

DATE OF MEETING | August 29, 2022 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP001251  
– 2355 KENWORTH ROAD |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit application for an automobile sales, service and rental development at 2355 Kenworth Road (Hyundai).

### **Recommendation**

That Council issue Development Permit No. DP1251 (2355 Kenworth Road) with the following variances:

- increase the maximum front yard setback from 6.0m to 21.79m and allow 100% of the building face to be set back more than 6.0m from the front yard lot line;
- permit parking in front of the building, and within the maximum front yard setback;
- to waive the minimum required building height of two storeys above grade;
- reduce the minimum landscape buffer along the west side yard lot line from 1.8m to 0.9m; and,
- reduce the Minimum Landscape Treatment Level 2 along the west side yard lot line to the proposed landscape treatment.

## **BACKGROUND**

A development permit application, DP1251, was received from Island West Coast Developments Ltd., on behalf of Bowen Road Developments Ltd., to permit the development of a 1,946m<sup>2</sup> building for automobile sales, service and rental use at 2355 Kenworth Road (Hyundai).

### **Subject Property and Site Context**

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located east of Bowen Road on the south side of Kenworth Road.
<i>Total Lot Area</i>	7,749m <sup>2</sup>
<i>City Plan</i>	Schedule 2 Future Land Use Designations – Mixed-Use Corridor Schedule 9 Development Permit Area (DPA) 4: Abandoned Mine Workings Hazard; and, Schedule 13 Development Permit Area (DPA) 8: Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property (Lot A, created by SUB1415) is vacant with a slight slope down to the north. The property is surrounded by industrial zoned properties to the west; a community service zoned property (St. John's Ambulance) to the south; and a proposed 40-unit multi-family development which is proposed to be located directly to the east. Several automotive dealerships are located northeast across Kenworth Road.

The subject property was rezoned from High Tech Industrial (I3) to Community Corridor (COR3) in 2017 (RA288) and subsequently rezoned to permit a site-specific use, Automobile Sales and Rental, in 2021 (RA459).

## **DISCUSSION**

### **Proposed Development**

The proposed development is a 1,946m<sup>2</sup> automotive dealership with a showroom, accessory office, a service area and a separate independent commercial unit.

#### *Site Design*

The proposed building will be sited slightly north of the center of the site with parking, display areas and landscaping along the perimeter. The showroom, offices and customer areas face Kenworth Road with the service area located at the rear of the subject property. Service bays are accessed via a drive-thru on the east side of the building. A refuse enclosure is attached to the east side of the building. Vehicles will be displayed inside within the showroom and on an outdoor display area paved with concrete, as well as along the perimeter of the site.

Vehicular access to the lot will be from Kenworth Road via two existing site entrances, and pedestrian access will be provided via two scored concrete crossings. A 1.5m wide pedestrian painted path will demarcate circulation around the site.

#### *Building Design*

The proposed building is comprised of a 1,431m<sup>2</sup> main floor and a 515m<sup>2</sup> upper mezzanine and encompasses a showroom, accessory offices and service area, lunch room, boardroom, as well as a separate commercial unit. The proposed building is contemporary in design with a predominantly flat roof and incorporates generous glazing facing Kenworth Road. Exterior façade materials include a blend of painted tilt-up concrete panels, aluminum composite panel (linear and wave patterns), and corrugated metal siding. The design of building is largely dictated by corporate brand standards.

#### *Landscape Design*

The perimeter of the property incorporates a minimum 1.8m landscape buffer on two sides (front yard and rear yard) and a 0.9m buffer on the west side yard lot line. The adjacent COR3 zoned property on the east side yard lot line which does not require a landscape buffer encompasses a narrow strip of drain rock. Plantings along the front property line (Kenworth Road) include five Persian ironwood and a mix of deciduous shrubs, perennials and ornamental grasses, as well as bioswale plantings. Plantings along the west side yard lot line include Feather reed grass and two landscaped islands in the parking areas each with a Norway maple and native deciduous shrubs.

Plantings along the south (rear yard) property line include eight Weeping White spruce edged with rock mulch with corner plantings of three Bruns Serbian spruce and deciduous shrubs. The refuse/recycling/storage enclosure (attached to the western edge of the building) is clad in corrugated charcoal metal siding and is accessed via metal doors. No perimeter fencing (with the exception of a cast in place concrete retaining wall) is proposed in the southwest corner of the site. Site lighting is provided by post-top mounted directional lights along the perimeter of the site.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2022-FEB-10, accepted DP001251 as presented, with support for the variances with the exception of the variance request related to the Minimum Landscape Treatment Level along the south (rear) property line. The following recommendations were provided:

- Consider finding ways to increase the landscape buffer where possible, especially along the south and east property lines, with the east buffer being more robust;
- Consider a textural change in drive aisle connecting the front of the building to the two driveway entrances to the site; and,
- Consider adding a tribute to reflect the history of the historic Madill site.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following changes:

- The landscape plan has been updated to incorporate an increased buffer with evergreen trees on the south property line (to 2.09m) and grasses have been added along the west property line. The applicant has noted the proposed multi-family development on the adjacent property proposes wood fencing and robust landscaping and that a landscape buffer is not required as per the Zoning Bylaw.
- The site plan has been updated to include an additional pedestrian access (concrete surfacing scored by saw cuts) for pedestrian access from Kenworth Road and a 1.5m wide pedestrian painted path along the perimeter of the site.
- The applicant has advised a tribute to Madill was not added as it would be more appropriate for the original site as a whole (not a single parcel).

