



DEVELOPMENT PERMIT NO. DP001264

0698721 B.C. LTD.

Name of Owner(s) of Land (Permittee)

2358 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 buildings, structures and other developments thereon:

Legal Description:

**LOT 2, SECTION 5, WELLINGTON DISTRICT AND SECTION 20, RANGES
6 AND 7, MOUNTAIN DISTRICT, PLAN EPP92969**

PID NO. 031-024-114

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 and Details

Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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. *Subsection 9.5.1 & Subsection 9.5.4 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 17.1m and to allow 100% of the building face to be set back more than 6m 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.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Bicycle Parking Plans prepared by BJK Architecture Inc., dated 2022-JUL-27, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by BJK Architecture Inc., dated 2022-AUG-11, as shown on Schedule C.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects Inc., dated 2022-AUG-03, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 29TH DAY OF AUGUST, 2022.



Corporate Officer

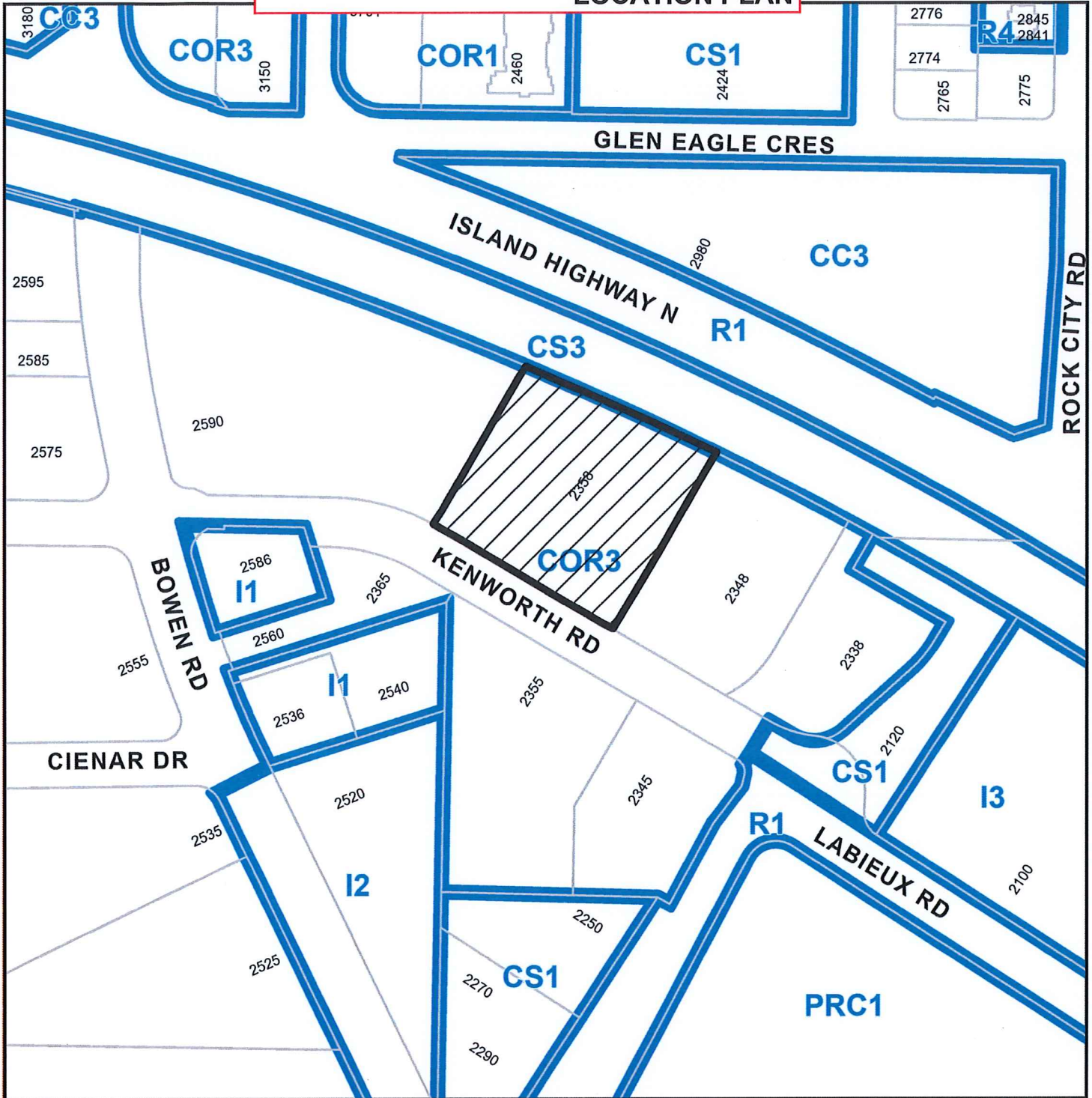


Date

KM/in
Prospero attachment: DP001264

Development Permit No. DP001264 Schedule A
2358 Kenworth Road

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001264



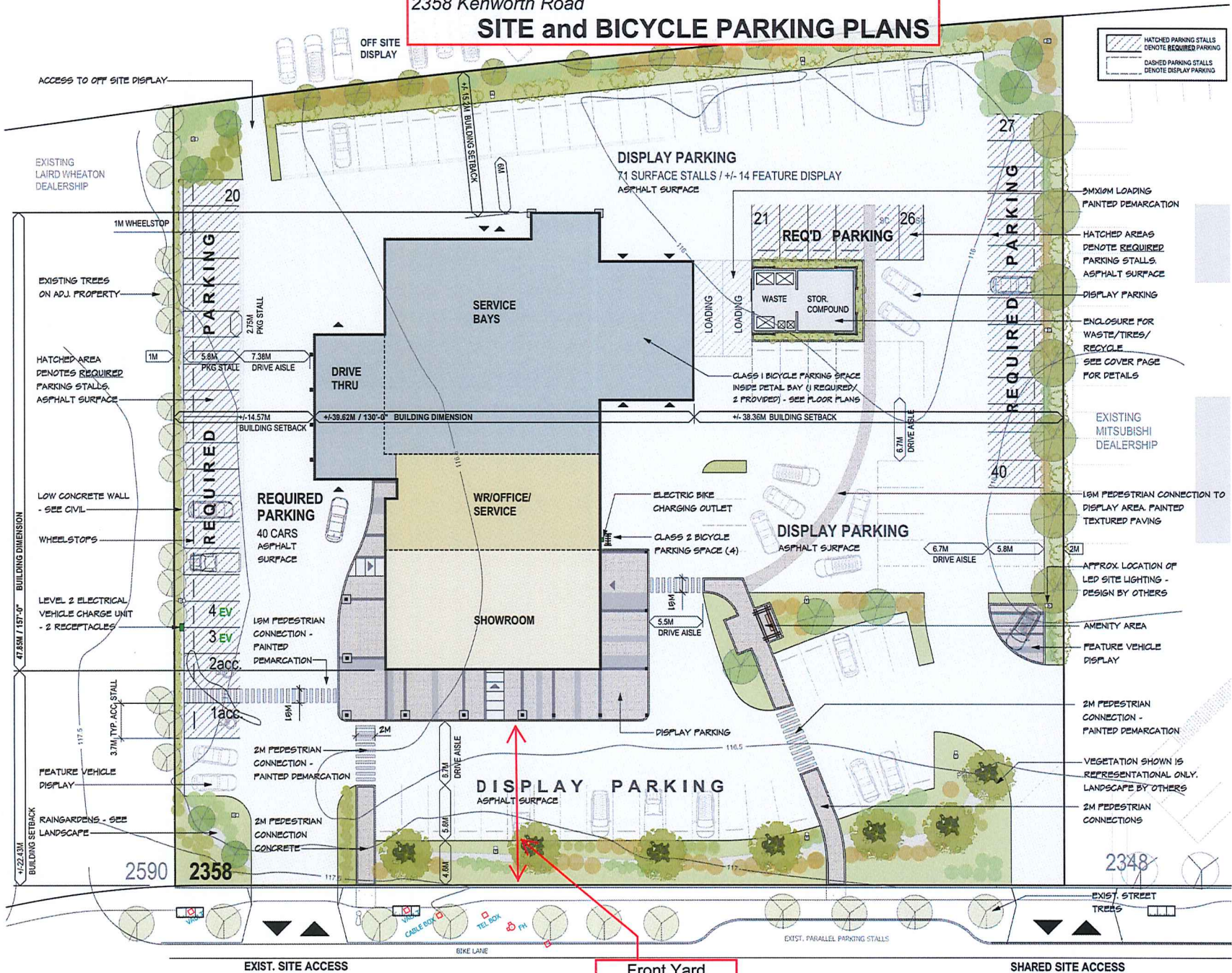
Subject Property

CIVIC: 2358 KENWORTH ROAD

LEGAL: LOT 2 SECTION 5 WELLINGTON DISTRICT AND SECTION 20 RANGES
6 AND 7 MOUNTAIN DISTRICT PLAN EPP92969

Development Permit No. DP001264 Schedule B
 2358 Kenworth Road
SITE and BICYCLE PARKING PLANS

