

DATE OF MEETING | August 29, 2022

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP001264
– 2358 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 2358 Kenworth Road (Galaxy Motors).

Recommendation

That Council issue Development Permit No. DP1264 (2358 Kenworth Road) with the following variances:

- 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 6.0m from the front yard lot line;
- permit parking in front of the building, and within the maximum front yard setback; and,
- to waive the minimum required building height of two storeys above grade.

BACKGROUND

A development permit application, DP1264, was received from BJK Architecture Inc., on behalf of 0698721 BC Ltd., to permit the development of a 1,455m² building for automobile sales, service and rental use at 2358 Kenworth Road (Galaxy Motors).

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 north side of Kenworth Road, immediately south of Island Highway North and the Island Rail Corridor.
<i>Total Lot Area</i>	7,987m ²
<i>City Plan</i>	Schedule 2 Future Land Use Designations – Light Industrial Schedule 9 Development Permit Area (DPA) 4: Abandoned Mine Workings Hazard Schedule 13 Development Permit Area (DPA) 8: Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property (created by SUB1234) is vacant with a slight slope down to the north. The Island Rail Corridor and Island Highway are located to the north, and automotive dealerships are located directly to the west and east of the subject property.

The subject property was rezoned from High Tech Industrial (I3) to Community Corridor (COR3) in 2017 (RA288) with a site-specific use permitting Automobile Sales and Rental.]

DISCUSSION

Proposed Development

The proposed development is a 1,445m² auto dealership with a showroom, dealership office and service area.

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 northwest side of the building. A separate wash-bay and auto detailing area are located at the southeast side of the rear of the building. A refuse/recycling/storage enclosure is sited to the east of the building.

Vehicles will be displayed within the outdoor covered display area (featuring three-toned decorative paving) and along the perimeter of the site. Offsite vehicle display within the Community Service Three (CS3) zoned Island Rail Corridor is also proposed.

Vehicular access to the lot will be from Kenworth Road via existing site entrances at the west end of the site and a shared driveway with the Mitsubishi dealership at the east end of the site. A 2.0m wide pedestrian connection made of permeable pavers and concrete banding is provided in three locations: from the accessible parking spaces along the west property line to the outdoor display area; and, from Kenworth Road to the east side of the building. A 1.5m paint and textured pedestrian pathway provides access to the eastern portion of the lot.

Building Design

The proposed building is comprised of a 1,290m² main floor and 155m² upper floor which encompasses a showroom, offices, and service area. The proposed building is contemporary in design with a predominantly flat roof and incorporates roof overhangs to add visual interest and weather protection. The front façade (south elevation) has a butterfly roof with contrasting timber truss elements over the primary building entrance which is prominently glazed, emphasizing the building scale and presence. The roof projects beyond the front of the building on the west, south, and east elevations, connecting to the ground with lit, rock faced columns which break up the front façade and doubles as a covered outdoor display area. Three additional low-slope canopies on each elevation include timber details with space for future signage. The building façades are clad with corrugated metal siding, horizontal “wood-look” siding, and concrete panels, broken up by contrasting panel joints lines.

The building incorporates green design features to decrease energy and water consumption, such as Electric Vehicle Charging stations; stormwater management for the capture and controlled release of rainwater; windows that open to incorporate ventilation and allow natural light to the offices; roughed-in connections for future solar panels on the roof; low flush toilets and faucets; and, LED lighting throughout.

Landscape Design

The perimeter of the property incorporates a landscape buffer on all sides. Plantings along Kenworth Road include Forest Pansy redbud and Douglas fir as well as native and adaptive shrubs, groundcovers, and ornamental grasses. Plantings along the east property line include Japanese stewartia trees and native groundcovers and shrubs. Plantings along the rear property line, adjacent to the Island Rail Corridor include Serbian spruce and Douglas fir trees providing year-round screening as well as drought tolerant native and adaptive shrubs, groundcovers, and ornamental grasses. A low concrete retaining wall is proposed along with west property line with plantings which include low evergreen shrubs and groundcovers. A landscaped island to the east of the building includes a bench for customers and employees, and plantings of Columnar Ginkgo biloba as well as drought resistant native and adaptive shrubs, groundcovers, and ornamental grasses. The refuse/recycling/storage enclosure has gates consisting of black chain-link fencing with black vinyl slats and textured concrete block wall on three sides with timber screen details to support vines and evergreen shrub plantings. Site lighting is provided by LED lights along the perimeter of the site.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-APR-28, accepted DP001264 as presented, with support for the proposed variances. The following recommendations were provided:

- Consider an employee amenity area within the landscaping or on a rooftop deck;
- Consider places where more conifers can be added to the landscape plan; and,
- Consider the addition of a green roof.