### **PROPOSED VARIANCES**

#### *Maximum Front Yard Setback*

Subsection 9.5.1 and Subsection 9.5.4 of the Zoning Bylaw requires a maximum setback of 6.0m for at least 50% of the building face in the COR3 zone. A variance is proposed to increase the maximum front yard setback from 6.0m to 21.79m, a requested variance of 15.79m with 100% of the building face to be set back more than 6.0m from the front yard lot line. The increased setback will allow for vehicle displays consistent with surrounding automotive dealerships. Staff support the proposed front yard setback variance.

#### *Parking*

Subsection 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building, and within the maximum front yard setback area (6.0m) within Corridor

zones. A variance is proposed to permit parking between the front face of the building and the front property line abutting Kenworth Road. Staff support the proposed parking variance.

### *Minimum Building Height*

Subsection 9.7.1 of the Zoning Bylaw requires a minimum building height of two storeys above grade within the COR3 zone. As the proposed building is not comprised of two full storeys a variance is required. Staff support the proposed building height variance as the building encompasses a partial second storey and visually appears as 2-storeys. Additionally, a partial second storey is consistent with neighbouring automotive dealerships.

### *Minimum Landscaping*

Subsection 17.2.1 of the Zoning Bylaw requires a minimum landscape buffer of 1.8m. A variance is proposed to reduce the minimum required landscape buffer width along the west side yard lot line from 1.8m to 0.9m. Section 17.11 of the Zoning Bylaw requires Minimum Landscape Treatment Level 2 along a side yard lot line within the COR3 zone. A variance is proposed to reduce the minimum landscape treatment level along the west side yard lot line from Minimum Landscape Treatment Level 2 to no minimum landscape treatment level. Staff support the proposed minimum landscaping variances.

## **SUMMARY POINTS**

- Development Permit application No. DP1251 proposes a new 1,946m<sup>2</sup> building for automobile sales and rental development at 2355 Kenworth Road.
- Variances are requested to:
  - increase the maximum front yard setback from 6.0m to 21.79m and allow 100% of the building face to be set back more than 6.0m from the front yard lot line;
  - permit parking in front of the building, and within the maximum front yard setback;
  - to waive the minimum required building height of two storeys above grade;
  - reduce the minimum landscape buffer along the west side yard lot line from 1.8m to 0.9m; and,
  - reduce the Minimum Landscape Treatment Level 2 along the west side yard lot line to the proposed landscape treatment.
- Staff support the proposed variances. |

## **ATTACHMENTS**

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Context Map
- ATTACHMENT C: Location Plan
- ATTACHMENT D: Site Plan
- ATTACHMENT E: Building Elevations and Details
- ATTACHMENT F: Building Renderings
- ATTACHMENT G: Landscape Plan and Details
- ATTACHMENT H: Aerial Photo |

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services  
/ Deputy CAO

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

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

1. *Subsections 9.5.1 & 9.5.4 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 21.79m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property line and the front face of a building, and within the maximum front yard setback.
3. *Subsection 9.7.1 Size of Buildings* – to waive the minimum required building height of two storeys above grade.
4. *Subsection 17.2.1 General Regulations* – to reduce the minimum required landscape buffer width along the west side yard lot line from 1.8m to 0.9m.
5. *Section 17.11 Minimum Landscape Treatment Level 2* – to reduce the Minimum Landscape Treatment Level 2 along the west side yard lot line in the COR3 zone to the proposed landscape treatment.

