



DEVELOPMENT PERMIT NO. DP001174

J.B.R. ENTERPRISES LTD
Name of Owner(s) of Land (Permittee)

2535 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 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 38705,
EXCEPT PART IN PLAN 43195**

PID No. 000-982-822

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 waive the minimum required building height of two storeys above grade.
2. *Section 17.2.1 Landscaping General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., dated 2020-AUG-11, as shown on Schedule B.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2020-NOV-24, as shown on Schedule C.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2020-AUG-10, as shown on Schedule D.
4. Existing covenant L68187 is discharged and replaced by a Section 219 Covenant securing the geotechnical assessment and its recommendations, prepared by Lewkowich Engineering Associates Ltd., dated 2018-APR-27, prior to Building Permit issuance.

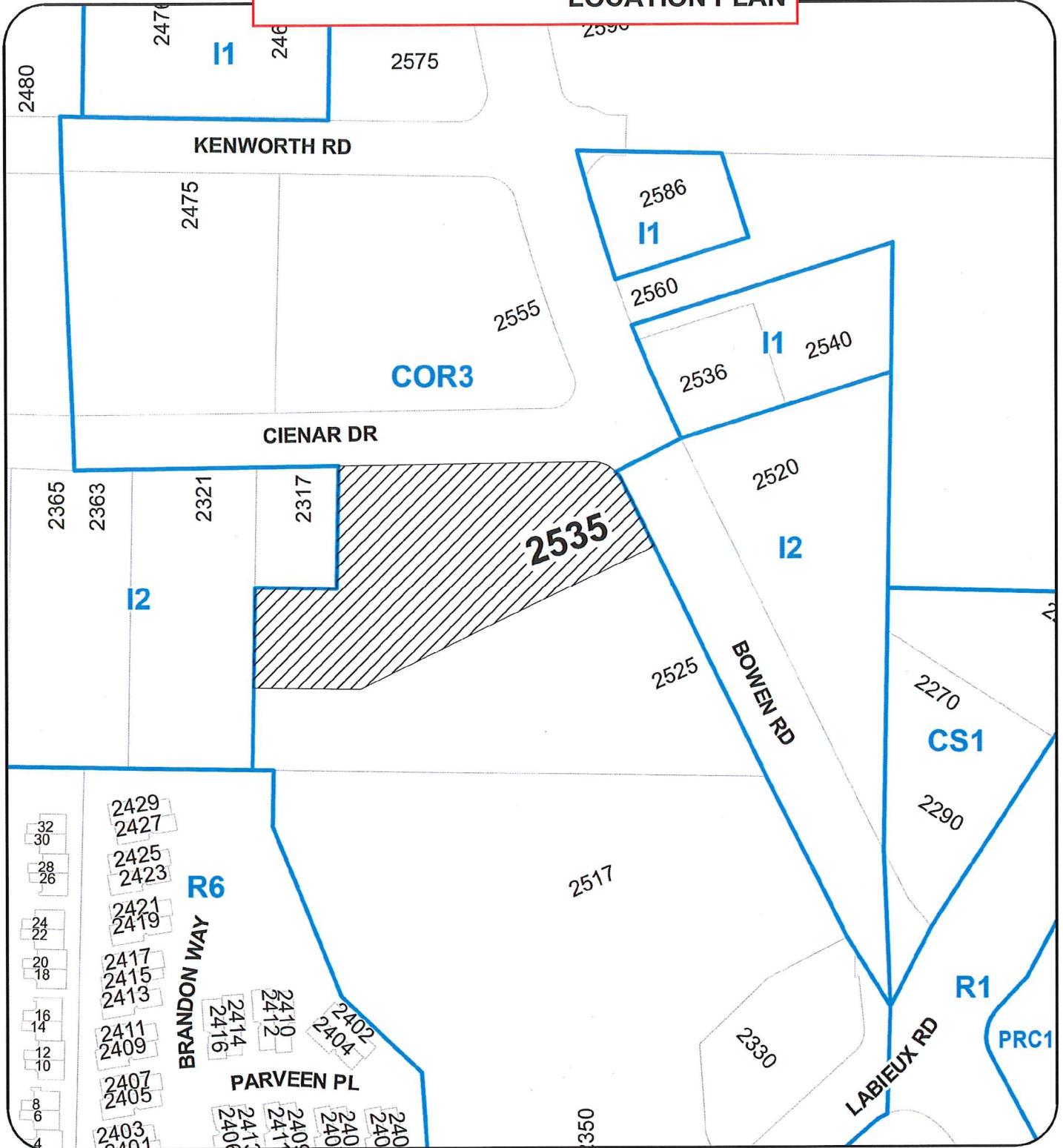
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **21ST** DAY OF **DECEMBER, 2020.**