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

- In lieu of a rooftop amenity space, increased pedestrian circulation and a covered bench were added;
- In lieu of a green roof, the applicant noted the site incorporates green design features; and,
- The landscape plan was updated to incorporate a mix of 50% evergreen trees.

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 17.1m, a requested variance of 11.1m and to allow 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 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.

SUMMARY POINTS

- Development Permit application No. DP1264 proposes a new 1,445m² building for automobile sales and rental development at 2358 Kenworth Road.
- Variances are requested 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 6.0m from the front lot line;
 - permit parking in front of the building, and within the maximum front yard setback; and
 - to waive the minimum required building height of two storeys above grade.Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: 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

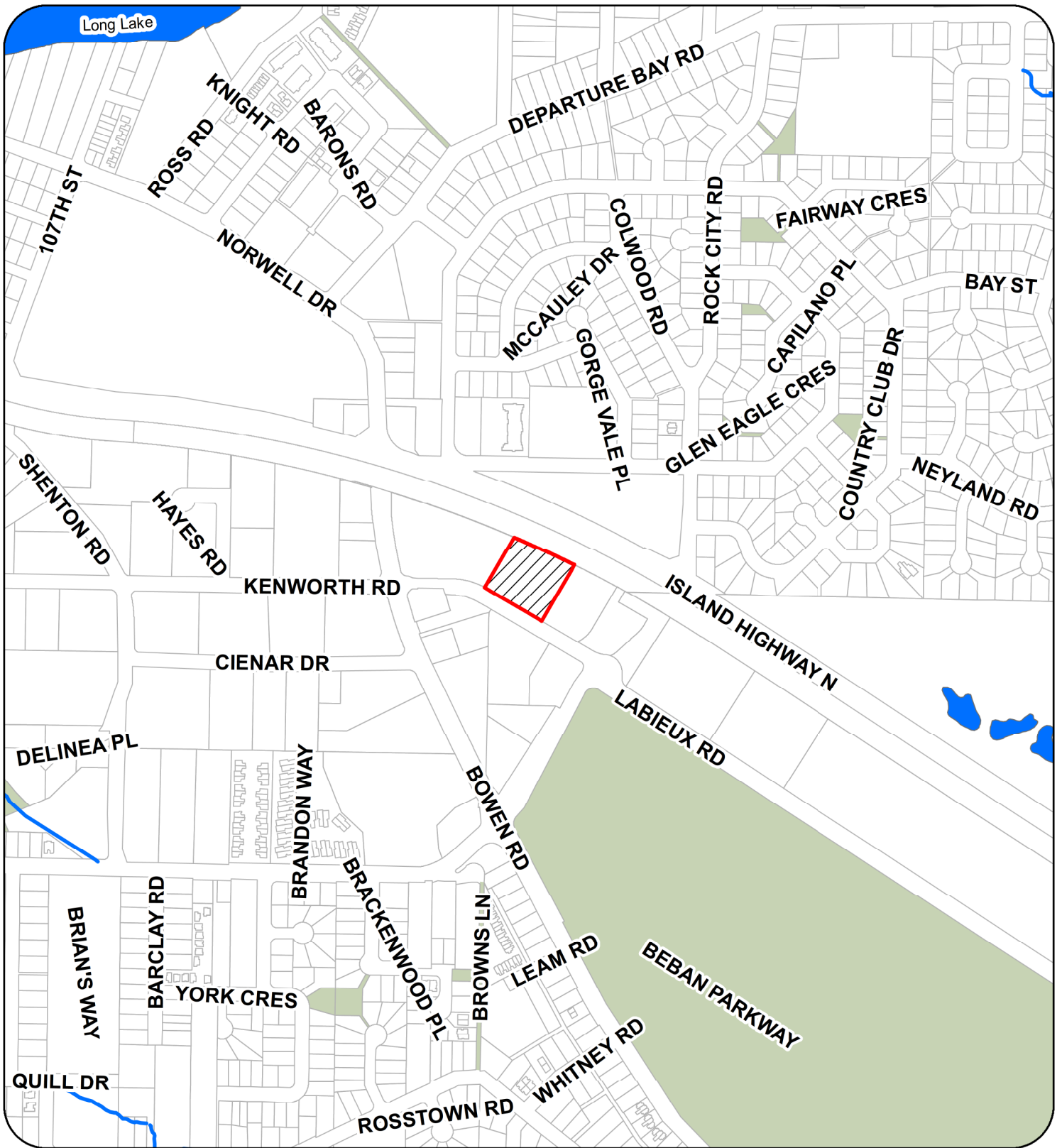
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *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 Attachment D.
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 Attachment E.
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 Attachment F.