### CONDITIONS OF PERMIT

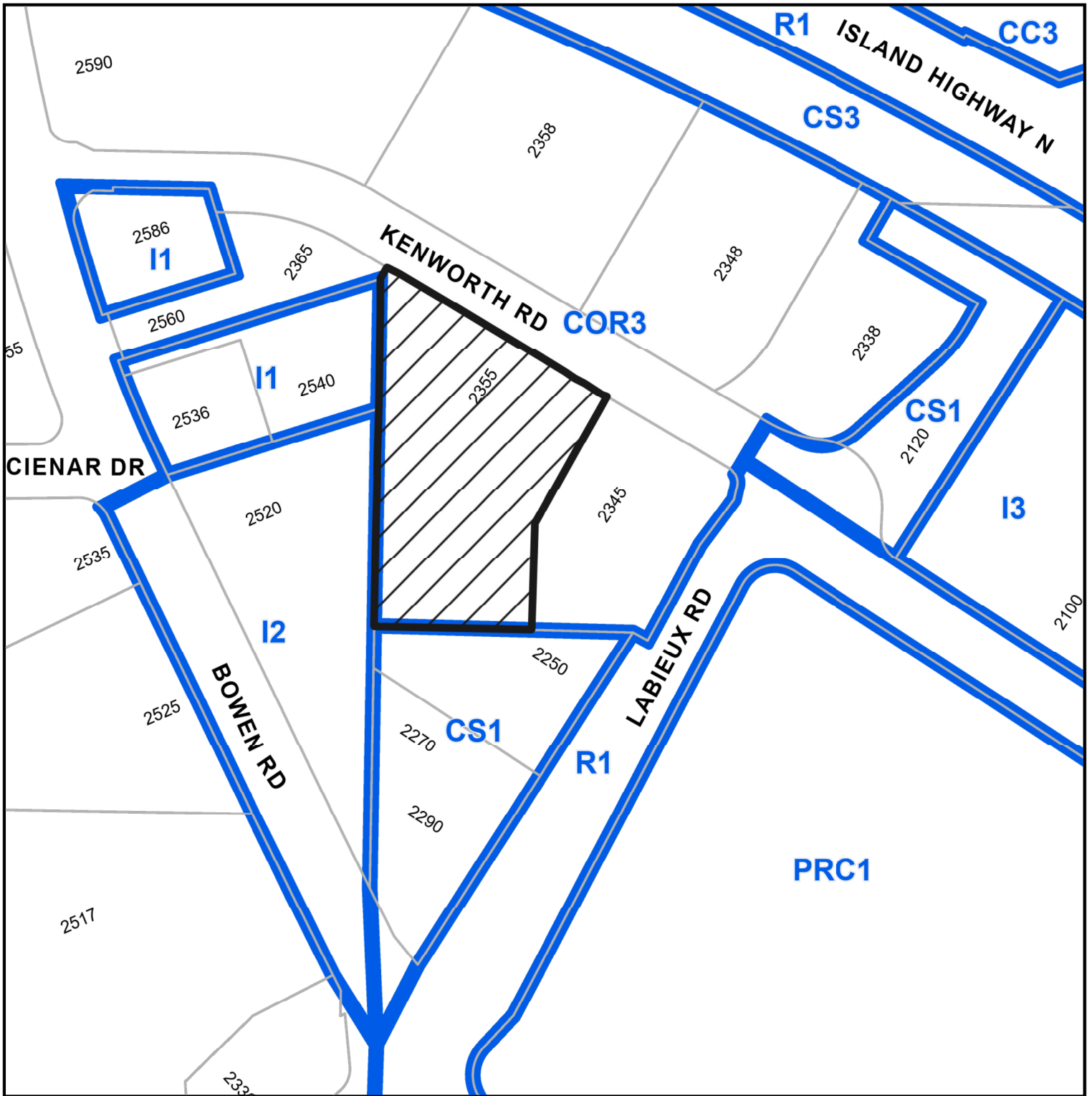
1. The subject property shall be developed in accordance with the Site Plan, prepared by Alan Lowe Architect Inc., dated 2022-JUL-28, as shown on Attachment D.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2021-JUL-28, as shown on Attachment E.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Design North Landscape Architecture Inc., dated 2022-JUL-28, as shown on Attachment G.

# ATTACHMENT B CONTEXT MAP



 2355 KENWORTH ROAD

# ATTACHMENT C LOCATION PLAN



## DEVELOPMENT PERMIT APPLICATION NO. DP001251



**Subject Property**

CIVIC: 2355 KENWORTH ROAD

LEGAL: LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT, PLAN  
EPP110921

# ATTACHMENT D PROPOSED SITE PLAN

## PROJECT INFORMATION

**LEGAL ADDRESS:** LOT A, SECTION 20, RANGE 7, MOUNTAIN DISTRICT  
**CIVIC ADDRESS:** 2355 KENWORTH ROAD NANAIMO, B.C. PID: 031-406-921

**ZONING DATA**  
**ZONING:** COR3, COMMUNITY CORRIDOR  
**SITE AREA:** 7,757.4 m<sup>2</sup> (83,496.5 sq.ft.)  
**GROUND FLOOR AREA:** 1,430.9 m<sup>2</sup> (15,402.0 sq.ft.)  
**2nd FLOOR AREA:** 514.7 m<sup>2</sup> (5,540.0 sq.ft.)

ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	0.75 FAR / 0.25 FAR
BUILDING HEIGHT:	14 m (max.) / 8.3 m
STOREYS:	2 min. / 2
SITE COVERAGE (%):	60% / 183%

ALLOWABLE / REQUIRED	PROPOSED
OFF-STREET PARKING:	2.57
1STALL/22m <sup>2</sup> (Tenant Space)	37.94
1STALL/10 m <sup>2</sup> (Sales, Showcom)	10
1STALL PER SERVICE BAY	50.51 → 51
TOTAL PARKING:	112 TOTAL

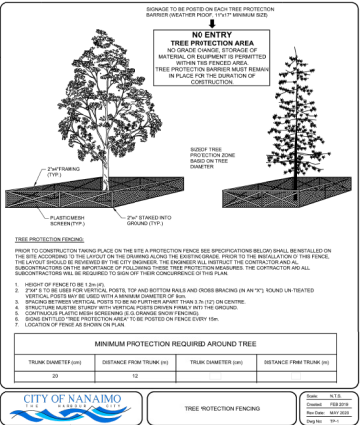
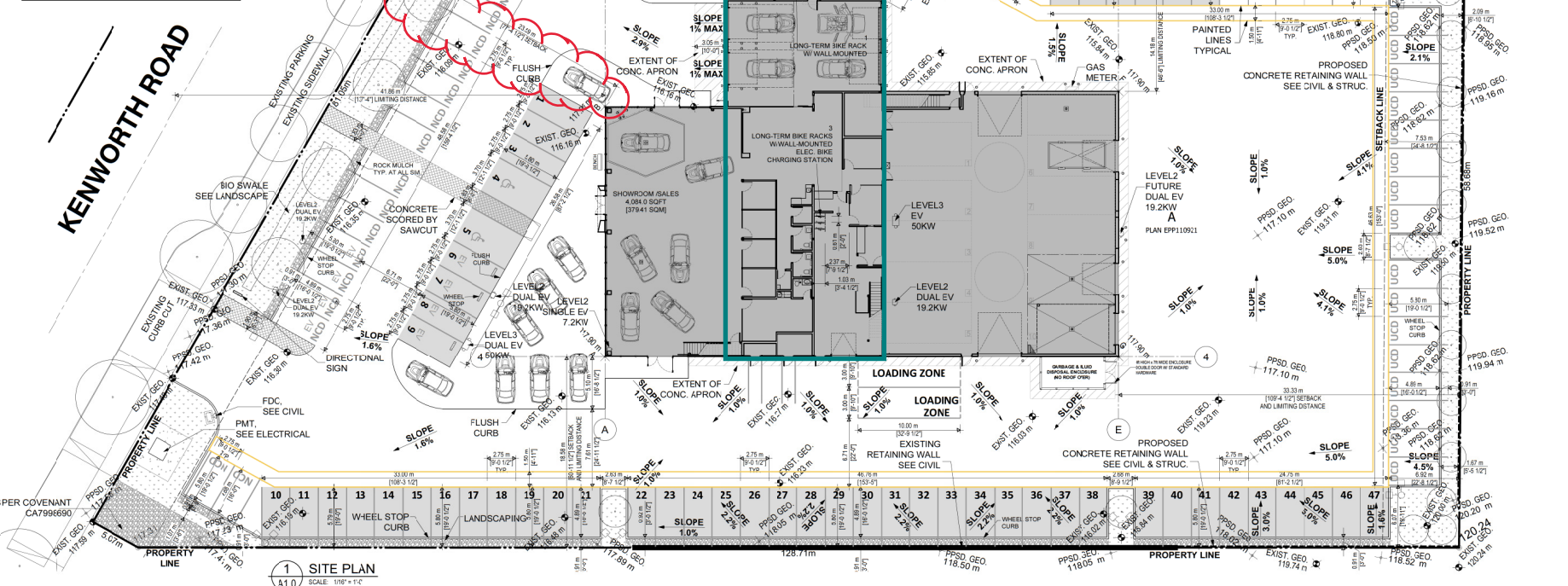
ACCESSIBLE PARKING:	LOADING SPACES:
2	2
2	2

ALLOWABLE / REQUIRED	PROPOSED
SHORT-TERM BICYCLE PARKING:	4
0.1 SPACE/100m <sup>2</sup> (Tenant Space GFA)	
CALCULATION:	
54.56 m <sup>2</sup> X 0.1 / 100 = 0.056	
1SPACE/130m <sup>2</sup> (Car Dealership GFA)	
CALCULATION:	
56.56 m <sup>2</sup> X 0.35 / 100 = 0.197	
0.2SPACE/130m <sup>2</sup> (Car Dealership GFA)	
CALCULATION:	
1889.04 m <sup>2</sup> X 0.2 / 130 m <sup>2</sup> = 3.77	

ALLOWABLE / REQUIRED	PROPOSED
LONG TERM BICYCLE PARKING:	4
0.35 SPACE/100m <sup>2</sup> (Tenant Space GFA)	
CALCULATION:	
56.56 m <sup>2</sup> X 0.35 / 100 = 0.197	
0.2SPACE/130m <sup>2</sup> (Car Dealership GFA)	
CALCULATION:	
1889.04 m <sup>2</sup> X 0.2 / 130 m <sup>2</sup> = 3.77	

