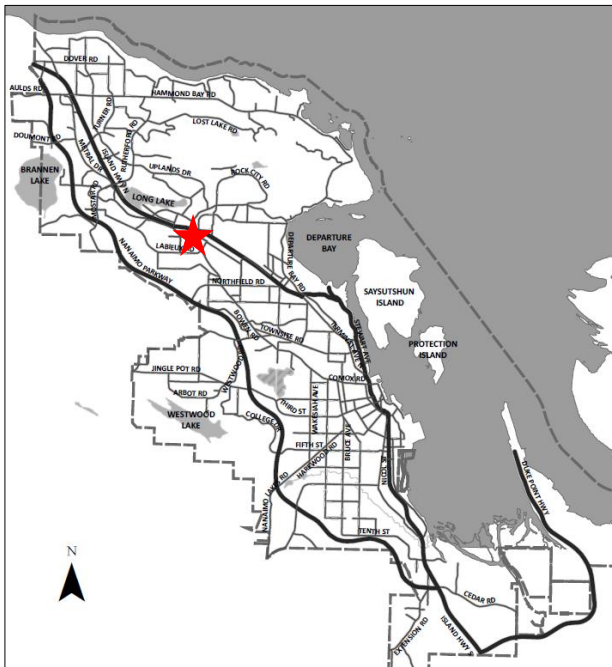


DATE OF MEETING | September 25, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1279 – 2595 BOWEN ROAD**



Proposal:

An automobile sales, service and rental development.

Zoning:

COR3 – Community Corridor

City Plan Land Use Designation:

Mixed-Use Corridor

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

2,428m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for an automobile sales, service, and rental development at 2595 Bowen Road.

Recommendation

That Council issue Development Permit No. DP1279 for an automobile sales, service and rental development at 2595 Bowen Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-SEP-25.

BACKGROUND

A development permit application, DP1279, was received from dHK Architects for an automotive dealership building with a showroom, service area and offices at 2595 Bowen Road.

Subject Property and Site Context

The subject property is located in the Diver Lake neighbourhood. The rectangular shaped lot abuts Bowen Road to the east and the Island Rail Corridor to the north. Established commercial developments predominantly characterize the surrounding area including automotive dealerships to the west, south, and east across Bowen Road, and Country Club Centre across the Island Highway to the north. The subject property contains an existing building (formerly the Mitsubishi dealership) and is relatively flat with a gentle slope down to the east.

DISCUSSION

Proposed Development

The applicant proposes a 1,553m² auto dealership with a multi-storey showroom, dealership office and service area specifically designed to house and showcase exotic and rare vehicles. The proposed height of the building is 15.3m (the maximum permitted height of a principal building in the COR3 zone is 14.0m).

Site Design

The proposed building is sited in the northeast corner of the lot with parking along the west and south lot lines. The showroom, offices and customer areas face Bowen Road and Island Highway with the service area located at the rear of the subject property. Service bays are accessed via a two-storey porte cochère on the south side of the building. Vehicle access to the site is off Bowen Road, and a total of 19 parking spaces are proposed (vehicle displays are proposed predominantly indoors). Long-term bicycle parking spaces are located in the service bays and a short-term bicycle rack is provided across from the refuse enclosure. Three-stream waste management containers are located in a refuse enclosure sited in the southwest corner of lot.

Provision of a statutory right-of-way between 0.45m to 1.6m along the east property line adjacent to Bowen Road is included as a condition of the Development Permit to facilitate future road widening.

Building Design

The proposed building is comprised of a 951m² main floor, 382m² second floor and 211m² third floor that encompasses a showroom, offices and service area. The building is contemporary in design with stepped storeys (ranging from one- to three-storeys) topped with flat roofs and incorporates a prominent porte cochère to emphasize the building entrance. Weather protection over doorways adds further visual interest and a rooftop deck accessed from the second storey provides an amenity area for staff and customers. The building incorporates three-storeys of vehicle display serviced by a car elevator facing the corner of the Island Highway and Bowen Road. The building façade is clad with corrugated metal siding, metal panel siding, wood-look metal plank, and generous glazing.

Landscape Design

The proposed landscaping includes a bioswale along the west property line and planting with decorative black aluminum fencing around the perimeter and a paver seating area with benches facing Bowen Road. The planting palette includes five species of trees (26 trees total), seven species of shrubs and five species of ground cover.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including well-articulated building design, continuous glazing along sidewalks, landscaping to enhance the interface between building and street, and provision of a rooftop deck.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-SEP-22, accepted DP1279 as presented and provided the following recommendations:

- Consider some area for a green roof;
- Consider grouping the trees along Bowen Road and outside wall of porte cochère to create masses that can compete with the scale of the building;
- Consider improvements to the staff amenity area; and,
- Consider better quality paving in keeping with the building quality.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Trees are proposed to be grouped along Bowen Road at the southeast corner of the building and incorporate a second tree species along the outside wall of the porte cochère; and,
- The rooftop deck is proposed to be used an amenity space for staff and customers.

Proposed Variances

Siting of a Principal Building

The minimum required front yard setback abutting a major road in the COR3 zone is 5.5m (3.0m minimum front yard setback and an additional 2.5m where dedication to achieve future widening is required). The applicant is proposing a front yard setback of 3.09m, a requested variance of 2.41m. Staff support the variance as a minimum 3.0m front yard setback has been achieved; a functional building envelope has been provided; a tapered statutory right-of-way between 0.45m

to 1.6m adjacent to Bowen Road will be secured as condition of the Development Permit to facilitate future road widening; and the minimum landscape buffer can be accommodated outside the statutory right-of-way area.

Building Height

The maximum height of principal building in the COR3 zone is 14m. The proposed building height is 15.3m, a requested variance of 1.3m. Staff support the variance as the height variance is only for a portion of the building encompassing a parapet cap and three storey car elevator accessing the vehicle display area. No negative impacts are anticipated, and the design provides a prominent architectural element to address the street corner and complement surrounding commercial uses.