ATTACHMENT B CONTEXT MAP



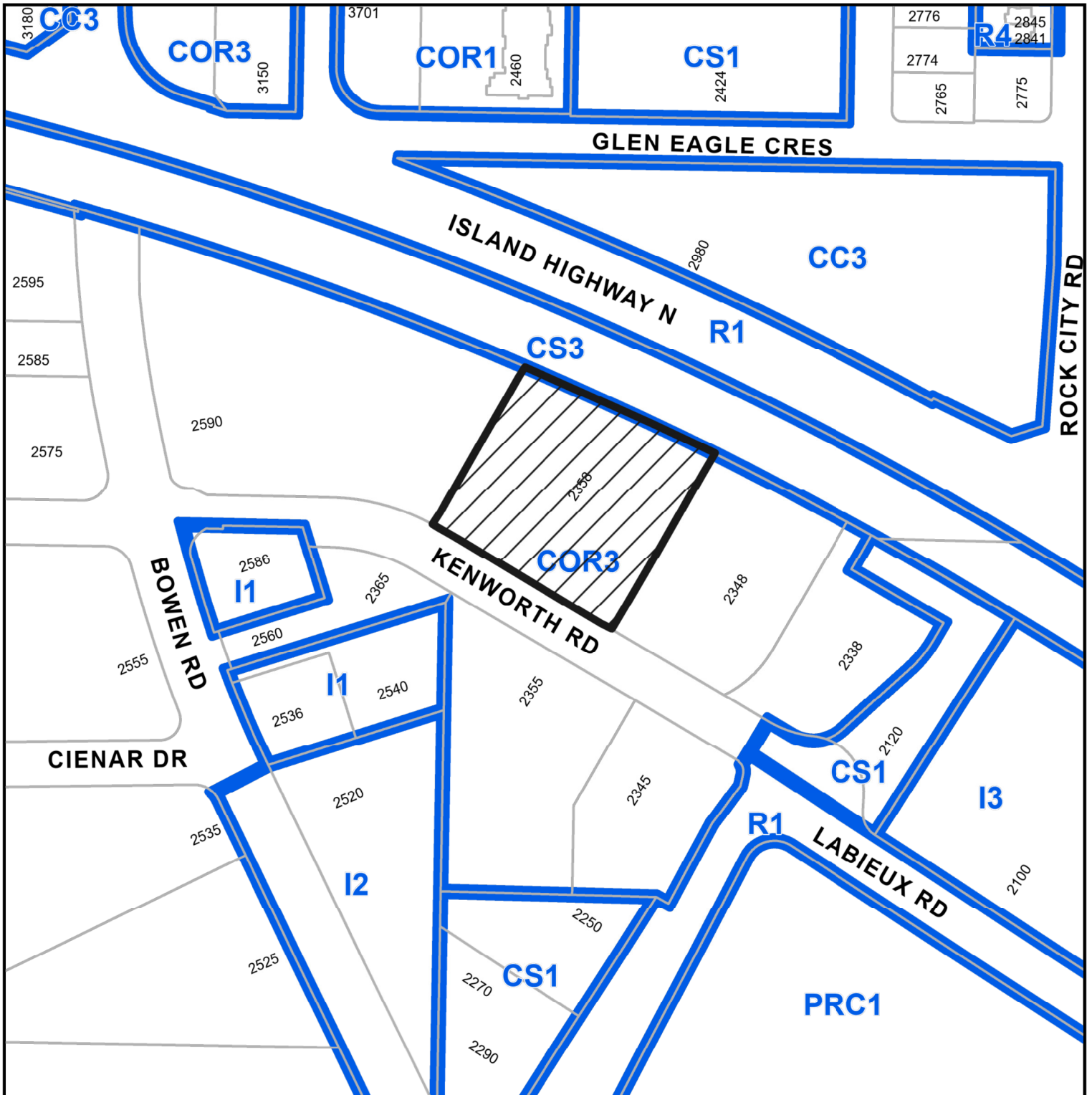
DEVELOPMENT PERMIT APPLICATION NO. DP001264