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



HATCHED PARKING STALLS
 DENOTE REQUIRED PARKING
 DASHED PARKING STALLS
 DENOTE DISPLAY PARKING

NEW DEALERSHIP FOR:
GALAXY MOTORS
 2358 KENWORTH ROAD
 NANAIMO B.C.

PROJECT #: 41522.33.16
 ISSUED: 07 MAY 2021
 ISSUED: 14 MAY 2021
 ISSUED: 31 MAY 2021
 ISSUED: 15 JUNE 2021
 ISSUED: 20 SEPT. 2021
 ISSUED: 21 SEPT. 2021
 REVISED: 07 OCT. 2021
 REVISED: 04 NOV. 2021
 PRE DPA MTG: 19 NOV. 2021
 CONSULTANT: 30 NOV. 2021
 CONSULTANT: 03 DEC. 2021
 CONSULTANT: 21 DEC. 2021
 DPA: 31 JANUARY 2022
 CONSULTANTS: 20 JULY 2022
 DPA COMP. LETTER RESPONSE: 21 JULY 2022
 SUPPLEMENTAL INFORMATION: 25 JULY 2022
 REV & RESUB. 26 JULY 2022
 DPA RESUBMITTAL: 27 JULY 2022

KENWORTH ROAD

Front Yard
 Setback Variance

SITE PLAN

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 DP-1264
 2022-JUL-27
 QUICKST Planning

