROJECT NO. d1315.27.13

ISSUED: 03 JAN. 2019
ISSUED: 16 MAY. 2019
FOR DP: 15 JULY 2019

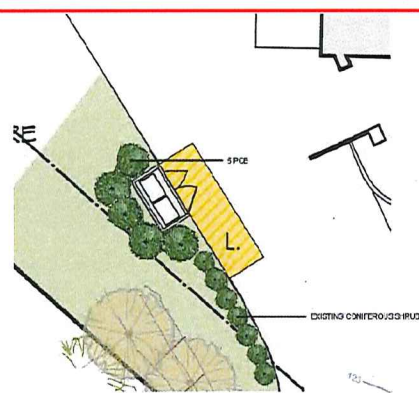
PR4.1

LANDSCAPE PLAN and DETAILS



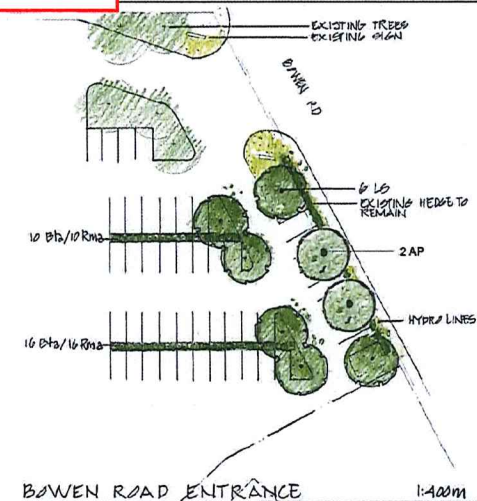
CONTEXT PLAN

NTS



GARBAGE ENCLOSURE

NTS



BOWEN ROAD ENTRANCE

1:400m

PLANT PALETTE



DESIGN RATIONALE

The landscape design consists of two areas: planting surrounding Building C and the Bowen Road entrance.

Building C

The planting scheme around Building C works with the existing site, using indigenous plants along with compatible exotics to reflect the character of our region. Plants have been selected for their hardiness, year-round attractiveness and wildlife value. Shrubs will be used to support the west coast planting palette.

Green Roof

A green roof provides stormwater retention and wildlife value.

Hardscape/softscape connections

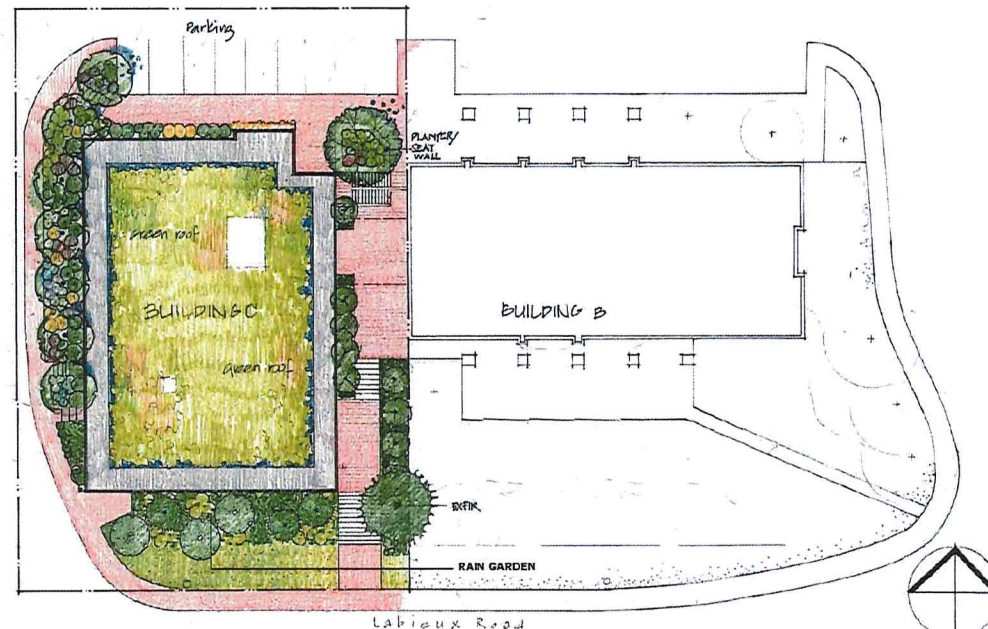
The pedestrian path throughout the site will be concrete, connecting all levels of the site with the City sidewalk and the adjacent existing building.