2358 KENWORTH ROAD

551

ATTACHMENT C LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001264

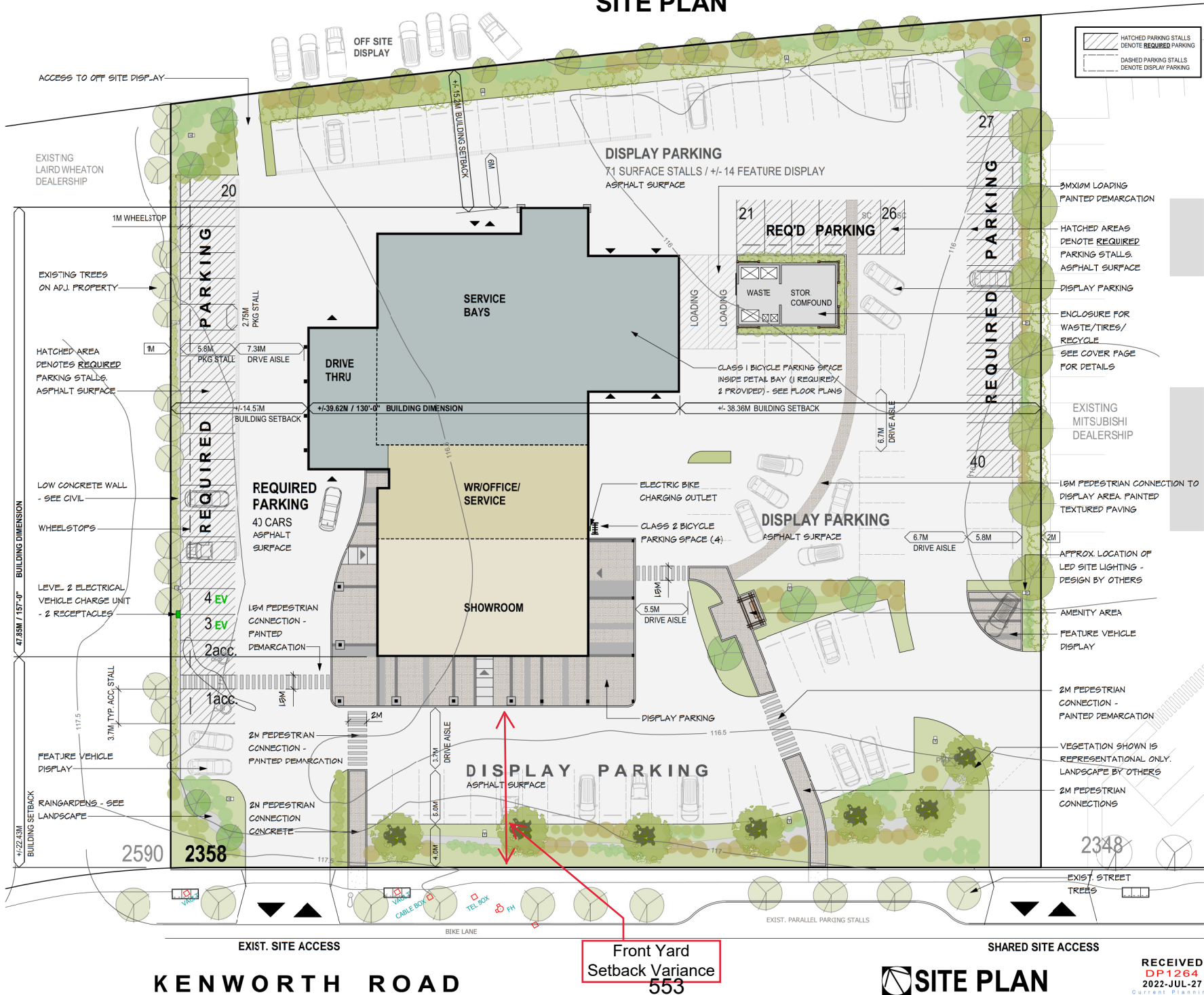


Subject Property

CIVIC: 2358 KENWORTH ROAD

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

ATTACHMENT D SITE PLAN



HATCHED PARKING STALLS
 DENOTE REQUIRED PARKING

 DASHED PARKING STALLS
 DENOTE DISPLAY PARKING

bjk architecture inc.
 2122 Brandon Rd
 Shawnigan Lake B.C.
 V8B 2W3
 PH: 250-391-1602

NEW DEALERSHIP FOR:
GALAXY MOTORS
 2565 KENWORTH ROAD
 NANAIMO B.C.

PROJECT #: d1522.33.18

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 NOV. 2021
PREDPA 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
DPARESUBMITTAL:	27 JULY 2022