SITE PLAN
PR1.0

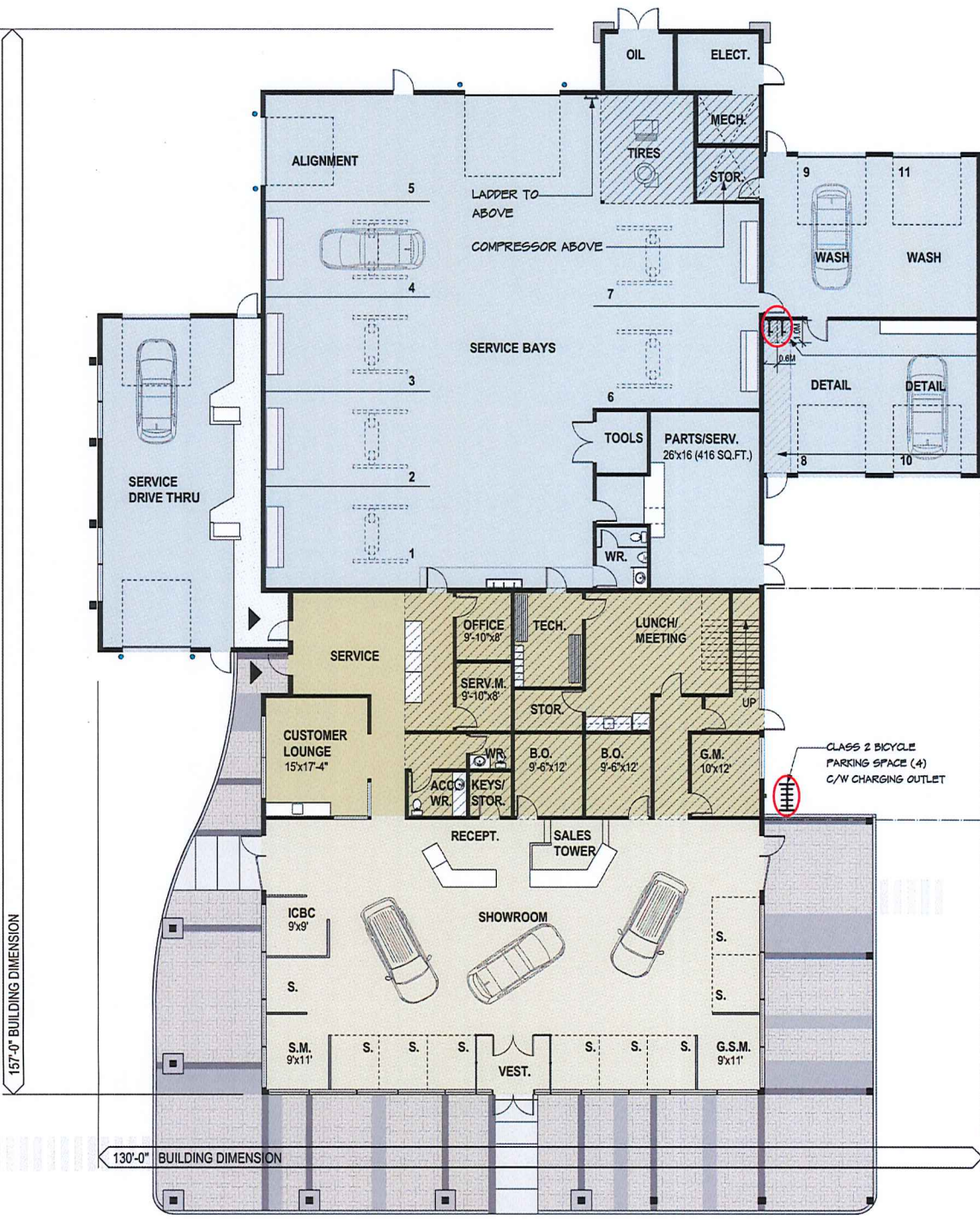
(Long Term Bike Parking)

bjk architecture inc.
2122 Urandon Rd
Shawmigan Lake B.C.
V6R 2V9
Ph: 250-691-1602

NEW DEALERSHIP FOR:
GALAXY MOTORS
2388 KENWORTH ROAD
NANAIMO B.C.

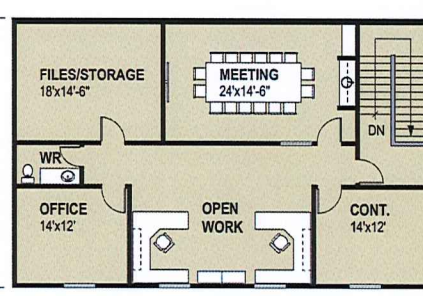
PROJECT #: 01522.33.16
ISSUED: 26 MARCH 2021
ISSUED: 07 MAY 2021
ISSUED: 14 MAY 2021
ISSUED: 31 MAY 2021
ISSUED: 15 JUNE 2021
ISSUED: 20 SEPT. 2021
ISSUED: 21 SEPT. 2021
REVISED: 07 OCT. 2021
REVISED: 04 OCT. 2021
REVISED: 04 NOV. 2021
PRE DPA MTG: 19 NOV. 2021
DPA: 31 JANUARY 2022
SUPPLEMENTAL INFORMATION: 25 JULY 2022
DPA RESUBMITTAL: 27 JULY 2022