AVERAGE FINISHED GRADE: 117.90 m (117.90+117.90+117.90+117.90+117.90) / 7

EXIST. GEO.	EXISTING GEODETIC ELEVATION
0.0 m	
PPSD GEO.	PROPOSED ELEVATION
+0.0 m	



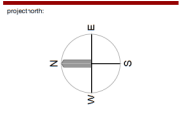
### BUILDING CODE DATA

**BC BUILDING CODE EDITION:** 2018, PART 3  
**BUILDING AREA:** 1,430.9 m<sup>2</sup>  
**GROSS FLOOR AREA:** 1,945.6 m<sup>2</sup>  
**NO. OF STREETS FACING:** 1  
**NO. OF STOREYS:** 2  
**OCCUPANCY CLASSIFICATIONS:** E (MAJOR OCCUPANCY), F2 (MAJOR OCCUPANCY)  
**BUILDING CLASSIFICATIONS:** B.C.B.C. 3.2.2.67 - GROUP E - up to 3 storeys, Sprinklered, Combustible or Noncombustible; B.C.B.C. 3.2.2.79 - GROUP F2 - up to 2 storeys, Sprinklered, Combustible or Noncombustible. Floor assemblies shall be fire-separations with a fire resistance rating not less than 45 minutes.  
**FLOOR ROOFS SUPP. STRUCTURES:** 45 min. / 45 min.  
**F.R.R. OF BUILDING COMPONENTS:** 2 HR (B.C.B.C. 3.3.5.5)  
**F.R.F. BETWEEN OCCUPANCIES:** YES (ANAIMO BYLAW 7295 SECTION 28.2) (B.C.B.C. 3.2.5.12-1 - NFPA13)  
**SPRINKLERED:** YES (B.C.B.C. 3.2.5.8.1)  
**STANDPIPE:** YES (B.C.B.C. 3.2.4.1.1)  
**FIRE ALARM SYSTEM:** YES (B.C.B.C. 3.2.4.1.1)  
**EMERGENCY POWER:** YES (B.C.B.C. 3.2.4.1.1)  
**ACCESSIBILITY:** Not required to: SERVICE ROOMS AND SPACES, ELEVATOR MACHINE ROOMS, ATTIC OR ROOF SPACES (B.C.B.C. 3.8.2.3.2)  
**TRAVEL DISTANCE:** GROUP E - 32.2m (B.C.B.C. 3.2.5.6 + 40m)  
**OCCUPANT LOAD:** TABLE 3.1.17.1  
**2nd FLR. OFFICES (business/personal service):** 506.94 m<sup>2</sup> / 3.7 = 137  
**SERVICE SHOP (design based):** 322.45 m<sup>2</sup> / 3.3 = 95  
**PARTS & TOOLS (storage):** 248.18 m<sup>2</sup> / 28 = 9  
**TOTAL:** 201 PERSONS

W/C REQ.:	GROUP	No. Male	No. Female	W/Cs Required	W/Cs Proposed
BCBC 3.7.2.2.13	SHOWRM	69	18	1 Male, 1 Female	2 Universal/Accessible
BCBC 3.7.2.2.12	OFFICES	18	18	1 Male, 1 Female	1 Male, 1 Urinal, 1 Female
BCBC 3.7.2.2.14	SHOP	10	10	1 Male, 1 Female	1 Male, 1 Urinal, 2 Female
TOTALS:		3	3	Male, 3 Female	2 Male, 2 Urinal, 2 Female, 2 Universal/Accessible

SPATIAL SEPARATION (B.C.B.C. TABLE 2.2.3.1-E)	EXPOSED BLDG. FACE AREA	LIMITING DISTANCE	OPENING PERMITTED %	OPENING PROPOSED %	CONSTRUCTION OF EXPOSING BLDG. FACE (B.C.B.C. TABLE 2.2.3.1-E)	
					F.R.R.	CLADDING TYPE REQ'D
NORTH	186 m <sup>2</sup>	41.9 m	100%	77.2%	N/A	NON-COMBUSTIBLE
EAST	107.8 m <sup>2</sup>	14.2 m	100%	17.6%	N/A	NON-COMBUSTIBLE
SOUTH	179 m <sup>2</sup>	33.3 m	100%	26.3%	N/A	NON-COMBUSTIBLE
WEST	204.4 m <sup>2</sup>	18.6 m	100%	27.1%	N/A	NON-COMBUSTIBLE

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Issue / Revision	Date
14 REVISIONS TO DP	28 JULY 22
13 REVISIONS TO DP	22 JUNE 22
12 PRE-TENDER CO ORD	04 APR 22
11 TENDER CO ORD	07 MAR 22
10 TENDER CO ORD	09 FEB 22
9 BUILDING PERMIT	20 DEC 21
8 IP CO ORD	13 DEC 21
7 IP CO ORD	04 NOV 21
1 DEVELOPMENT PERMIT	02 NOV 21

alan lowe architect inc.  
 118 - 21 Erie St. 1 250-960-2988  
 Victoria, British Columbia  
 email:

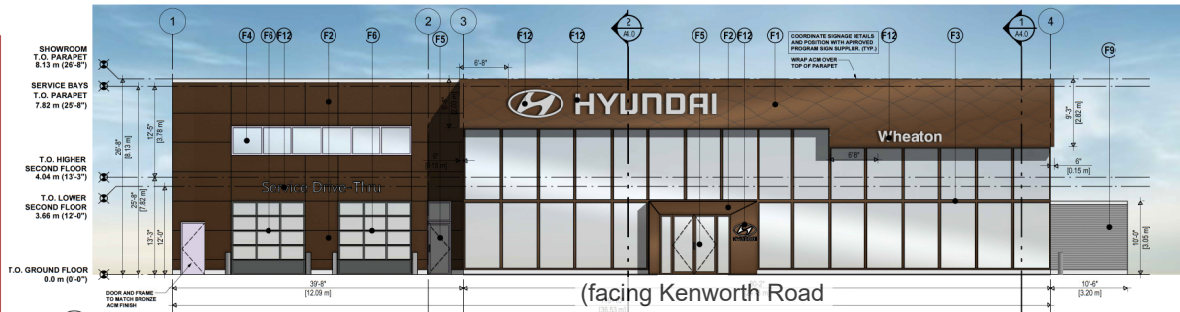
PROJECT NO: HYUNDAI DEALERSHIP NANAIMO  
 2355 KENWORTH ROAD NANAIMO BC

SITE PLAN & PROJECT DATA  
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 2022-JUL-29  
 CIVIL ENGINEER

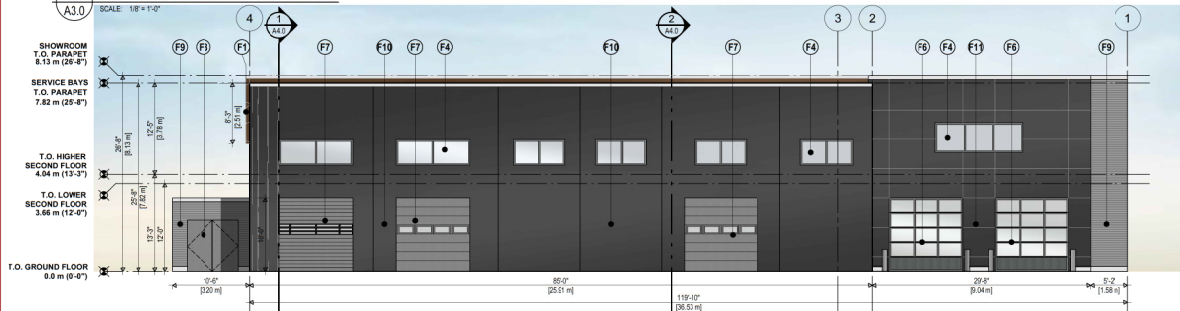
PROJECT NO.: 21.699  
 DATE: JULY 28, 2022  
 DRAWN BY: AS NOTED  
 CHECKED BY: LOWE  
 DRAWN BY: CF, TCF  
 SHEET NO.:

**A1.0**

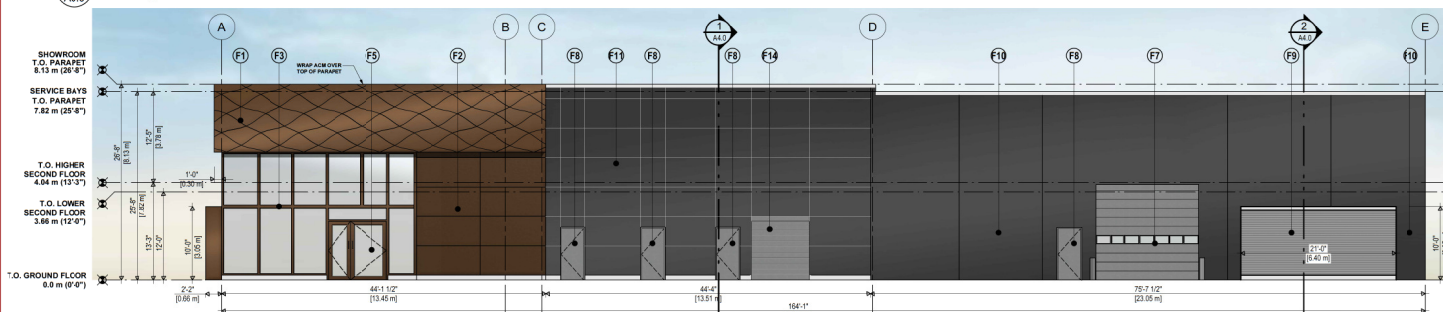
# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