SITE PLAN
PR1.0
 RECEIVED
 DP1264
 2022-JUL-27
 CURTAIN PLANNING





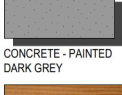


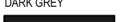





Front Yard
 Setback Variance
 553

KENWORTH ROAD

SITE PLAN

ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

COLOUR/FINISH SCHEDULE

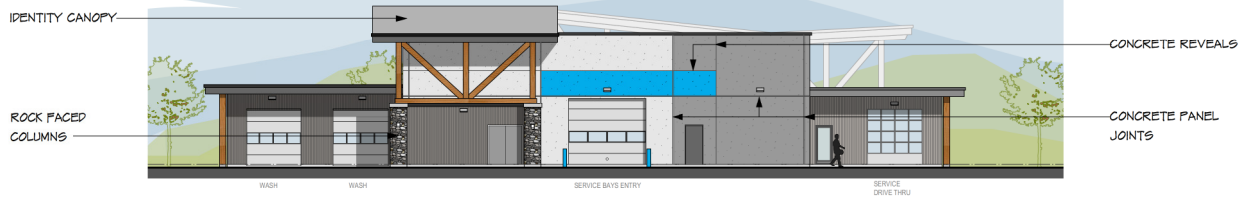
	
CORRUGATED METAL SIDING - CHARCOAL	HORIZONTAL 'WOOD LOOK' SIDING
	
ROCK FACING	CONCRETE - GREY SEALED OR PAINTED
	
CONCRETE - PAINTED DARK GREY	CONCRETE - PAINTED CORPORATE COLOUR
	
TIMBER DETAILS - NATURAL CEDAR	
	
FASCIAS / TRIMS DARK GREY	WINDOWS - ANODIZED
	
FLASHINGS BLACK	FLASHINGS BLACK
	
OH DOORS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



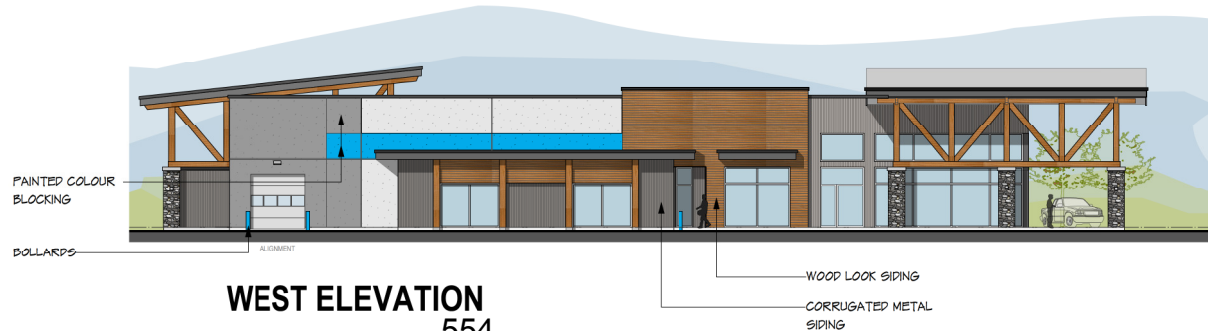
SOUTH ELEVATION - FACING KENWORTH ROAD



EAST ELEVATION



NORTH ELEVATION - FACING HIGHWAY



WEST ELEVATION
554

bjk architecture inc.
2122 Brandon Rd.