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2022-JUL-27
City of Nanaimo



CLASS 1 BICYCLE PARKING SPACE
(1 REQUIRED / 2 PROVIDED)
VERTICAL MOUNT
0.6M WIDTH X 1.0M LENGTH
PROVIDE ELECTRICAL OUTLET FOR
ELECTRIC BICYCLE CHARGING
1.2M DEDICATED BICYCLE
AISLE

CLASS 2 BICYCLE
PARKING SPACE (4)
C/W CHARGING OUTLET










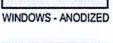
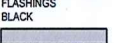


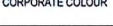
UPPER FLOOR PLAN
UPPER FLOOR: 1,670 SQ.FT.

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
MAIN FLOOR: 13,884 SQ.FT.

FLOOR PLANS

PR2.0

Development Permit No. DP001264 Schedule C
 2358 Kenworth Road
BUILDING ELEVATIONS AND DETAILS

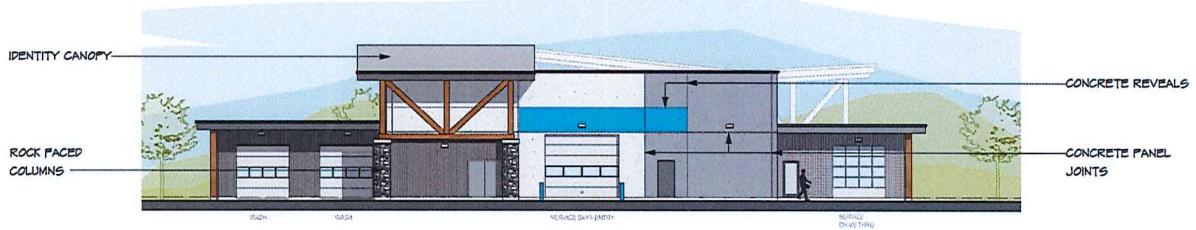
COLOUR/FINISH SCHEDULE	
	
CORRUGATED METAL SIDING - CHARCOAL	HORIZONTAL 'WOOD LOOK' SIDING
	
ROCK FACING	CONCRETE - GREY SEALED OR PAINTED
	
CONCRETE - PAINTED DARK GREY	CONCRETE - PAINTED CORPORATE COLOUR
TIMBER DETAILS - NATURAL CEDAR	
	
FASCIAS / TRIMS DARK GREY	WINDOWS - ANODIZED
	
FLASHINGS BLACK	FLASHINGS BLACK
	
OH DOORS - GREY	ACCENTS CORPORATE COLOUR



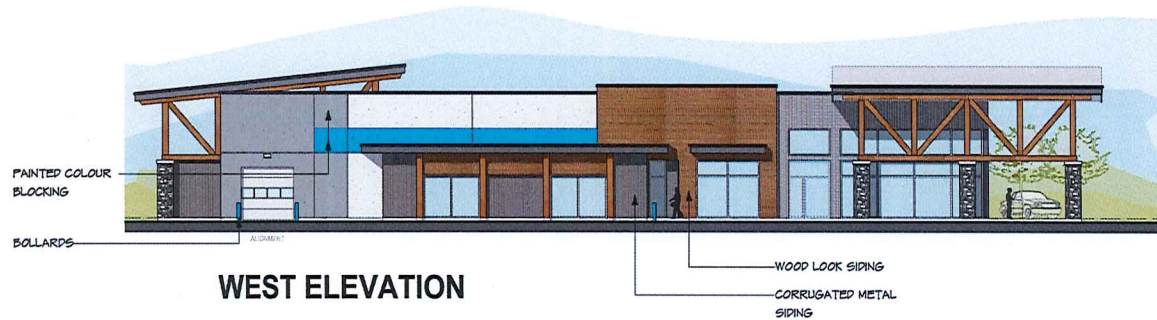
SOUTH ELEVATION - FACING KENWORTH ROAD



EAST ELEVATION



NORTH ELEVATION - FACING HIGHWAY



WEST ELEVATION