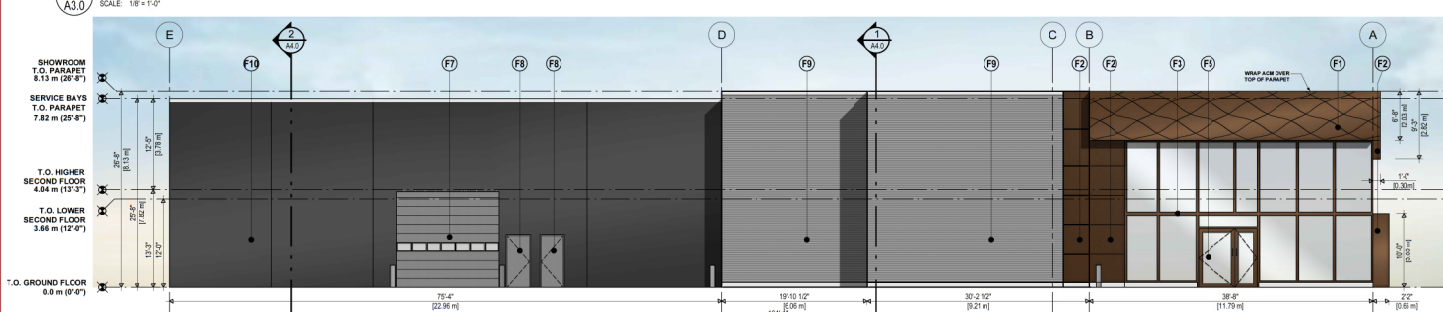
**1 PROPOSED NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



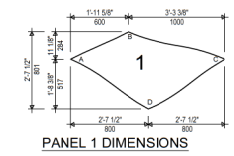
**2 PROPOSED SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



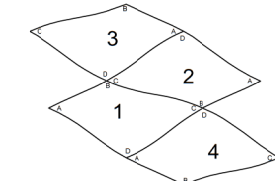
**3 PROPOSED WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 PROPOSED EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**PANEL 1 DIMENSIONS**



**WAVE PATTERN FOR ACM FASCIA**  
PANEL 2 = PANEL 1 ROTATED ±180 DEGREES  
PANEL 3 = PANEL 1 MIRRORRED ALONG VERTICAL AXIS  
PANEL 4 = PANEL 1 MIRRORRED ALONG VERTICAL AXIS AND ROTATED 180 DEGREES

EXTERIOR FINISHES & NOTES:			
Code	Description	Specification	Contact
F1	3-WAVE PATTERN ACM-BRONZE	Subotek Ltd Aluminum Composite Materials (ACM) panels with Brushed Bronze Hairline Finish - 3-Wave Pattern Colour: Bronze Finish: Matte Brushed	Subotek Ltd
F2	LINEAR ACM-BRONZE	Subotek Ltd Aluminum Composite Materials (ACM) panels with Brushed Bronze Hairline Finish Colour: Bronze Finish: Matte Brushed	Subotek Ltd
F3	SHOWROOM CURTAIN WALL	Ewameer Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Finish: Medium Bronze No. 28 Fenestration Anodized Finish AA-M2023244 Class 1	Kameer
F4	CLEAR ANODIZED WINDOW FRAMES	Ewameer Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Colour: Clear Finish: Anodized Finish NA	Kameer
F5	GLAZED DOOR AND TRANSOM	Ewameer Capless vertical mullions with capped horizontal frames Material: Aluminum (Thermally Broken) and Clear Glass (Low E) Colour: Clear Finish: Anodized Finish NA	Kameer
F6	FULLY GLAZED OVERHEAD DOORS (CLEAR ANODIZED)	TD Fully glazed overhead doors Material: Aluminum and Glass Colour: Clear Finish: Anodized Finish NA	TBD
F7	OVERHEAD DOORS (WHITE)	TD Insulated Overhead service Bay doors Material: Aluminum and Glass Colour: White Per Manufacturer Standard	TBD
F8	INSULATED METAL DOORS - PAINTED - DARK GREY	Dulux Paint GDSI Standard Dark Grey Paint Material: Galv. Steel / Dulux Paint Ultra Grey Talcry Finish: Exterior Grade Colour: Dulux Ultra Deep Base, 1 Gallon formula - BX-7Y8, CX-1Y4, FX-20, 30X2-32	Dulux
F9	7/8\"/>		
F10	TILT-UP PANEL	TD Tilt-up Concrete Panels painted to Match F11 EIFS Grey	TBD
F11	EIFS - CHARCOAL GRAY	Dryvit Exterior Insulated Finishing System Material: Charcoal Colour: Grey Talcry - BX-7Y8, CX-1Y4, FX-20, WY-9Y2 Finish: Sandblast W Exterior Grade Paint	Dryvit
F12	SIGNAGE	TD	TBD
F13	METAL GATE / DOORS	TD	TBD
F14	OVERHEAD DOOR	TD Insulated solid overhead door Material: Aluminum Colour: White Finish: Per Manufacturer Standard	TBD