Corporate Officer


Date

Development Permit No. DP001174 Schedule A
2535 Bowen Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001174

LOCATION PLAN

Civic: 2535 BOWEN ROAD

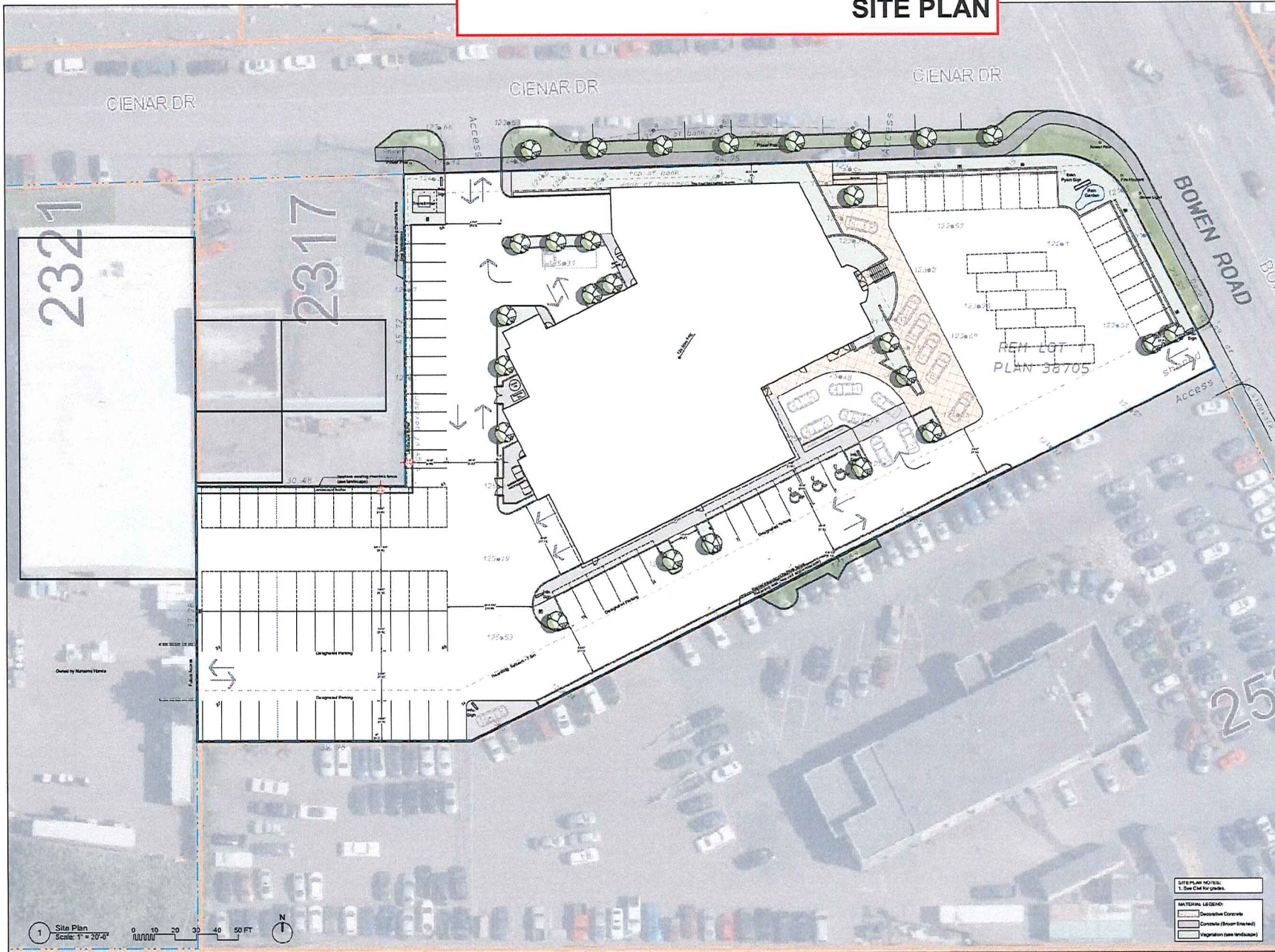
Legal: LOT 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT
PLAN 38705, EXCEPT PART IN PLAN 43195



 SUBJECT PROPERTY

Development Permit No. DP001174 Schedule B
2535 Bowen Road

SITE PLAN



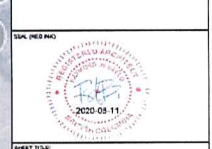
Do not scale drawings. Contributor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect and "Sealed for construction".