bjk architecture inc.
 2122 Blansdon Rd.
 Shawigan Lake B.C.
 V0R 2W3
 Ph: 250-891-1002

NEW DEALERSHIP FOR:
GALAXY MOTORS
 2358 KENWORTH ROAD
 NANAIMO B.C.

PROJECT #: d1522.33.18
 ISSUED: 26 MARCH 2021
 ISSUED: 20 SEPT. 2021
 ISSUED: 21 SEPT. 2021
 REVISED: 04 NOV. 2021
 PRE DPA MTG: 19 NOV. 2021
 DPA: 31 JANUARY 2022
 DPA RESUBMITTAL: 27 JULY 2022
 DPA REV. & RESUB: 11 AUG. 2022

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 DP 1264
 2022-AUG-11
 Colson Planning

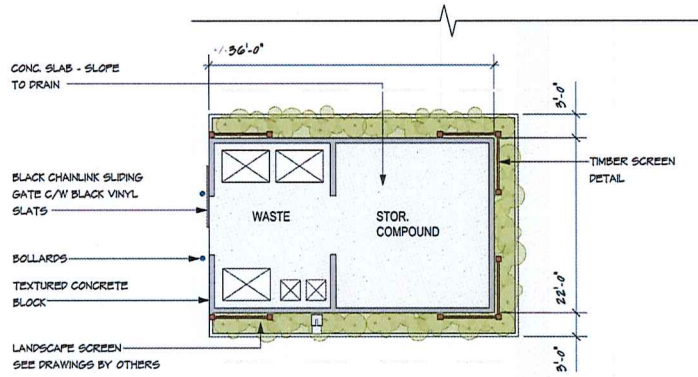
EXT. ELEVATIONS

PR3.0

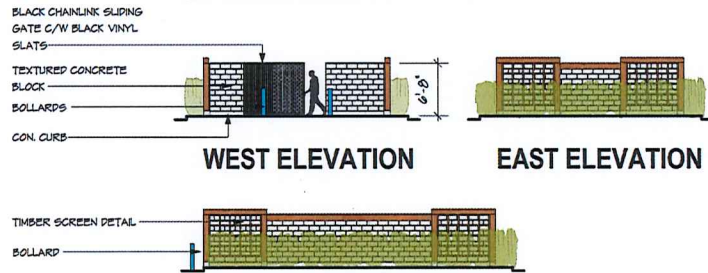
bjk architecture inc.
 2122 BRANDON RD.
 SHAWNIGAN LAKE B.C.
 V0R 2W3
 Ph: 250-891-1602

NEW DEALERSHIP FOR:
GALAXY MOTORS
 2369 KENWORTH ROAD
 NANAIMO B.C.

PROJECT #: d1502 33.18
 PRE DPA MTG: 19 NOV. 2021
 DPA: 31 JANUARY 2022
 DPA COMP. LETTER RESPONSE: 21 JULY 2022
 DPA RESUBMITTAL: 27 JULY 2022
 CONSULTANT: 29 JULY 2022
 DPA REV. & RESUB.: 11 AUG. 2022



GARBAGE ENCL. PLAN



CONSULTANT TEAM - DEVELOPMENT PERMIT

ARCHITECT: BJK ARCHITECTURE INC.
 2122 BRANDON ROAD
 SHAWNIGAN LAKE B.C. V0R 2W3
 BRIAN KAPUSCINSKI
 brian@bjkarch.com

LANDSCAPE ARCHITECT: LAIRD LANDSCAPE ARCHITECTS
 #3 - 864 QUEENS AVENUE
 VICTORIA B.C. V8T 1M5
 CHRIS WINDJACK
 cwindjack@ladfa.ca