Minimum Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the rear yard (west) lot line from 1.8m to 1.57m and along a portion of the side yard (north) lot line from 1.8m to 0.12m, a requested variance of 0.23m and 1.68m respectively. A variance is also proposed to vary the minimum landscape treatment level adjacent to the Island Rail Corridor (north) side lot line and Bowen Road (east) front lot line. Staff support the proposed variances as the adjacent properties are a car dealership to the west and the Island Rail Corridor and Island Highway to the north; robust landscaping is proposed around the perimeter of the site; and as trees have been clustered to enhance sightlines similar to other auto dealerships.

Parking & Loading Spaces

The minimum number of parking spaces required for the proposed development is 81 parking spaces (based on a rate of one space per 10m² sales floor area as well as one space per service bay), of which, two must be designated accessible. The proposed number of parking spaces is 19 (including two designated accessible), a variance of 62 parking spaces. Staff support the proposed variance as:

- In accordance with Council's *Policy for Consideration of a Parking Variance*, the applicant has submitted a parking study which observed the parking demand for several typical dealerships in Nanaimo and found the average customer demand is one space/92m² of gross floor area and one space/employee which would equal a demand of 22 spaces for the proposed development. However, as the proposal is for a specialty car showroom with appointment-based sales, the anticipated demand is seven parking spaces (five for staff and two for customers). The applicant is providing 19 parking spaces.
- Vehicle display is provided within the building (approximately 21 spaces) and offsite spaces for vehicle display are available within the Island Rail Corridor (approximately 10 spaces).
- The volume of vehicle display (sales floor area) within the building has increased the parking requirements.
- Given the specialized nature of the business, inventory will be limited.
- Customers will access the building by appointment only.
- Long-term and short-term bicycle parking spaces have been provided.
- Proximity of the development to public transportation and active transportation routes.
- Staff review of parking requirements for automotive dealerships in comparable jurisdictions indicate the parking provided is sufficient for the proposed use. Additionally, the spaces

provided can meet the parking requirements for other uses permitted in the COR3 zone including custom workshop, furniture and appliance sales and production studio uses.

The minimum number of loading spaces required for the proposed development is two. A variance is proposed to reduce the number of loading spaces from two to one. Staff support the proposed variance as the building is proposed to serve a single business and as the applicant has demonstrated truck turning can be facilitated on the lot.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1279 proposes a new 1,553m² automobile sales, service and rental development at 2595 Bowen Road.
- Variances are requested to:
 - Reduce the minimum required front yard setback abutting a major road (Bowen Road) from 5.5m to 3.09m;
 - Increase the maximum permitted height of a principal building from 14.0m to 15.3m;
 - Reduce the minimum landscape buffer width from 1.8m to 1.57m along the rear yard (west) lot line and from 1.8m to 0.12m along the side yard (north) lot line;
 - Vary minimum landscape treatment level 1(d) along the front yard (east) lot line and vary minimum landscape treatment level 2(c) along the side yard (north) lot line;
 - Reduce the required minimum number of parking spaces from 81 to 19; and
 - Reduce the required minimum number of loading spaces from 2 to 1.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO |

ATTACHMENT A

PERMITS TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 9.5.3 Siting of a Principal Building Abutting a Major Road* – to reduce the minimum required front yard setback abutting a major road (Bowen Road) from 5.5m to 3.09m as shown on Attachment C.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 15.3m as shown on Attachment D.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.57m along the rear yard (west) lot line and from 1.8m to 0.12m along the side yard (north) lot line as shown on Attachment F.
4. *Section 17.11 Minimum Landscape Treatment Levels* – to vary minimum landscape treatment level 1(d) along the front yard (east) lot line and vary minimum landscape treatment level 2(c) along the side yard (north) lot line as shown on Attachment F.

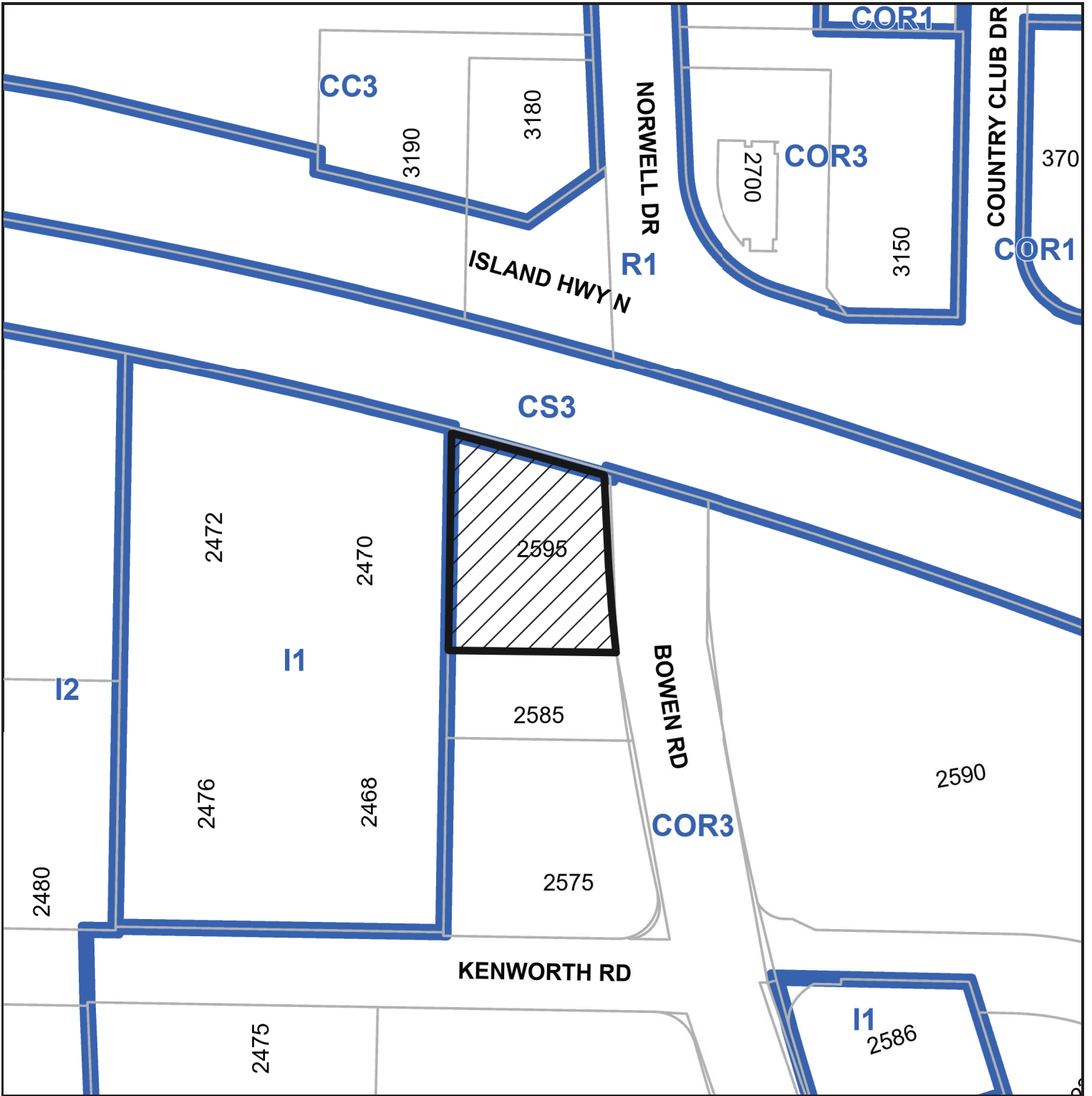
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 6.1(i)(a) Required Number of Loading Spaces* – to reduce the minimum required number of loading spaces from 2 to 1.
2. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of parking spaces from 81 spaces to 19 spaces.