An endorsement of service. This drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use in the specified project only and shall not be used otherwise without written permission of the architect.

| No. | Date | Issue Notes |
|-----|----------|------------------------|
| 1 | 08/11/20 | Site Plan for Review 1 |

| No. | Date | Revision Notes |
|--|------|----------------|
| <p>NANAIMO HONDA</p> <p>2535 Bowen Road, Nanaimo BC, V9T 3L2 Lot 1, Section 20, Range 6, Mountain District, Plan 38705, Except Part in Plan 43195</p> | | |

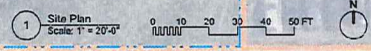
RdIB Raymond de Beeld ARCHITECT INC.
705 Terminal Avenue North, Nanaimo, BC V9B 4K1
250.754.2108 • info@rdibarchitect.ca • rdibarchitect.ca



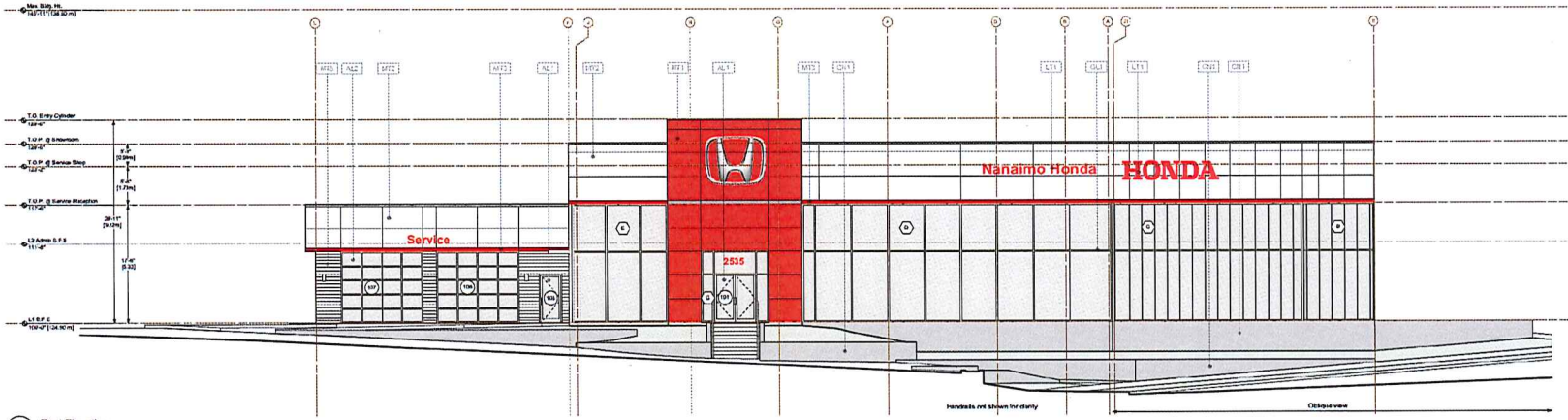
SITE PLAN

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DP1174
2020-AUG-13
CITY OF NANAIMO

