



DEVELOPMENT PERMIT NO. DP001172

2197452 ALBERTA LTD

Name of Owner(s) of Land (Permittee)

2348 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 3, SECTION 5, WELLINGTON DISTRICT AND SECTION 20, RANGE 7,
MOUNTAIN DISTRICT, PLAN EPP92969**

PID No. 031-024-122

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.

PERMIT TERMS

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 Schedule B.
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 Schedule C.
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 Schedule D.

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE 14TH DAY OF **SEPTEMBER, 2020.**


Corporate Officer

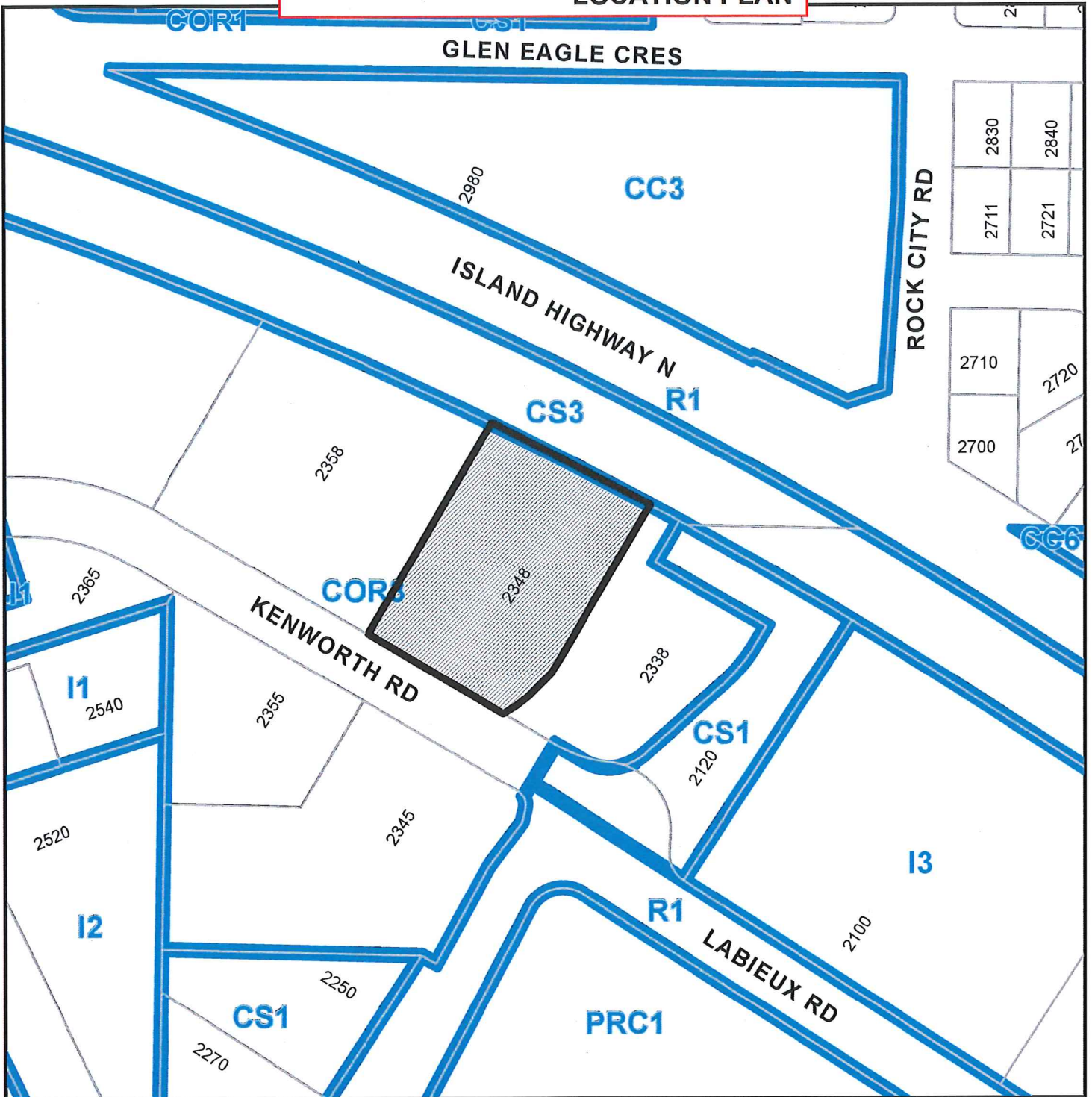

Date

LN/in
Prospero: DP001172

Development Permit DP001172
2348 Kenworth Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001172