Shawigan, Lake B.C.
V8R 2W3
Ph: 250-891-1602

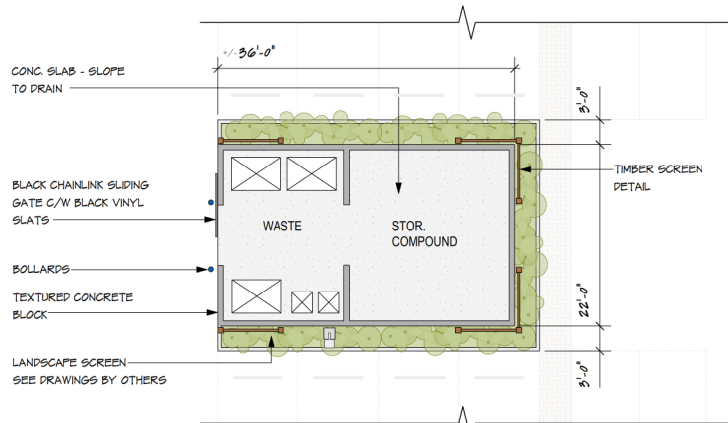
NEW DEALERSHIP FOR:
GALAXY MOTORS
2358 KENWORTH ROAD
NANAIMO B.C.

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

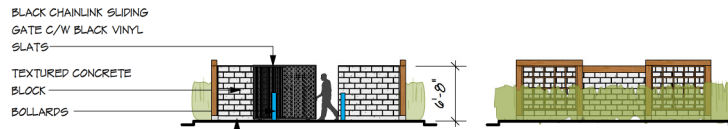
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DP1264
2022-AUG-11
Current Planning

EXT. ELEVATIONS

PR3.0



GARBAGE ENCL. PLAN



WEST ELEVATION

EAST ELEVATION



SOUTH ELEVATION - NORTH ELEVATION OPPOSITE

CONSULTANT TEAM - DEVELOPMENT PERMIT

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

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

CIVIL ENGINEERING: CASCARA CONSULTING ENGINEERS LTD.
206 - 333 WESLEY STREET
NANAIMO B.C. V9R-2T5
KEITH CAVIES
kdvies@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 38
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

MITSUBISHI DEALERSHIP (UNDER CONSTRUCTION)