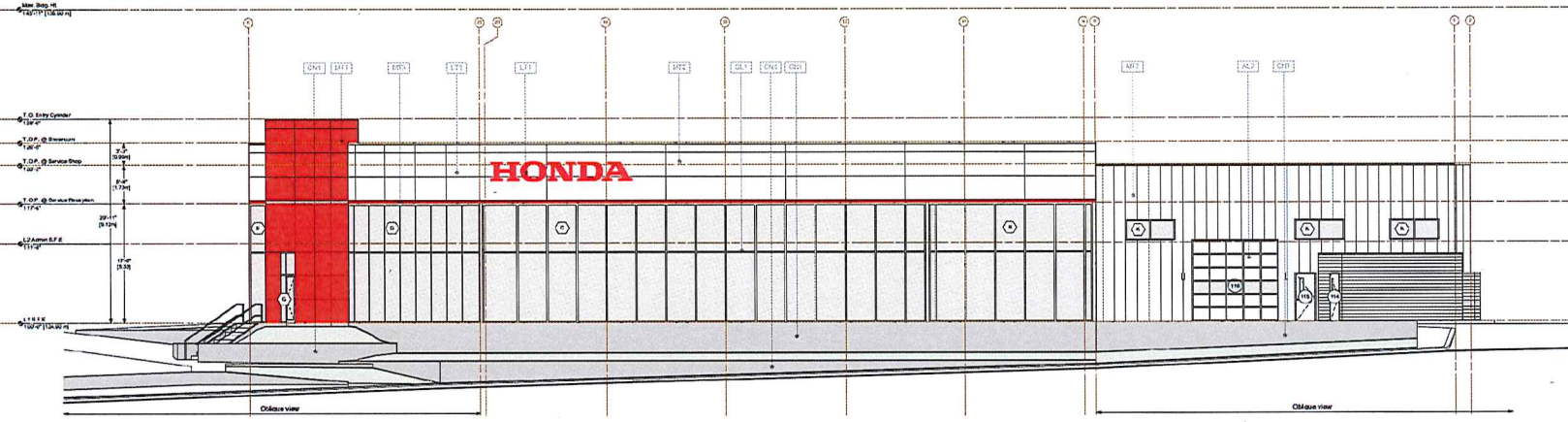
| | | | |
|----------|-----------------------------------|---------|------|
| PROJECT: | SK, RB | CLIENT: | RdIB |
| ADDRESS: | 1836 | DESIGN: | |
| SCALE: | As Noted | A1.1 | |
| DATE: | 2020-08-11 | | |
| CADFILE: | 1836 Nanaimo Honda 31 - Plans.vwx | | |



Development Permit No. DP001174 Schedule C
 2535 Bowen Road
BUILDING ELEVATIONS



1 East Elevation
 Scale: 1/8" = 1'-0"



2 North Elevation
 Scale: 1/8" = 1'-0"

- MATERIALS LEGEND**
- AL: Aluminum Separators - Clear Anodized
 - ALP: Aluminum Oil Door
 - CM: Concrete (Asket Slab)
 - CL: Curtain Wall
 - L1: Logo Internally lit with LED
 - M1: ACP - Honda Red
 - M2: ACP - Snow White
 - M3: ACP - Honda Red
 - M4: Metal Clad Frame - Snow White
 - M5: Horizontal Composite Sliding
 - M6: Metal Clad Column - Snow White
 - M7: Vertical Composite Sliding

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 DP 1174
 2020-NOV-24
 Central Planning

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction and cannot be used for any other purpose without the written permission of the architect.

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| No. | Date | Revision Notes |
|-----|------------|----------------|
| 1 | 2019-12-03 | DP Application |
| 2 | 2020-09-11 | DP Rev. 1 |
| | 2020-11-24 | DP Rev. 2 |

| No. | Date | Revision Notes |
|-----|------|----------------|
| | | |

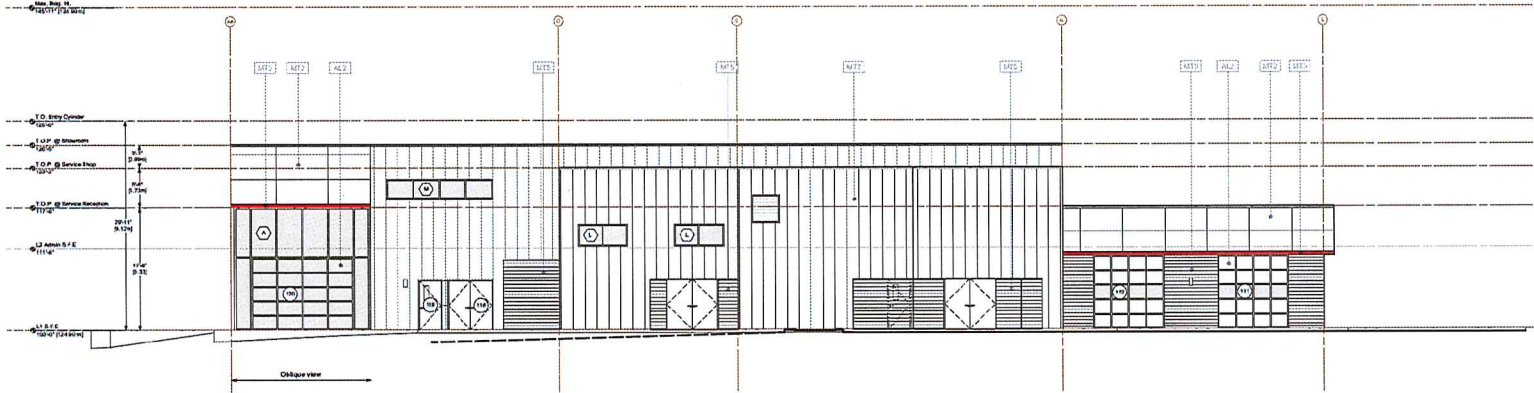
NANAIMO HONDA
 2535 Bowen Road, Nanaimo, BC
 Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
 Except Part in Plan 43195