CONDITIONS OF PERMIT

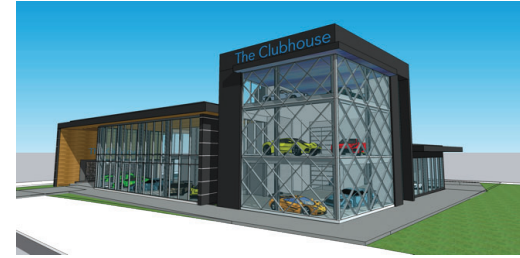
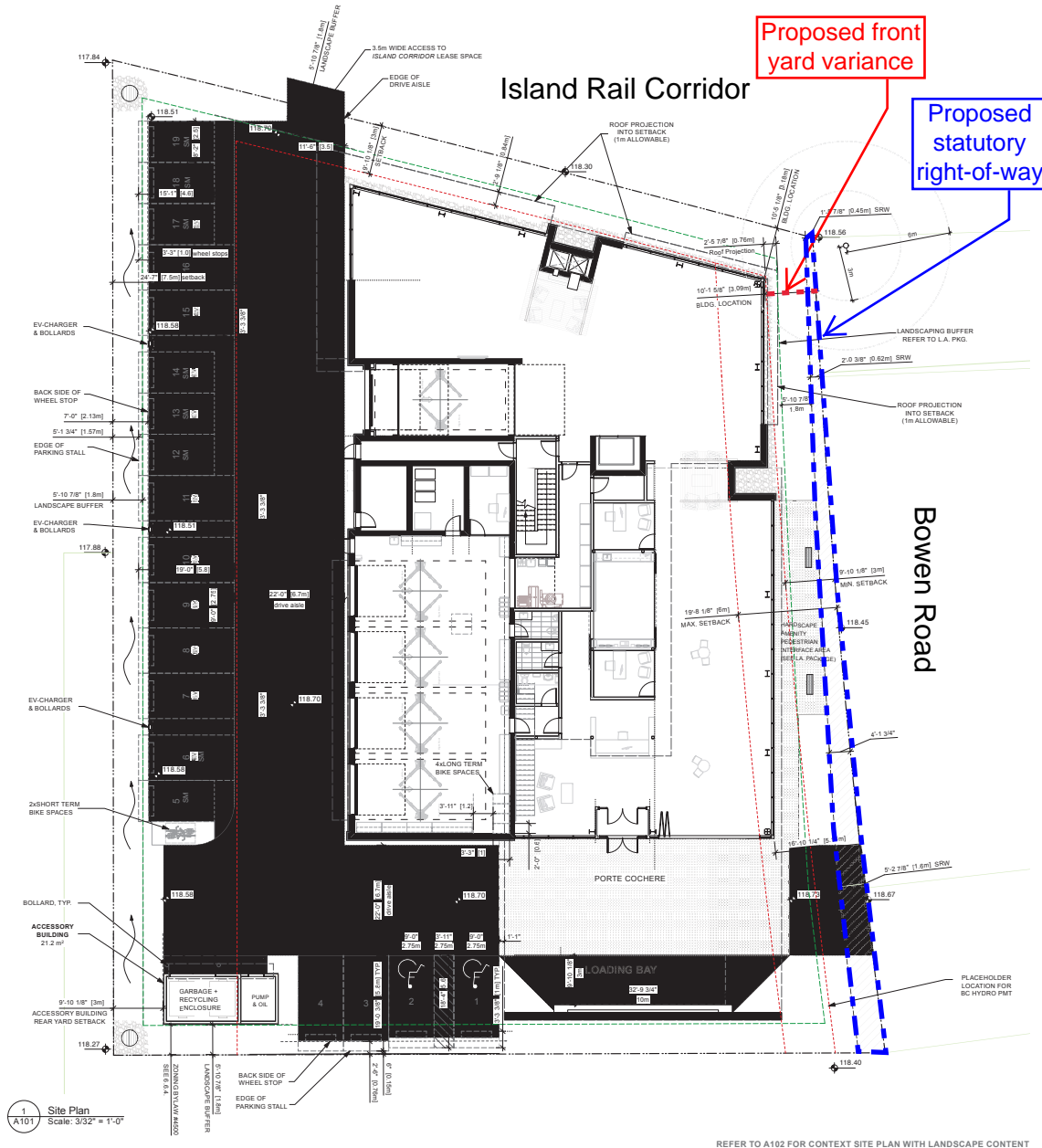
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by dHK Architects, dated 2023-MAY-31, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by dHK Architects, dated 2023-AUG-18, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray Consultants, dated 2023-SEP-06, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future widening of Bowen Road prior to building permit issuance, with an approximate width as shown in the Site and Parking Plan, prepared by dHK Architects, dated 2023-MAY-31, as shown on Attachment C.