CIVIL ENGINEERING: CASCARA CONSULTING ENGINEERS LTD.
 206 - 335 WESLEY STREET
 NANAIMO B.C. V9R-2T5
 KEITH DAVIES
 kdavies@cascara.ca

PROJECT DATA

CIVIC: 2358 KENWORTH ROAD

LEGAL: LOT 2, SECT. 5, WELLINGTON DIST., AND SECTION 20, RANGES 6 & 7, MTN. DIST., PLAN EPP92969 PID:031-024-114

LOT AREA: +/- 7,991.62 SQ.M.

LAND USE: AUTOMOBILE SALES & SERVICE

ZONING: COR-3 COMMUNITY CORRIDOR

DP AREA: DPA9 ALL LANDS

LOT COVERAGE: 17%

FLOOR AREA: MAIN FLOOR 13,884 SQ.FT./ 1,290 SQ.M.
 UPPER FLOOR 1,670 SQ.FT./ 155.1 SQ.M.
 TOTAL: 15,554 SQ.FT./ 1,445.1 SQ.M.

F.A.R. (MAX 0.75): 0.19

HEIGHT:

PARKING: REQ'D: 284.75 SQ.M. @ 1/10 SQ.M. / SALES FLOOR AREA 29
 REQ'D: 1 / SERVICE BAY 11
 TOTAL REQUIRED: 40

PROVIDED: STANDARD CAR 36
 SMALL CAR 2
 TOTAL: 40

LOADING: REQUIRED: 2
 PROVIDED: 2

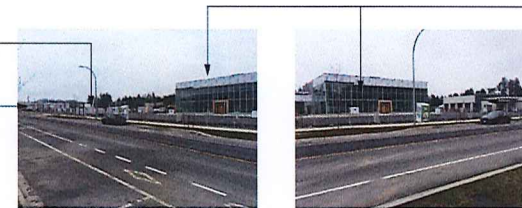
EV. PARKING: 5% OF REQ'D PARKING (STALLS 3 & 4) 2