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 755 Terminal Avenue North, Nanaimo, BC V9S 4K1
 250.754.2108 - info@rdibarchitect.ca - rdibarchitect.ca

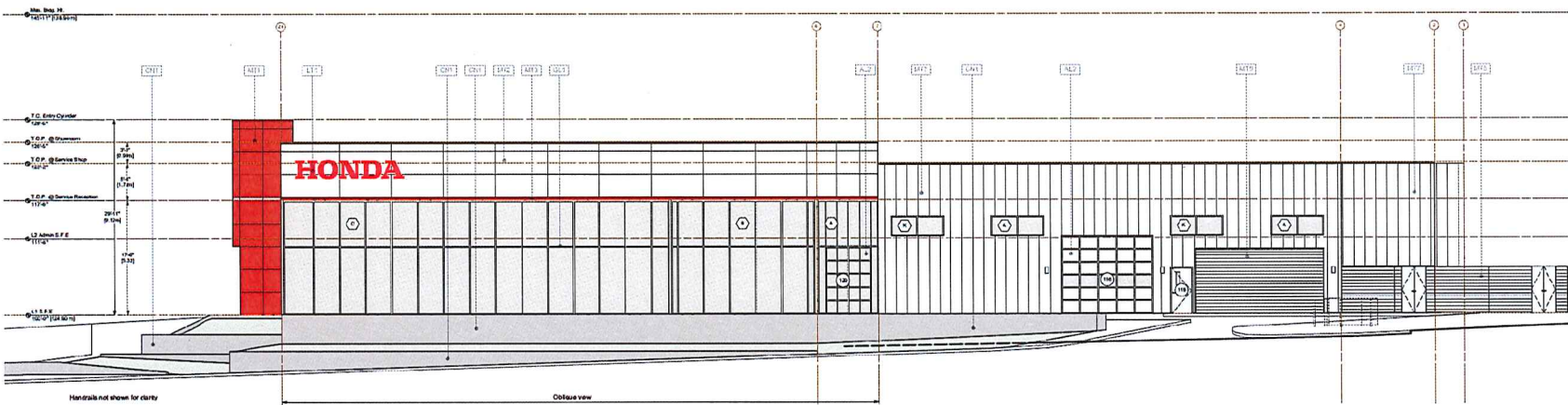


ELEVATIONS 1

| | | | |
|---------|------------|------------|---|
| Author: | RB, SK, CV | Checked: | RB |
| Scale: | 1:833 | Sheet No.: | A6.1 |
| Notes: | As Noted | Date: | Nov. 24, 2020 |
| Drawn: | | Project: | 1833 Nanaimo Honda CD 01 Elev_Sect1.rvt |



1 West Elevation
Scale: 1/8" = 1'-0"



2 Northwest Elevation
Scale: 1/8" = 1'-0"

- MATERIAL LEGEND**
- AL1 Aluminum Baremetal - Clear Anodized
 - AL2 Aluminum Oil Dory
 - CH1 Concrete (Natural Slant)
 - CL1 Corkite Wall
 - LT1 Logo Assembly (with LED)
 - MT1 ACP - Honda Red
 - MT2 ACP - Bone White
 - MT3 ACP - Bone - Honda Red
 - MT4 Metal/Cast Fascia - Bone White
 - MT5 Horizontal Composite Slating
 - MT6 Metal/Cast Column - Bone White
 - MT7 Vertical Composite Slating