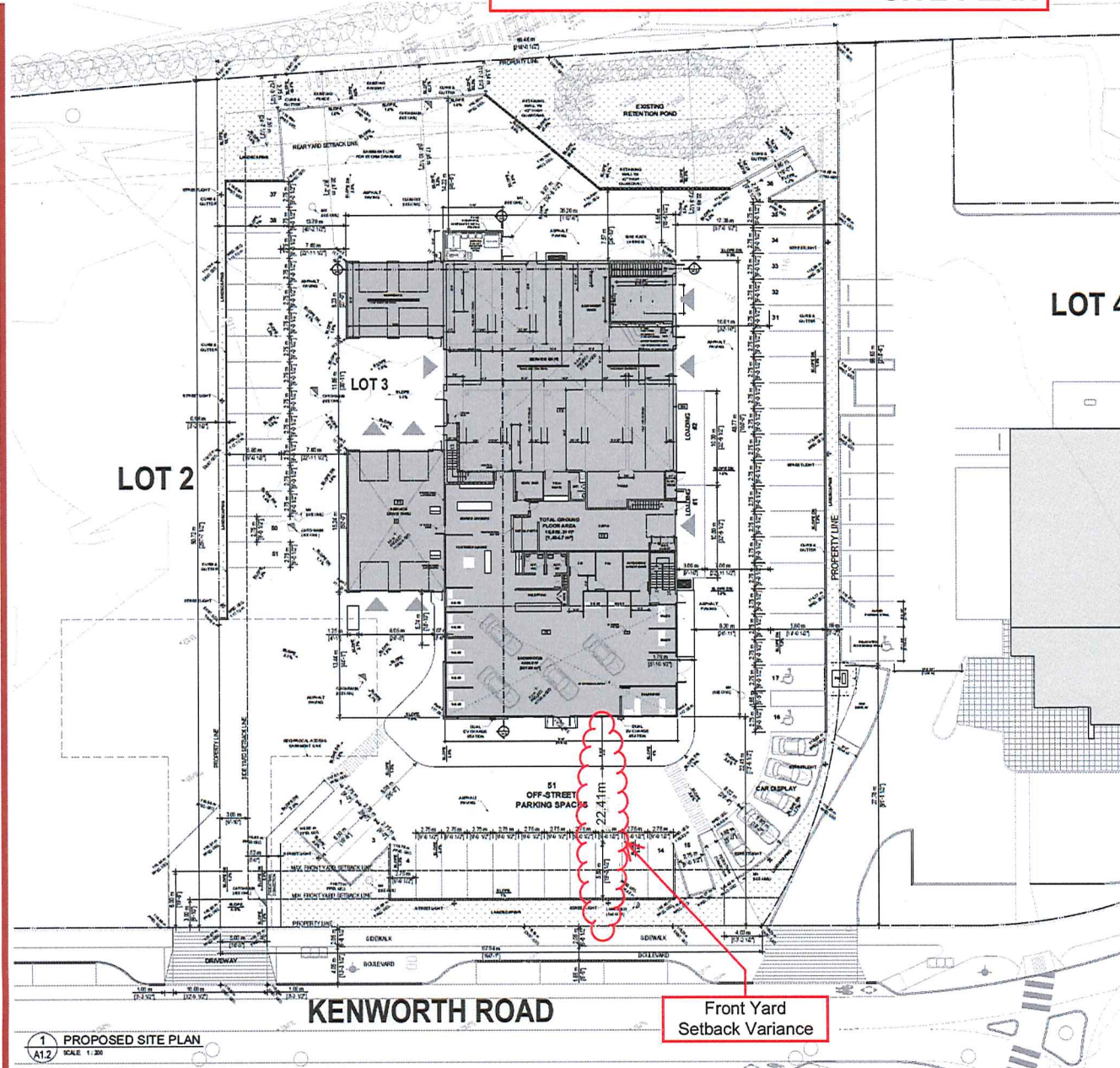
Subject Property

CIVIC: 2348 KENWORTH ROAD

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

Development Permit DP001172 Schedule B
2348 Kenworth Road

SITE PLAN



PROJECT INFORMATION

LEGAL ADDRESS:

LOT 4 (DD9332421), SECTION 5,
WELLINGTON DISTRICT, PLAN 14534,
EXCEPT PART IN PLAN 45195, VPP7019 & VPP7219

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: 0,082.22 m² (55,408.52 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.)