**ATTACHMENT B
SUBJECT PROPERTY MAP**

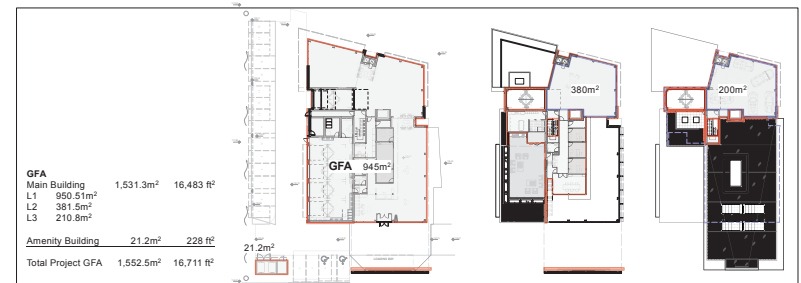


 2595 Bowen Road

ATTACHMENT C SITE AND PARKING PLAN



REVISIONS	DATE	DESCRIPTION
1	9-Nov-22	DAP RESPONSE IS AS FOLLOWS: - GROUP TREES ALONG BOWEN RD & OUTSIDE WALL - 3m ACCESS TO ISLAND CORRIDOR LEASE SPACE - UPDATE ARCHITECTURAL SITE PLAN TO MATCH
2	6-Mar-23	LANDSCAPE SITE PLAN COMPREHENSIVE LETTER RESPONSE IS AS FOLLOWS: - ITEM #1: ANNOTATE BOLLARD AT REFUSE ENCLOSURE - ITEM #4: DIMENSION PARKING STALLS AT EV CHARGERS - ITEM #5: 1, 9.7 & D.I.: UPDATED SRW & LA BUFFER - ITEM #6: 1: UPDATE FURNITURE TO REFLECT # OF USERS - ITEM #8: 1: LOADING STALL ACCESS TO SITE PLAN - ITEM #9: 1: ALLOCATION OF DISPLAY PARKING IN PIC - ITEM #10: 1: WHEEL STOPS AS PER PARKING BY-LAW & T.O. - ITEM #11: 1: LOCATE 4 LONG TERM BIKE SPACES WITHIN BUILDING - ITEM #12: 1: PROVIDE 1 ADDITIONAL PARKING STALL ALONG WEST PL.
3	4-May-23	
4	19-May-23	



2595 Bowen Road
Nanaimo, BC
31.MAY.2023

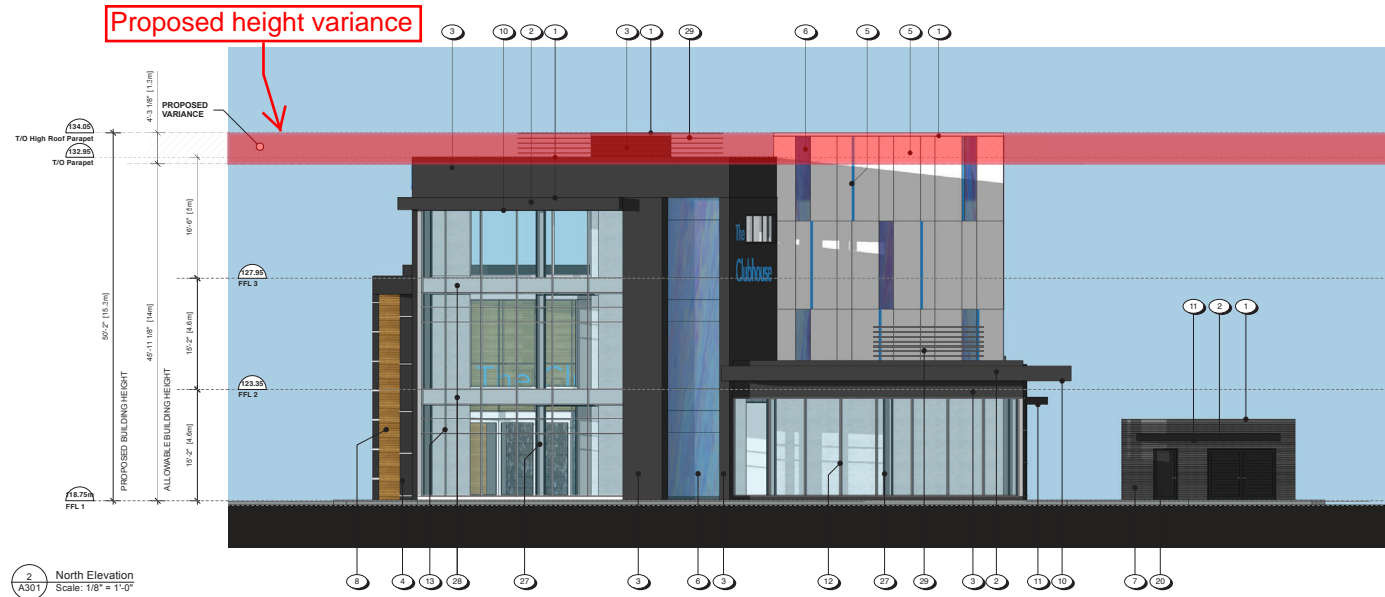
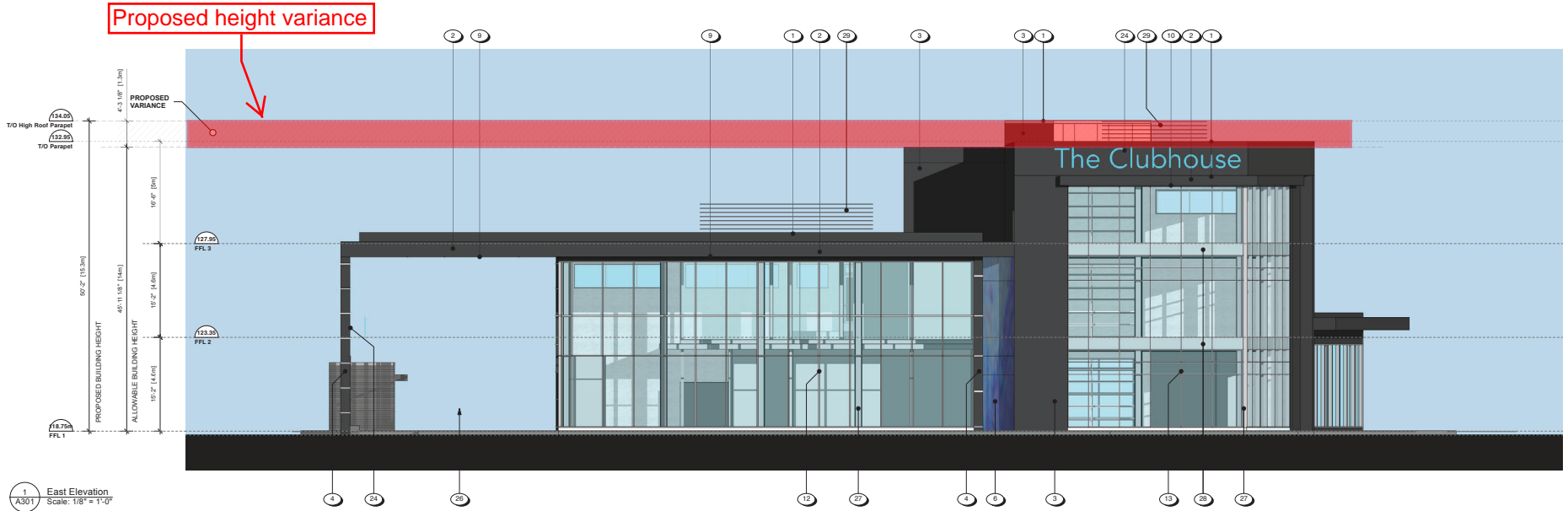
The Clubhouse