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NOV 24 2020
OFFICE OF BUILDING

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| No. | Date | Issue Notes |
|-----|------------|----------------|
| 1 | 2019 12 03 | IF Application |
| 2 | 2020 08 11 | IF Rev. 1 |
| 3 | 2020 11 24 | IF Rev. 2 |

| No. | Date | Revision Notes |
|-----|------|----------------|
|-----|------|----------------|

NANAIMO HONDA

2535 Bowen Road, Nanaimo, BC
Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
Except Part in Plan 43195

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250.754.2105 - info@rdibarchitect.ca - rdib@rdib.ca
SIA 963-962



ELEVATIONS 2

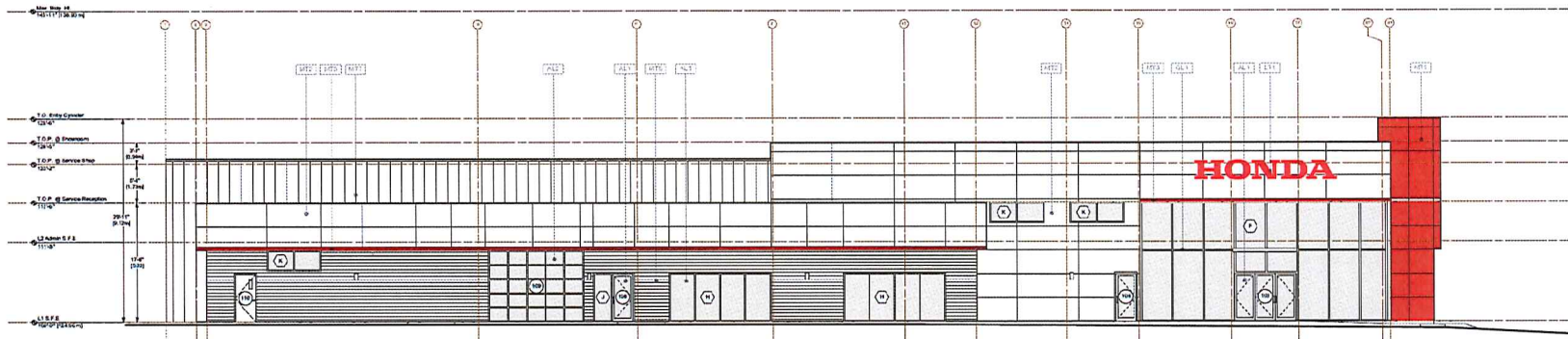
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|-------------|---|--------------|------|
| DESIGNED BY | RB, SK, CV | CHECKED BY | RB |
| DATE | 1803 | PROJECT NO. | |
| SCALE | As Noted | PROJECT NAME | A6.2 |
| DATE | Nov. 24, 2020 | | |
| CAD FILE | 1835 Nanaimo Honda CD 01 Elev_Sect1.rvt | | |

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As per statement of services, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used for any other project without written permission of the architect.

| No. | Date | Revision Notes |
|-----|------------|----------------|
| 1 | 2019 12 03 | DP Application |
| 2 | 2020 09 11 | DP Rev. 1 |
| 3 | 2020 11 24 | DP Rev. 2 |

| No. | Date | Revision Notes |
|-----|------|----------------|
|-----|------|----------------|



1 South Elevation
Scale: 1/8" = 1'-0"

- MATERIAL LEGEND**
- AL1 Aluminum Slatwork - Clear Anodized
 - AL2 Aluminum Old Door
 - CM Concrete (Natural Stone)
 - CL1 Curble Wall
 - L71 Logo Intensity II with LED
 - MT1 ACP - Honda Red
 - MT2 ACP - Bone White
 - MT3 ACP Panel - Honda Red
 - MT4 Metal Clad Fascia - Bone White
 - MT5 Horizontal Corrugated Ducting
 - MT6 Metal Clad Column - Bone White
 - MT7 Vertical Corrugated Ducting

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D P 1 1 3
2020 NOV 24
CURTIS PLANNING

NANAIMO HONDA

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Lot 1, Section 20, Range 6, Mountain District, Plan 38705,
Except Part in Plan 43195