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1	DEVELOPMENT PERMIT	02 NOV '21

alan lowe architect inc.  
118 - 21 Erie St.  
Victoria, British Columbia  
1 250 360 3988



project for:  
**HYUNDAI DEALERSHIP  
NANAIMO**  
2355 KENWORTH ROAD  
NANAIMO BC  
client:  
**RENDERED ELEVATIONS**

project no.: 21.699  
date: JULY 28, 2022 scale: AS NOTED  
checked by: LOWE drawn by: NA  
sheet no.:

**A3.1**

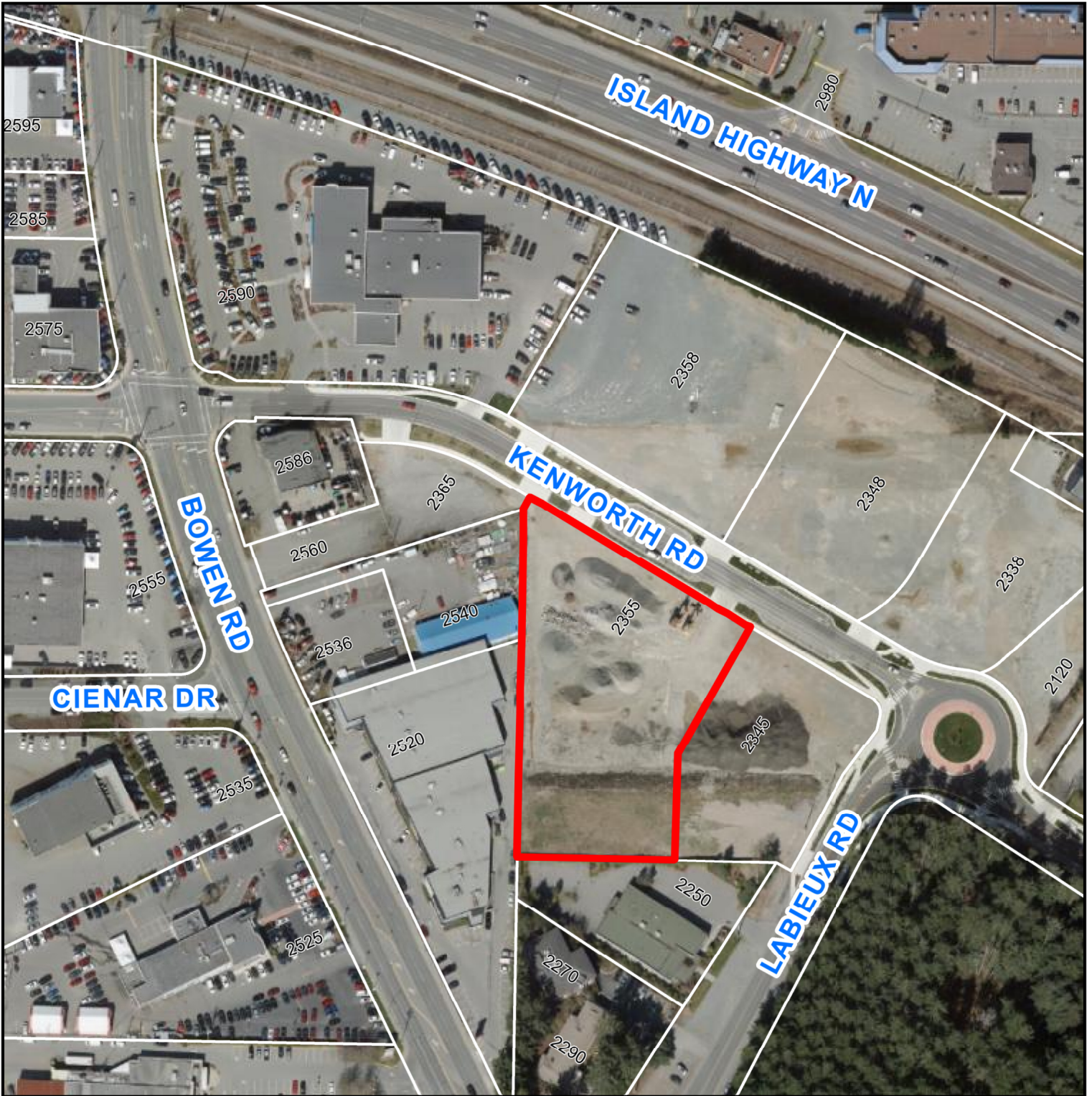
RECEIVED  
DP1251  
2022-AUG-03  
Current Planning








ATTACHMENT H  
AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001251**

 2355 KENWORTH ROAD