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

SETBACKS:

	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK - 3.0 m (min.)	22.41 m	22.41 m
MAX. FRONT YARD SETBACK - 6.0 m (max.)	22.41 m **	22.41 m **
SIDE YARD 1 - 0.0 m	17.38 m	17.38 m
SIDE YARD 2 - 3.0 m (min.)	13.78 m	13.78 m
REAR YARD - 7.5 m (min.)	20.47 m	20.47 m

** VARIANCE REQUIRED FOR MAX. FRONT YARD SETBACK

	REQUIRED	PROPOSED
LOT COVERAGE - 60 % (max.)	23.91 %	23.91 %
NUMBER OF STOREYS - 2 (min.)	2	2
BUILDING HEIGHT - 14 m (max.)	7.98 m	7.98 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 SPACE PER 100m² OF GROSS FLOOR AREA
407.55 m² (SALES / SHOWROOM AREA) / 100m² = 4.075 x 1 = 4.075
- PROPOSED: 4

EXISTING ELEVATION

PROPOSED ELEVATION



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DP1172
2020-SEP-02
CITY OF NANAIMO

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Drawn: JLM

Project No: 10-622



Date / Version	Description	Date
13	AMENDMENT TO DP	02 SEP '20
12	BUILDING PERMIT	07 AUG '20
11	SE CO-ORD #9	04 AUG '20
10	SE CO-ORD #8	29 JUL '20
9	SE CO-ORD #7	22 JUL '20
8	SE CO-ORD #6	17 JUL '20
7	SE CO-ORD #5	16 JUN '20
6	AMENDMENTS TO DP	15 JUN '20
5	SP CO-ORD #4	03 JUN '20
4	SP CO-ORD #3	23 MAY '20
3	SP CO-ORD #2	20 MAY '20
2	SP CO-ORD #1	13 MAY '20
1	DEVELOPMENT PERMIT	26 NOV '19
NO.	Issued / Revisions	Date