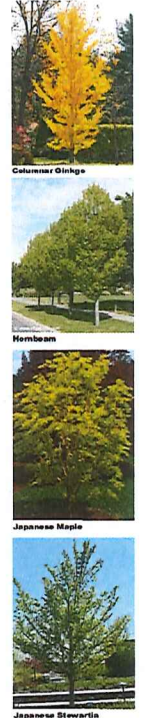
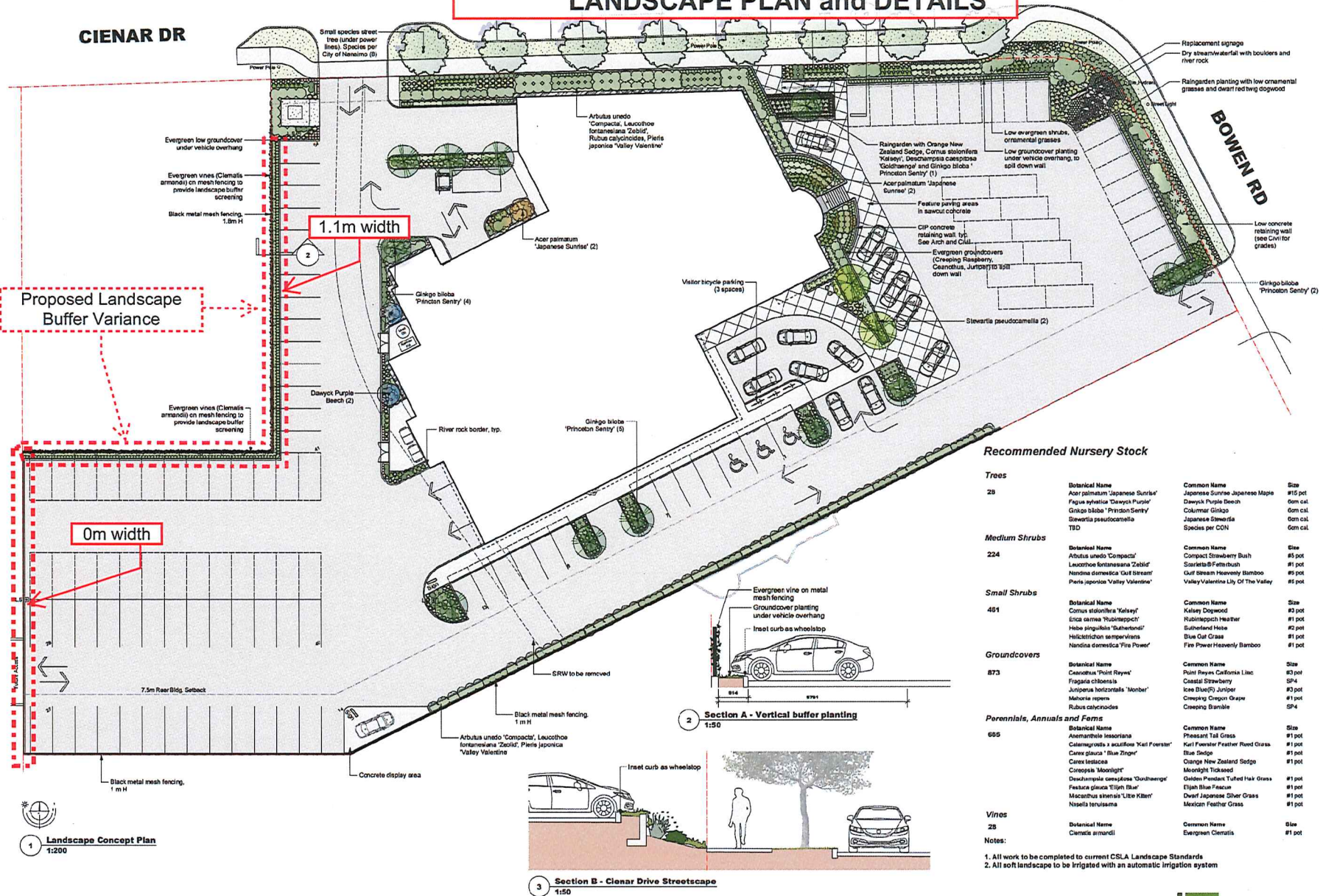
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SHEET TITLE
ELEVATIONS 3