Site Plan & Project Data

RECEIVED
DP1278
2023-MAY-31

dHKarchitects dHka

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



- ### MATERIAL PALETTE
- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
 - 2 METAL PANEL FASCIA SIDING, IN ACORN GREY, WITH COLOUR MATCHED FLAT CAP FLASHING
 - 3 METAL PANEL SIDING, IN ACORN GREY, WITH COLOUR MATCHED FLAT CAP FLASHING
 - 4 METAL PANEL SIDING, IN ACORN GREY, WITH REVEAL CAP FLASHING IN WHITE
 - 5 METAL PANEL SIDING, IN WHITE, WITH WHITE & ULTRA MARINE REVEAL CAP FLASHING
 - 6 METAL PANEL SIDING, IN OIL SLICK, WITH COLOUR MATCHED FLAT CAP FLASHING
 - 7 CORRUGATED METAL SIDING, WITH WID RIB PROFILE IN SLATE GREY
 - 8 WOOD LOOK METAL PLANK CLADDING, IN DOUGLAS FIR
 - 9 WOOD LOOK METAL PLANK SOFFIT, IN DOUGLAS FIR, VENTED
 - 10 METAL PANEL SOFFIT, IN OIL SLICK, VENTED
 - 11 ALUMINIUM VENTED SOFFIT, IN IRON GREY (GARAGE & GARBAGE ENCLOSURE OVERHANG)
 - 12 CURTAINWALL SYSTEM WITH VERTICAL LINING (PRESSURE PLATES), IN ANODIZED ALUMINIUM & STRUCTURAL GLASS
 - 13 CURTAINWALL SYSTEM WITH STRUCTURAL GLASS; SPANDREL PANELS AT FLOORS (SEE 28)
 - 14 STOREFRONT GLAZING, IN ANODIZED ALUMINIUM
 - 15 WINDOW, IN ANODIZED ALUMINIUM
 - 16 STOREFRONT DOORS, IN ANODIZED ALUMINIUM
 - 17 FOLDING DOOR SYSTEM, IN ANODIZED ALUMINIUM
 - 18 OVERHEAD DOOR WITH GLAZED PANELS, IN ANODIZED ALUMINIUM
 - 19 OVERHEAD DOOR WITH SOLID PANELS, IN IRON GREY
 - 20 SOLID DOOR, IN IRON GREY
 - 21 WINDOW, IN ANODIZED ALUMINIUM
 - 22 PARAPET WALL IN SLATE GRAY WITH GLASS PANEL GUARDRAIL
 - 23 PLANTERS
 - 24 SIGNAGE (PLACEHOLDER)
 - 25 WATER FEATURE WITH OCEAN PEARL ASHLAR
 - 26 PORTE COCHERE
 - 27 STRUCTURE (INTERNAL)
 - 28 SPANDREL PANEL
 - 29 MECHANICAL SCREEN