A raised planter with seat walls, a specimen tree and four plantings mark the entrance to the new building.

Bowen Road Entrance

The Bowen Road entrance has been redesigned to encourage vehicles to drive down a driveway to the case station rather than using a short cut across the parking area. Trees have been planted to create a tree-lined traffic lane. In addition, these trees provide a stronger street edge to Bowen Road.

Legend	Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
	Ar	8	Deciduous / Evergreen Trees			
	Ar	2	Acer glabrum	Vine Maple	2.5m ht.	multistem
	Ar	2	Acer palmatum	Japanese Maple	2.5m ht.	single stem
	Ar	3	Crataegus araliifolia	Spiny Hawthorn	2.5m ht.	1.0m branching ht.
	Ar	1	Quercus laevis	White Oak	2.5m ht.	multistem
	Ar	1	Liquidambar styraciflua	Sweetgum	6.0m ht.	
	Ar	8	Picea canadensis	Scots Pine	2m ht.	
	Ar	7	Evergreen Shrubs			
	Ar	5	Abies grandifolia	Abies	1.0m	
	Ar	5	Thuja occidentalis	Greenery Tree	2.0m	
	Ar	5	Choysa ternata	Mexican Orange Blossom	1.0m	
	Ar	5	Osagea stricta	Sage	1.0m	
	Ar	15	Malva sylvestris	Old Fashioned Rose	1.0m	
	Ar	11	Prunella vulgaris	Mugwort	1.0m	
	Ar	50	Polypodium vulgare	Polypodium	1.0m	
	Ar	24	Vaccinium corymbosum	Blueberry	1.0m	
	Ar	26	Deciduous Shrubs			
	Ar	26	Barberry	Barberry	1.0m	
	Ar	26	Rosa rugosa	White Rose	1.0m	
	Ar	26	Rosa rugosa	White Rose	1.0m	
	Ar	8	Ornamental Grasses			
	Ar	11	Helictotrichon sempervirens	Blue Oat Grass	1.0m	
	Ar	13	Pennisetum alopecuroides	Fountain Grass	1.0m	
	Ar	8	Miscanthus sinensis	Miscanthus	1.0m	
	Ar	17	Perennial/Grasses			
	Ar	17	Nepea drooping blue	Calamin	1.0m	
	Ar	17	Green Roof Plants			
	Ar	17	Allium caeruleum	Nodding Onion	1.0m	
	Ar	17	Sedum spectabile	Stonecrop	1.0m	
	Ar	17	Sedum spectabile	Stonecrop	1.0m	



BUILDING C PLAN

1:200m

NOTES

1. All planted areas to be irrigated.
2. The plants for this scheme will be chosen from the plant palette as appropriate. Not all plants will necessarily be used, and others may be substituted depending on availability and suitability in the final design.
3. The green roof system will have the capacity to retain 37l/sq.m. rainwater (Zinco Sedum Roof XD20).
4. The minimum soil depths to be 322 mm to accommodate stormwater runoff (See Civil report).

RECEIVED
DP1150
2020-OCT-30
CITY OF NANAIMO

DATE	REV	DESCRIPTION
2020-08-10	1	CONCEPTUAL LANDSCAPE PLAN

VICTORIA PRASCHKE
LANDSCAPE ARCHITECT
230 Pine St. Nanaimo,
B.C. V9A 1G6
250-784-4336
vpr@prashke.net

PROJECT
PROPOSED
DEVELOPMENT
2517 Bowen Road
Nanaimo B.C.

SHEET TITLE
CONCEPTUAL
LANDSCAPE
PLAN

SCALE 1:200m DATE 13.07.19
DRAWN JID CHECKED
PROJECT NUMBER 200P.19
DRAWING NUMBER 11