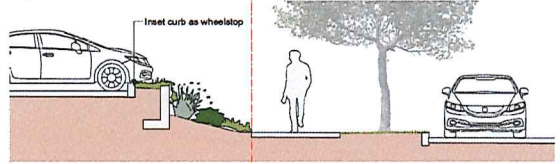
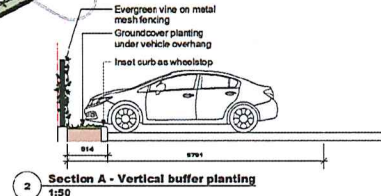
| | |
|--|------------------------|
| DESIGNER: RB, SK, CV | CHECKED: RdB |
| DATE: 11/23 | PROJECT: A6.3 |
| DATE: Nov. 24, 2020 | DATE: Nov. 24, 2020 |
| C:\Users\rdibeeld\OneDrive\Documents\1833 Nanaimo Honda CD 01 Elev_Sect1.vrx | |

Development Permit No. DP001174 Schedule D
 2535 Bowen Road
LANDSCAPE PLAN and DETAILS



Recommended Nursery Stock

| Quantity | Botanical Name | Common Name | Size |
|----------|---|-------------------------------------|---------|
| 28 | <i>Acer palmatum 'Japanese Sunrise'</i> | Japanese Sunrise Japanese Maple | #12 pot |
| | <i>Fagus sylvatica 'Dawson Purple'</i> | Dawson Purple Beech | 6m cal. |
| | <i>Ginkgo biloba 'Princeton Sentry'</i> | Columnar Ginkgo | 6m cal. |
| | <i>Stewartia pseudocamellia</i> | Japanese Stewartia | 6m cal. |
| | Species per CCN | | 6m cal. |
| 224 | <i>Arbutus unedo 'Compacta'</i> | Compact Strawberry Bush | #5 pot |
| | <i>Laurothoe fortuneana 'Zabik'</i> | Sorrelbush/Fernbush | #5 pot |
| | <i>Nandina domestica 'Gulf Stream'</i> | Gulf Stream Heavenly Bamboo | #5 pot |
| | <i>Pieris japonica 'Valley Valentine'</i> | Valley Valentine Lily Of The Valley | #5 pot |
| | | | |
| 451 | <i>Arbutus unedo 'Compacta'</i> | Compact Strawberry Bush | #5 pot |
| | <i>Coronilla alba 'The Bride'</i> | White Coronilla | #5 pot |
| | <i>Erica carnea 'Rubinспек'</i> | Rubinспек Heather | #2 pot |
| | <i>Helleborus viridis 'Bathurst'</i> | Bathurst Hellebore | #2 pot |
| | <i>Helleborus viridis 'Blue Out Grass'</i> | Blue Out Grass | #1 pot |
| 873 | <i>Nandina domestica 'Fire Power'</i> | Fire Power Heavenly Bamboo | #1 pot |
| | | | |
| | | | |
| | | | |
| | | | |
| 655 | <i>Arbutus unedo 'Compacta'</i> | Compact Strawberry Bush | #5 pot |
| | <i>Calamagrostis x acutiflora 'Karl Foerster'</i> | Karl Foerster Feather Reed Grass | #1 pot |
| | <i>Carex glauca 'Blue Zinger'</i> | Blue Zinger | #1 pot |
| | <i>Carex testacea</i> | Orange New Zealand Sedge | #1 pot |
| | <i>Carex 'Moonlight'</i> | Moonlight Ticksedge | #1 pot |
| 28 | <i>Deschampsia cespitosa 'Golfhanger'</i> | Golden Pendants Tufted Hair Grass | #1 pot |
| | <i>Festuca glauca 'Tiger Blue'</i> | Tiger Blue Grass | #1 pot |
| | <i>Miscanthus sinensis 'Little Kitten'</i> | Dwarf Japanese Silver Grass | #1 pot |
| | <i>Nassella tenuissima</i> | Mexican Feather Grass | #1 pot |
| | | | |



Notes:
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

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 DP1174
 2020-AUG-13
 CIVIC PLANNING

Revision 1: Aug 6-20
 Revision 2: Aug 19-20

LADR LANDSCAPE ARCHITECTS

Project No: 1926 Dec. 3/19 83-854 Querra Ave. Victoria B.C. V8T 1W5 Phone: (250) 598-0105

Nanaimo Honda - Landscape Concept Plan

1 Landscape Concept Plan
 1:200

3 Section B - Cienar Drive Streetscape
 1:50