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DP1279
2023-AUG-18

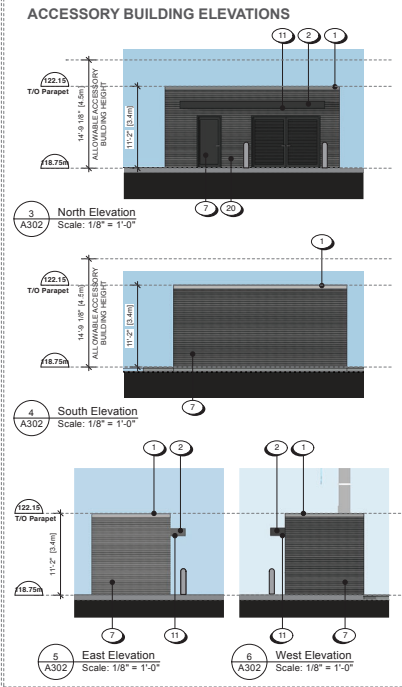
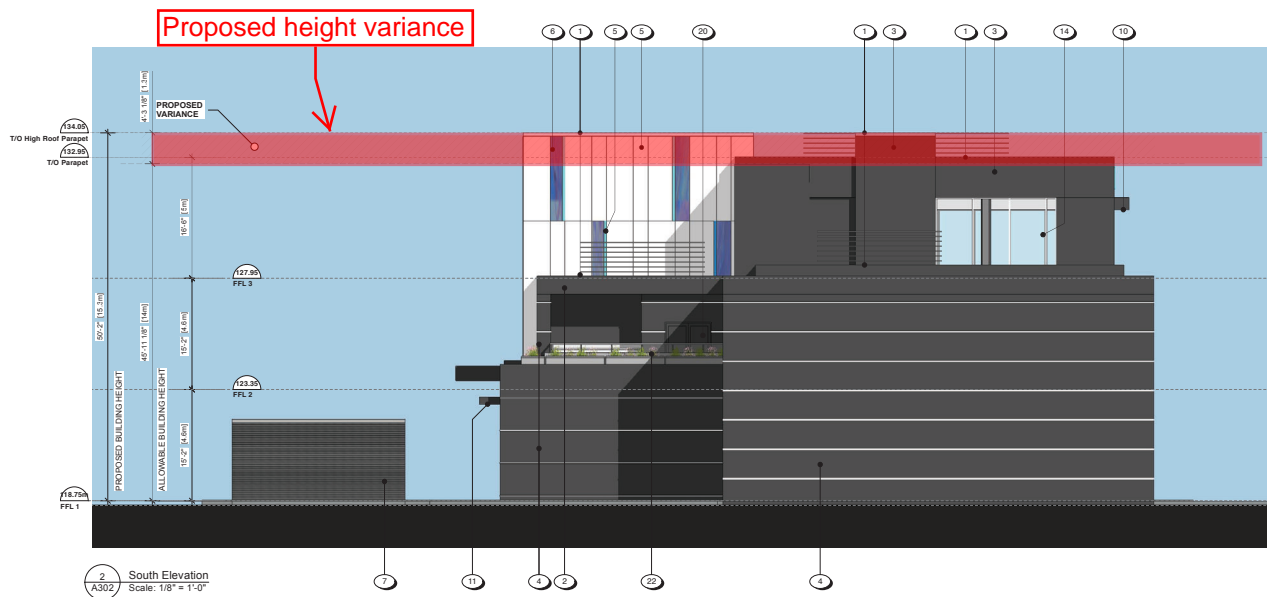
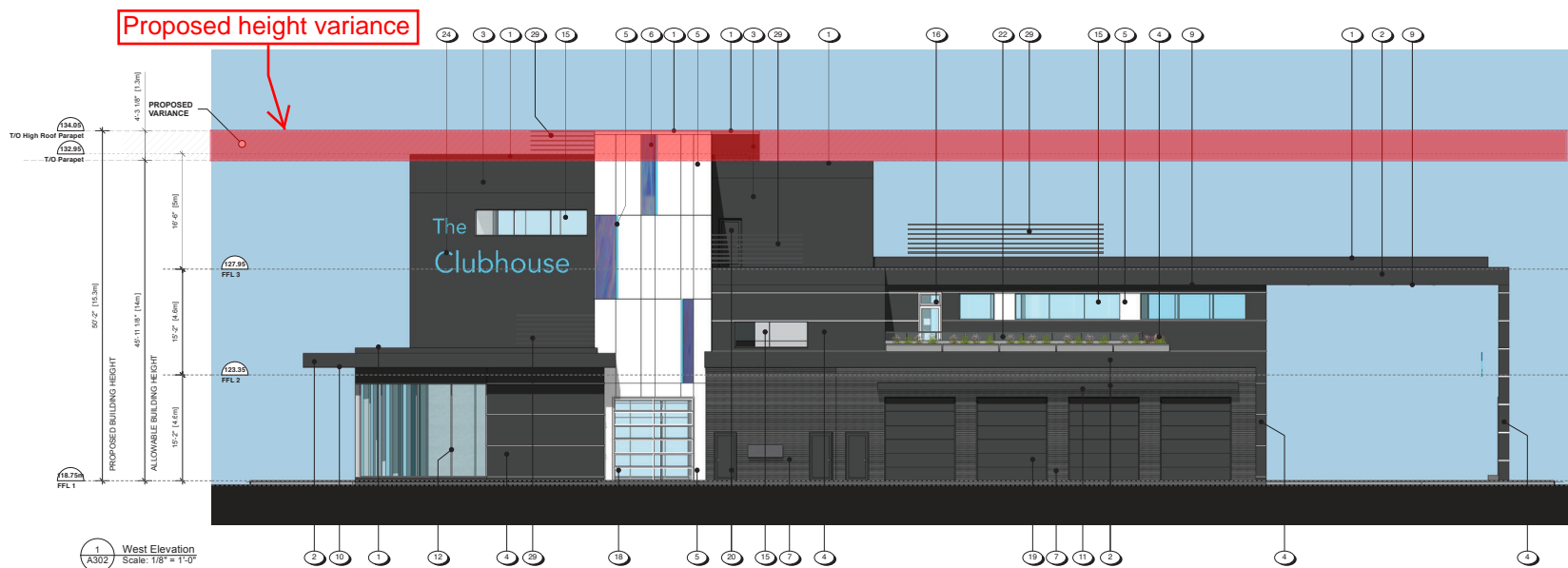
2595 Bowen Road
Nanaimo, BC
18 AUG 2023