BICYCLE PKG. CLASS 1 PARKING SPACE (INSIDE BUILDING) REQ'D: 1
 PROV: 2
 CLASS 2 PARKING SPACE REQ'D: 4
 PROV: 4



LOCATION PLAN

PROPOSED GALAXY MOTORS
 LAIRD WHEATON DEALERSHIP



1 - LOOKING TOWARDS BOWEN ROAD
 2 - LOOKING TOWARDS LABIEUX ROAD

MITSUBISHI DEALERSHIP (UNDER CONSTRUCTION)
 EUROPEAN SPECIALTY AUTOMOTIVE

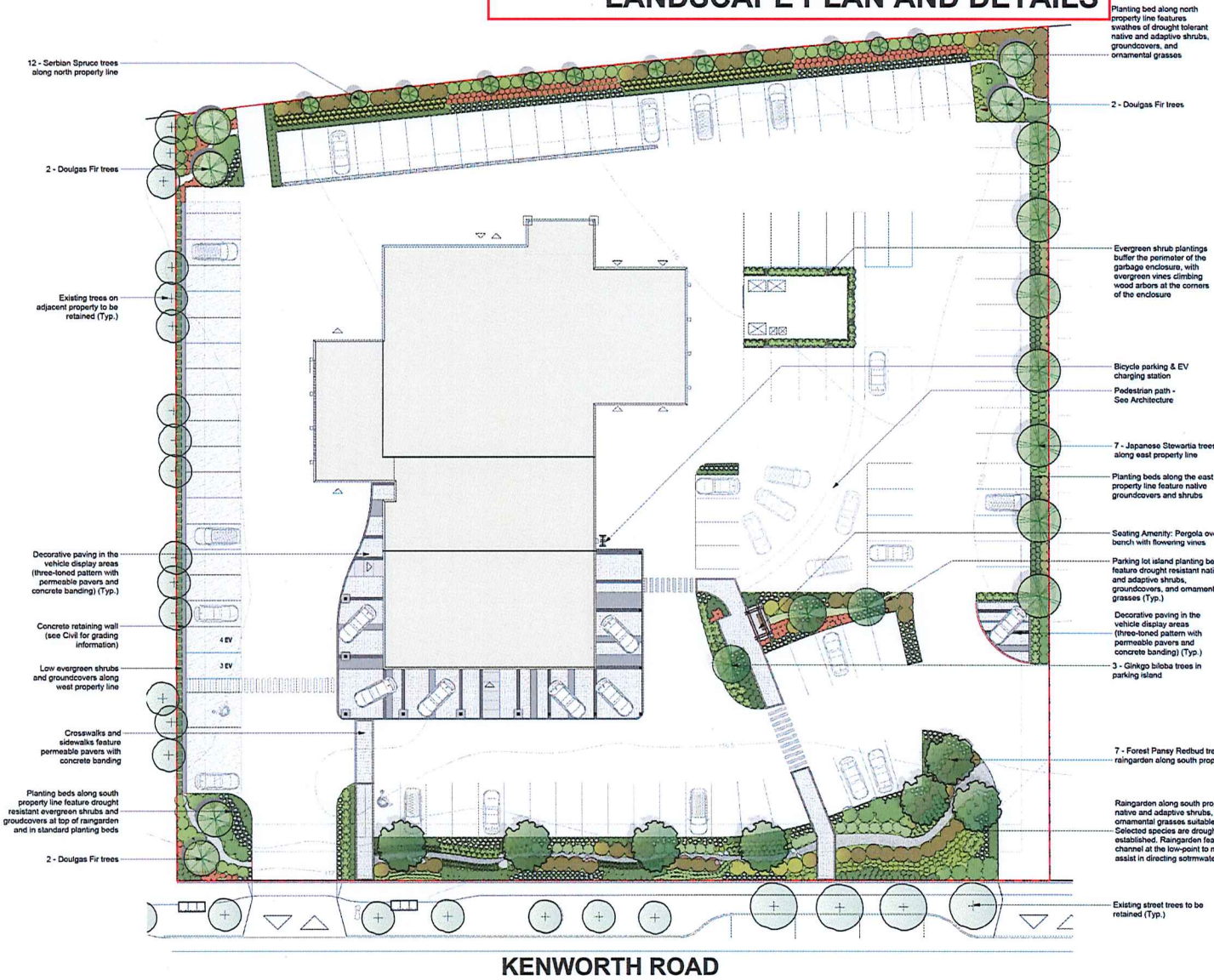
STREETSCAPES



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 2022-AUG-11
 CURRENT PLANNING

COVER PAGE

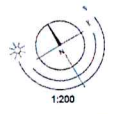
Development Permit No. DP001264 Schedule D
 2358 Kenworth Road
LANDSCAPE PLAN AND DETAILS



Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 35	<i>Cornus canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	60m cal.
	<i>Cinkgo biloba</i> 'Fletcher Sentry'	Columar Cinkgo	60m cal.
	<i>Picea omorika</i>	Serbian Spruce	2.0m Ht.
	<i>Pseudotsuga menziesii</i>	Douglas Fir	2.5m Ht.
	<i>Stewartia pseudocarrneria</i>	Japanese Stewartia	60m cal.
Large Shrubs			
Total: 30			
Medium Shrubs			
Total: 325			
Small Shrubs			
Total: 655			
Perennials, Annuals and Ferns			
Total: 976			
Vines			
Total: 8			

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



Galaxy Motors Nanaimo | Landscape Concept Plan