alan **lowe** architect inc.
#118-121 Elm St.
Victoria, British Columbia
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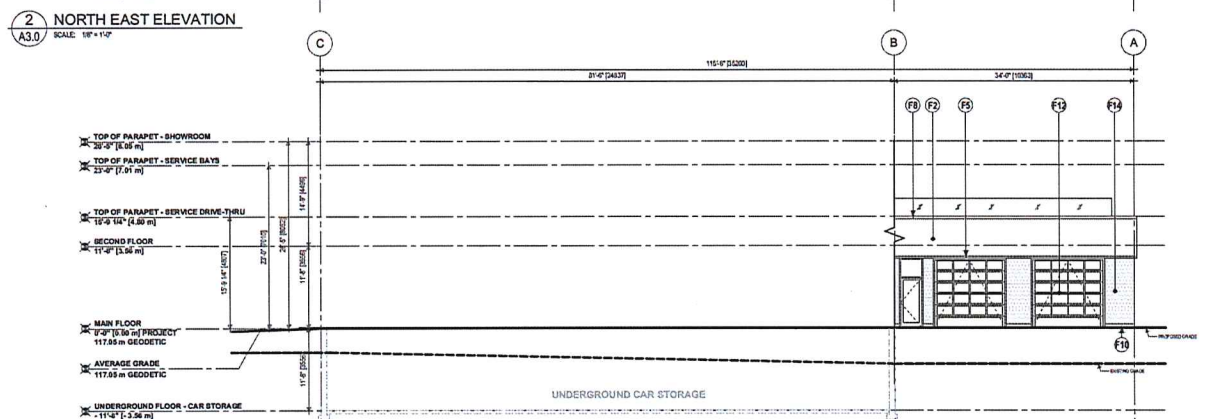
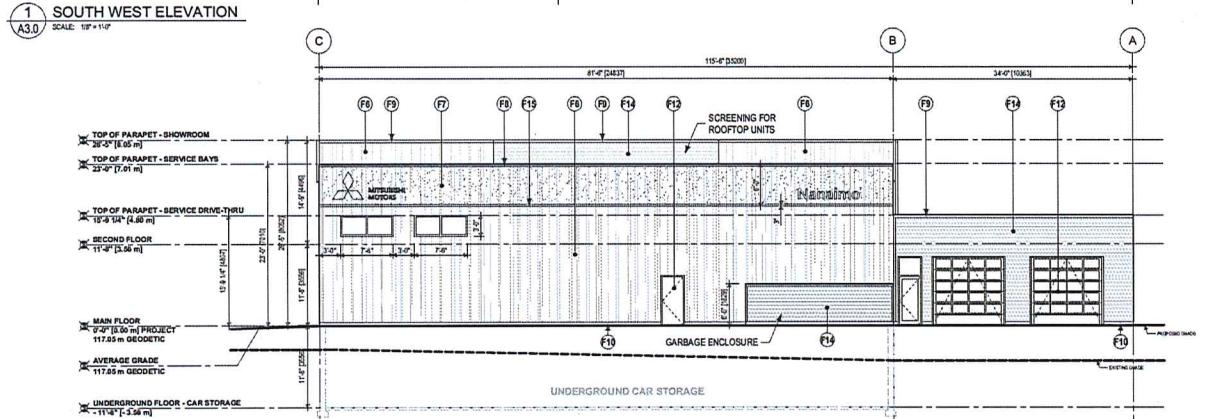
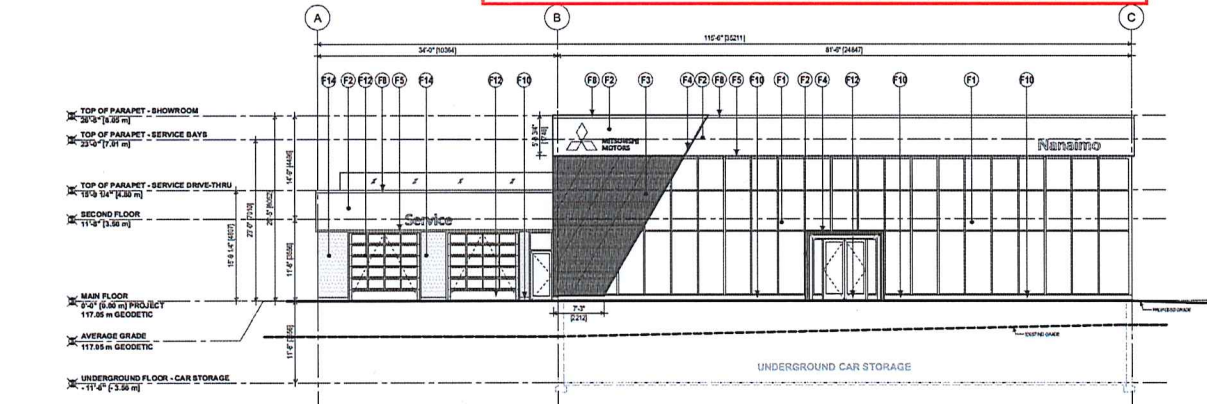
PROPOSED
MITSUBISHI DEALERSHIP
2348 KENWORTH ROAD
NANAIMO, B.C.

PROPOSED SITE PLAN
ZONING DATA

Project no.: 10-622
Date: 02 SEP 2020
Drawn: JLM
Checked: LMC
Reviewed: JLM
Approved: JLM

A1.2

BUILDING ELEVATIONS



EXTERIOR FINISHES & NOTES:

- (F1) SHOWROOM CURTAIN WALL
KAWNEER INSULATED SYSTEM 1
GLASS SOLARBAN TINT
FRAME: CLEAR ANODIZED
- (F2) FACIA
SCOTTEST LTD.
ALUMINUM COMPOSITE MATERIALS PANEL
"BLADE"
- (F3) PERFORATED METAL PANELS
SCOTTEST LTD.
ALUMINUM PLATE WITH BRAND SPECIFIC PERFORATIONS
"BLADE"
- (F4) FACIA ACCENT
"RED"
- (F5) FACIA ACCENT
"WHITE"
- (F6) TILT-UP CONCRETE
PAINTED TO MATCH COLOUR OF 7" 1/4" CORRUGATED METAL CLADDING
(CONFIRM COLOUR W/ ARCHITECT)
- (F7) PAINTED FACIA BAND ON TILT-UP CONCRETE
COLOUR TO MATCH 7" 1/4" ACM PANEL IN BLACK
- (F8) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH 7" 1/4" ACM PANEL IN BLACK
- (F9) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH 7" 1/4" CORRUGATED METAL CLADDING
- (F10) BASE WALL METAL FLASHING
COLOUR TO MATCH 7" 1/4" CORRUGATED METAL CLADDING
- (F11) 3" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF 7" 1/4" (WHITE)
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH 7" 1/4" CORRUGATED METAL CLADDING
(CONFIRM COLOUR W/ ARCHITECT)
- (F13) 2" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF 7" 1/4" (RED)
- (F14) HORIZONTAL CORRUGATED METAL CLADDING
WORKSHEET: CL-005-09
IN "BRIGHT SILVER" - OCCUR HORIZONTAL ORIENTATION
- (F15) PAINTED ACCENT BAND ON TILT-UP CONCRETE
COLOUR TO MATCH 7" 1/4" FACIA ACCENT IN WHITE

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project north:

issue / revision:

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

No. Issued / Revisions Date

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www.alanlows.com

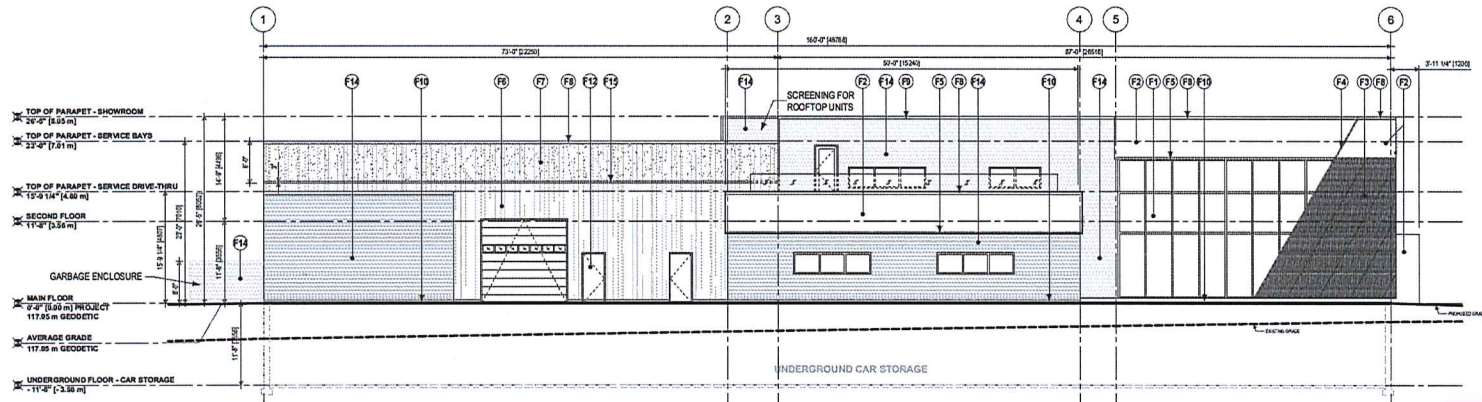
project title:
**PROPOSED
MITSUBISHI DEALERSHIP**
KENWORTH ROAD
VICTORIA, B.C.
drawing title:
**PROPOSED
ELEVATIONS**

project no.: 19-822
date: 15 JUN 2020
checked by: LOWE
drawing by: DML, RT
sheet no.:

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DP 1172
2020-JUL-02

A3.0

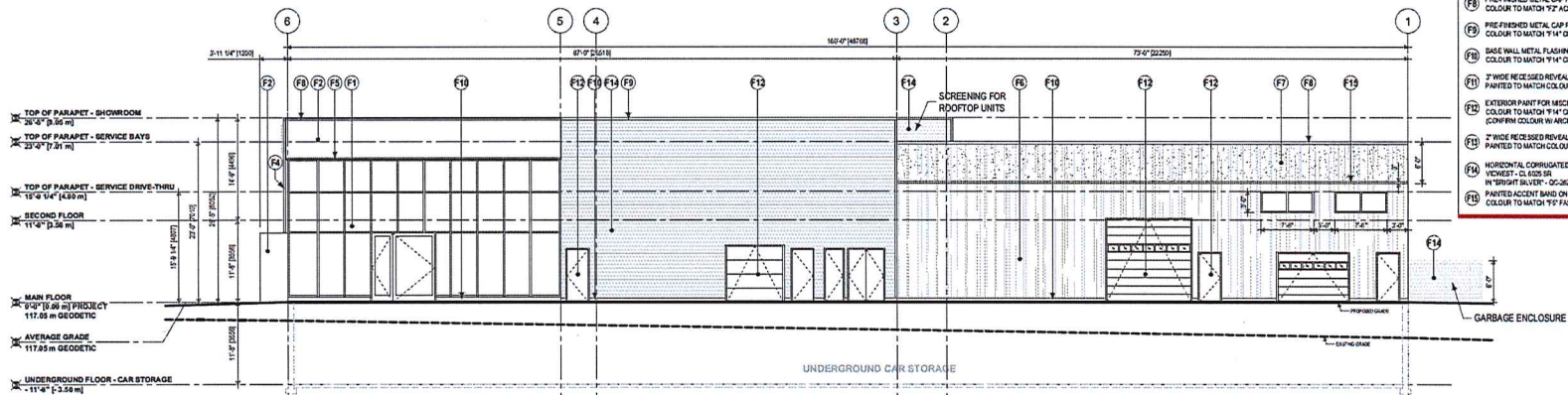
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consultants:



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

EXTERIOR FINISHES & NOTES :

- (F1) SHOWROOM CURTAIN WALL
ALUMINUM CURTAIN SYSTEM
GLASS: SOLARBAN 70XL
FRAME: CLEAR ANODIZED
- (F2) FASCIA
SOFFIT (LTD.)
ALUMINUM COMPOSITE MATERIALS PANEL
"BLACK"
- (F3) PERFORATED METAL PANELS
SOFFIT (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 "F14" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- (F7) PAINTED FASCIA SAND ON TILT-UP CONCRETE
COLOUR TO MATCH "F14" PANEL IN BLACK
- (F8) PRE-FINISHED METAL CAP FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F9) BASE WALL METAL FLASHING
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
- (F10) "J" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F5" (WHITE)
- (F11) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES
COLOUR TO MATCH "F14" CORRUGATED METAL CLADDING
(CONFORM COLOUR W/ ARCHITECT)
- (F12) "J" WIDE RECESSED REVEAL LINE
PAINTED TO MATCH COLOUR OF "F14" (RED)
- (F13) HORIZONTAL CORRUGATED METAL CLADDING
"HOMET" - 0.0304 IN
IN "BRIGHT SILVER" - 00-3624 HORIZONTAL ORIENTATION
- (F14) PAINTED ACCENT BAND ON TILT-UP CONCRETE
COLOUR TO MATCH "F5" FASCIA ACCENT IN WHITE



2 SOUTH EAST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

sheet / revision:

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

alan lowe architect inc.

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Victoria, British Columbia

1 250.360.2848

sheet

proposed:

PROPOSED
MITSUBISHI DEALERSHIP

KENWORTH ROAD

WILLOWDALE

drawing title:

PROPOSED
ELEVATIONS

project no.: 19-622

date: 15 JUN 2020 action: AS NOTED

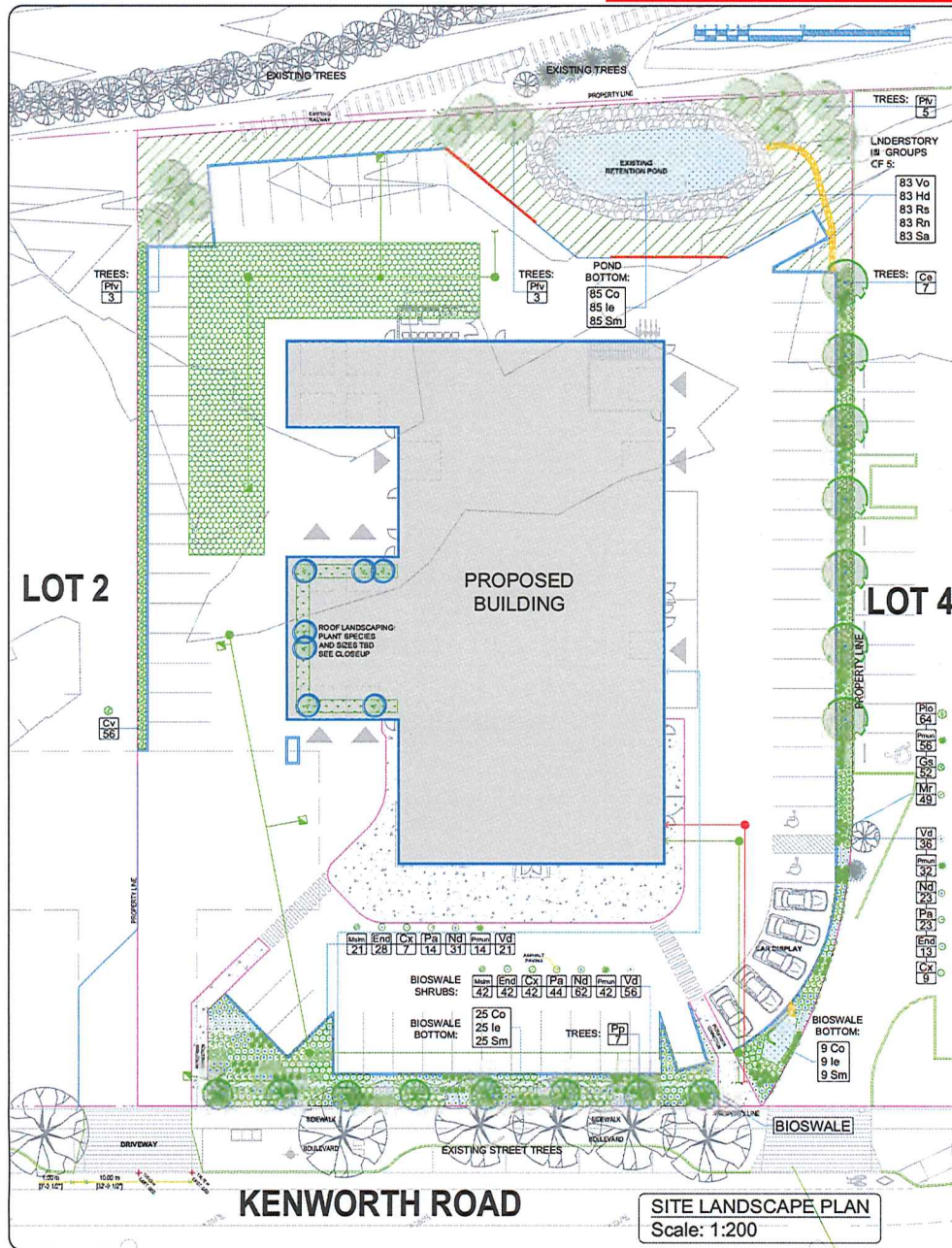
checked by: LOWE drawn by: DM, RT

sheet no:

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2020-JUL-02
EXPERT PLANNING

A3.1

LANDSCAPE PLAN and DETAILS



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.

[illegible]

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

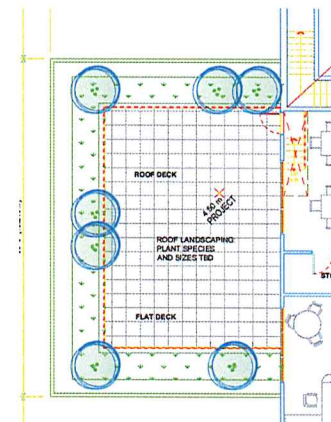


CONIFERS



BIOSWALE

ROOF LANDSCAPE PLAN



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DP1172
2020-JUL-02

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 - 2020Jun25

CONSULTANT:



PROJECT:

MADILL
MITSUBISHI

STATE LEGAL DESCRIPTION:

Lot A (DD3932421), 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