The Clubhouse

RE-ISSUED FOR DEVELOPMENT PERMIT

Elevations





- ### MATERIAL PALETTE
- 1 LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
 - 2 METAL PANEL FASCIA SIDING, IN ACORN GREY, WITH COLOUR MATCHED FLAT CAP FLASHING
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 - 23 PLANTERS
 - 24 SIGNAGE (PLACEHOLDER)
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 - 28 SPANDREL PANEL

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2595 Bowen Road
 Nanaimo, BC
 18 AUG 2023

The Clubhouse

RE-ISSUED FOR DEVELOPMENT PERMIT

A302
 Elevations

dHKarchitects dHka

ATTACHMENT E BUILDING RENDERINGS



2595 Bowen Road
Nanaimo, BC
6 JUL 22

The Clubhouse Facing Bowen Road

ISSUED FOR DEVELOPMENT PERMIT

Vignette View

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2022-JUL-27

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2595 Bowen Road
Nanaimo, BC
6 JUL 22

The Clubhouse

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Vignette View

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2022-JUL-25
CITY OF NANAIMO

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2595 Bowen Road
Nanaimo, BC
6 JUL 22

The Clubhouse

ISSUED FOR DEVELOPMENT PERMIT

Vignette View

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2022-JUL-25
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2595 Bowen Road
Nanaimo, BC
6 JUL 22

The Clubhouse

ISSUED FOR DEVELOPMENT PERMIT

Vignette View

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2022-JUL-25

dHKarchitects



ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Proposed landscape buffer variance

Proposed landscape buffer variance

Proposed minimum landscape treatment level variance

GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO.
2. REFER TO SITE PLAN PREPARED BY JMK ARCHITECTS FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY NEWCASTLE ENGINEERING LTD. FOR ALL SITE SERVING, GRADING, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

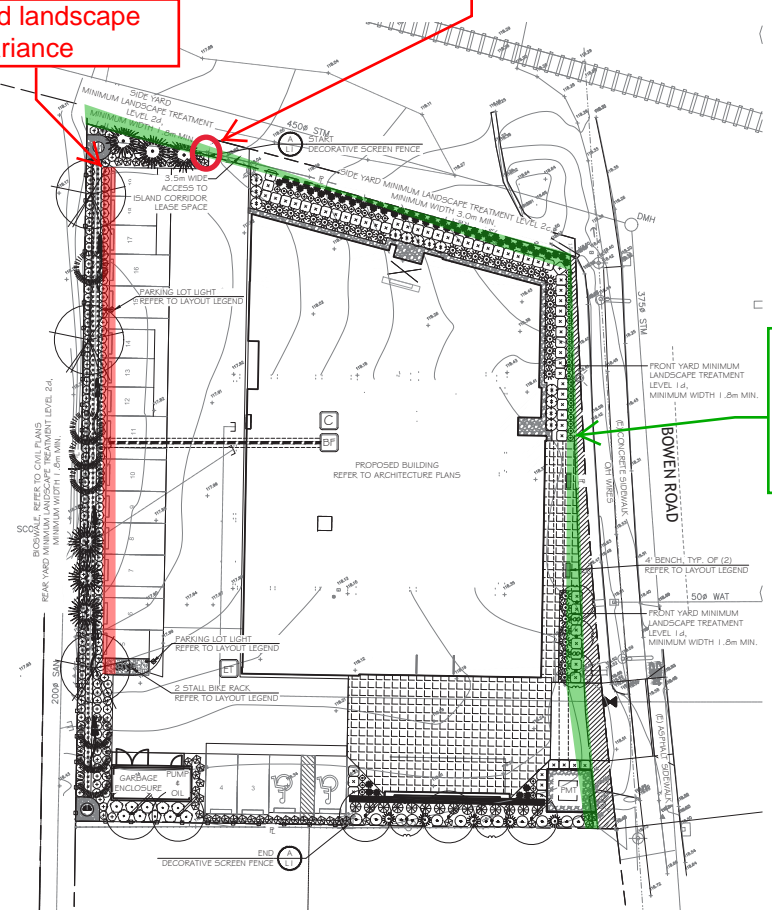
LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E)	EXISTING
(P)	PROPERTY LINE
TYP.	TYPICAL
SYMBOL	DESCRIPTION
---	PROPERTY LINE
—○—	DECORATIVE SCREEN FENCE, REFER TO DETAIL A
—○—	Ø.45m LEAVE STRIP: 3.8mm (1.5") MINUS ROUND WASHED DRAIN ROCK OVER LANDSCAPE FABRIC
—	BENCH MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 666-626-0476) STYLE: PARKER 4' BACKLESS BENCH MODEL: PKB-4 FRAME COLOUR: VICTOR RIDGE II SLAT COLOUR: GREY QTY: 2
—	BIKE RACK MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 666-626-0476) STYLE: TENAL 2 SPACE BIKE RACK MODEL: TBR-24 COLOUR: VICTOR RIDGE II QTY: 1
—	PRECAST CONCRETE UNIT PAVING MANUFACTURER: BASALITE (OR EQUAL) STYLE: CITYSCAPE SERIES - WINDSOR PATTERN: DOUBLE BASKET WEAVE COLOUR: CHARCOAL
—	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) DISTRIBUTOR: SIGNIFY (PH: 800-553-0050) MAKE: GARDCO STYLE: GULLWING LED WITH INTERNAL SHIELD MODEL: GL13 SMALL NATURAL ALUMINUM
—	FINAL PARKING LOT LIGHT LOCATIONS, QUANTITIES AND PHOTOMETRIC ANALYSIS SHALL BE BY PROJECT ELECTRICAL ENGINEER.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	TREES				
	CHAMAECYPARIS NOOTKATENSIS FENDULA WEEPING NOOTKA CYPRESS	2.5m	3m O.C.	6	INDIGENOUS CULTIVAR
	CORNUS KOUSA SATOMI RED FLOWERING KOUSA DOGWOOD	6m CAL	4.5m O.C.	5	DROUGHT TOLERANT
	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE SWEETGUM	6m CAL	SEE PLAN	5	DROUGHT TOLERANT
	PICEA PUNGENS HOOPSII HOOPSII COLORADO SPRUCE	2.5m	2m O.C.	7	DROUGHT TOLERANT
	NYSSA SYLVATICA TUPELO TOWER TUPELO TOWER BLACK GUM	6m CAL	6m O.C.	3	DROUGHT TOLERANT
	SHRUBS				
	BERBERIS THUNBERGII 'RUBY CAROUSEL' RUBY CAROUSEL BARBERRY	#2 POT	1m O.C.	12	DROUGHT TOLERANT
	BUXUS GREEN VELVET GREEN VELVET BOXWOOD	#2 POT	0.9m O.C.	66	DROUGHT TOLERANT
	CORNUS SERICICA 'KEISEY' DWARF RED OSIER DOGWOOD	#2 POT	0.75m O.C.	177	INDIGENOUS CULTIVAR
	HYDRANGEA PANGULATA FEE WEE FEE WEE DWARF HYDRANGEA	#2 POT	1m O.C.	12	
	MAHONIA AQUILIFOLIUM OREGON GRAPE	#2 POT	1m O.C.	14	INDIGENOUS SPECIES
	PINUS THUNBERGII 'YATSUBUSA' DWARF JAPANESE BLACK PINE	#7 POT	SEE PLAN	5	DROUGHT TOLERANT
	POLYSTICHUM SETIFERUM SOFT SHIELD FERN	#1 POT	1.0m O.C.	37	INDIGENOUS SPECIES
	GROUNDCOVER, VINES & PERENNIALS				
	CALAMAGROSTIS ACUTIFLORA KARL FOCKSTER FEATHER REED GRASS	#2 POT	1.2m O.C.	14	DROUGHT TOLERANT
	CAREX OBNUPITA STIRITA SLOUSHY SAWBREAK SEDGE	#1 POT	0.6m O.C.	105	INDIGENOUS SPECIES
	ERICA X DIARYLGENSIS EVA GOLD EVA GOLD HEATH	#1 POT	0.75m O.C.	44	DROUGHT TOLERANT
	HAKONECHLOA MACRA AUREOLA GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	60	
	HEUCHERELLA X SWEET TEA SWEET TEA HEUCHERELLA	#1 POT	0.6m O.C.	48	