EUROPEAN SPECIALTY AUTOMOTIVE

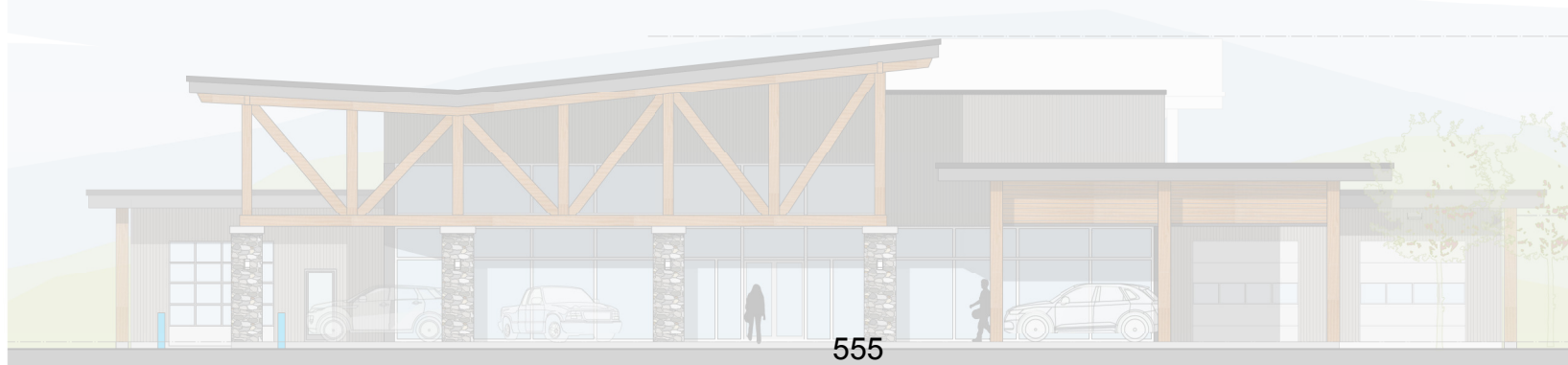


1 - LOOKING TOWARDS BOWEN ROAD



2 - LOOKING TOWARDS LABIEUX ROAD

STREETSCAPES



PROJECT #: d1522-3318
PRE DPA MTG: 19 NOV. 2021
DPA: 31 JANUARY 2022
DPA COMP. LETTER RESPONSE: 21 JULY 2022
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CONSULTANT: 29 JULY 2022
DPA REV.& RESUB.: 11 AUG.2022

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2022-AUG-11
Customer Planning

COVER PAGE



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

bjk architecture inc.
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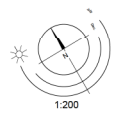
ATTACHMENT F LANDSCAPE PLAN AND DETAILS



Recommended Nursery Stock

Category	Botanical Name	Common Name	Size	
Trees Total: 35	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	#6 cal.	
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Columnar Ginkgo	6cm cal.	
	<i>Picea omorika</i>	Serbian Spruce	2.5m Ht.	
	<i>Pseudotsuga menziesii</i>	Douglas Fir	2.5m Ht.	
	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.	
Large Shrubs Total: 39	<i>Philadelphus lewisii</i>	Wild Mock Orange	#7 pot	
Medium Shrubs Total: 320	<i>Ceanothus</i> 'Point Reyes'	Point Reyes California Lilac	#5 pot	
	<i>Cornus sanguinea</i> 'Midwinter Fire'	Red Twig Dogwood	#5 pot	
	<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot	
	<i>Rosa gymnocarpa</i>	Baldhip Rose	#5 pot	
	<i>Salis purpurea</i> 'Nana'	Dwarf Arctic Blue Leaf Willow	#5 pot	
	<i>Symphoricarpos albus</i>	Snowberry	#5 pot	
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#5 pot	
Small Shrubs Total: 885	<i>Berberis thunbergii</i> f. <i>atropurpurea</i> 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot	
	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#1 pot	
	<i>Hebe pinguifolia</i> 'Sutherlandii'	Sutherland Hebe	#1 pot	
	<i>Makinoa repens</i>	Creeping Oregon Grape	#1 pot	
	Perennials, Annuals and Ferns Total: 978	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
<i>Carex testacea</i>		Orange New Zealand Sedge	#1 pot	
<i>Deschampsia caespitosa</i> 'Goldhaenge'		Golden Pendant Tufted Hair Grass	#1 pot	
<i>Festuca glauca</i> 'Elijah Blue'		Elijah Blue Fescue	#1 pot	
<i>Helictotrichon sempervirens</i>		Blue Oat Grass	#1 pot	
<i>Miscanthus sinensis</i> 'Little Kitten'		Dwarf Japanese Silver Grass	#1 pot	
<i>Nassella tenuissima</i>		Mexican Feather Grass	#1 pot	
Vines Total: 8		<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	#7 pot

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



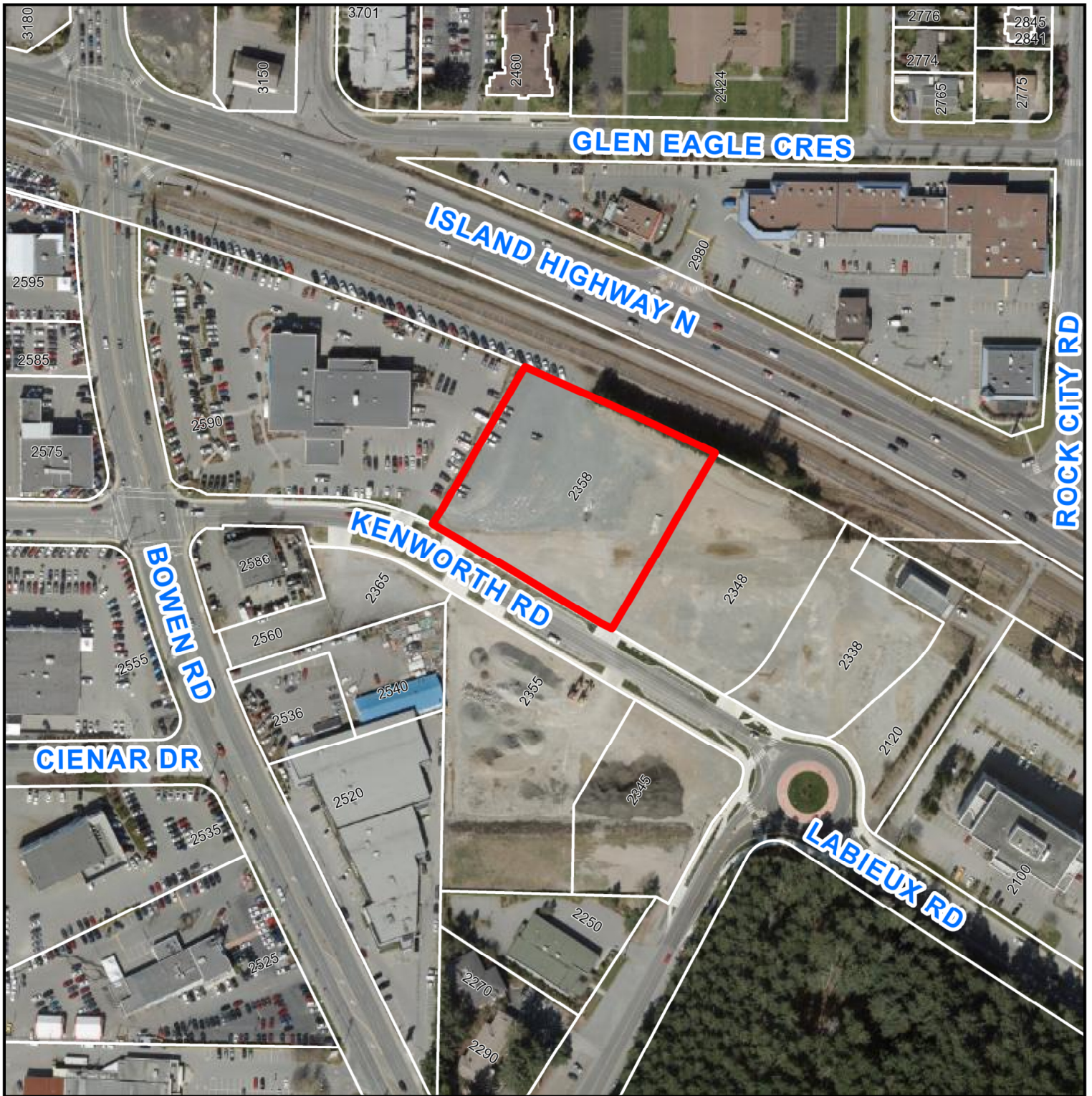
KENWORTH ROAD

Galaxy Motors Nanaimo | Landscape Concept Plan

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 DP 1264
 2022-AUG-03
CURTIS PLANNING

LADR LANDSCAPE ARCHITECTS
 Project No: 2169 Jan 5-22
 #3,864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105

**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT APPLICATION NO. DP001264

 2358 KENWORTH ROAD