NOTE: DROUGHT TOLERANCE IS BASED ON SPECIES ONCE ESTABLISHED



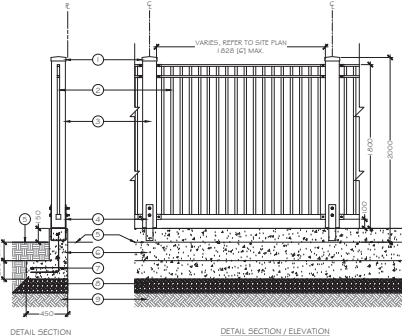
THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHT TO ALL DESIGN AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTANTS INC. NO PART OF ANY DRAWING OTHER THAN THAT AUTHORIZED BY MACDONALD GRAY CONSULTANTS INC. IS TO BE REPRODUCED.

The Clubhouse
Lag Auto Group
2595 Bowen Road, Nanaimo, BC

MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE SUMMARY

1. REQUIRED TREES

FRONT YARD:	0
SIDE YARD (NORTH):	6
SIDE YARD (SOUTH):	6
REAR YARD:	0
TOTAL:	30
2. TREES ALONG THE NORTH AND EAST SIDES OF CAR GALLERY ARE UNDESIRABLE IN FRONT OF VEHICLE DISPLAY WINDOWS AND ARCHITECTURE.
3. OVER THE WHOLE SITE 2G TREES ARE PROVIDED. 50% OF THE TREE SPECIES ARE EVERGREEN (CONIFEROUS) SPECIES.
4. SIDE YARD (NORTH): HEDGE SHRUB SCREEN OR DECORATIVE FENCE IS UNDESIRABLE IN FRONT OF VEHICLE DISPLAY WINDOWS AND ARCHITECTURE.
5. THE REQUIRED MINIMUM LANDSCAPE BUFFER WIDTH IS 1.8m. THE APPLICANT IS PROPOSING LOCALIZED VARIANCES OF THE MINIMUM LANDSCAPE BUFFER WIDTH AS FOLLOWS:
 1. FROM 1.8m TO 1.57m ALONG THE PARKING STALLS ADJACENT TO THE WEST PROPERTY LINE, A REQUESTED VARIANCE OF 0.23M.
 2. FROM 1.8m TO 0.12m AT THE CORNER OF THE DRIVE AISLE ADJACENT TO THE NORTH PROPERTY LINE, A REQUESTED VARIANCE OF 1.68m.



1. USE 200mm x 200mm (8" x 8") CEDAR POSTS AND COLUMN BASES AT PEDESTRIAN AND DRIVEWAY GATE LOCATIONS.
2. ALL FASTENERS SHALL BE GALVANIZED.
3. APPLY EXTERIOR TRANSLUCENT CEDAR STAIN ON ALL TIMBERS PRIOR TO ASSEMBLY.
4. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR METAL PICKET FENCE, DRIVEWAY AND PEDESTRIAN GATES, REFER TO SPECIFICATIONS.

A Decorative Screen Fence - Side & Rear Yard
Section/Elevation
1:25 metric

LANDSCAPE ARCHITECTURE PLAN	
Date:	September 6, 2023
Drawn:	CW
Checked:	CW
Scale:	1:200 metric
Project Number:	21-0294
DRAWING NUMBER:	L1 of 2

REVISION SCHEDULE		
#	Date	NOTES
0	18MAY2022	DP Draft Coordination
1	23JUN2022	DP Draft Coordination
2	22SEP2022	DAP
3	01NOV2022	Revised for DP
4	01MAR2023	Revised for DP
5	06SEP2023	Revised for DP

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PLANTING NOTES

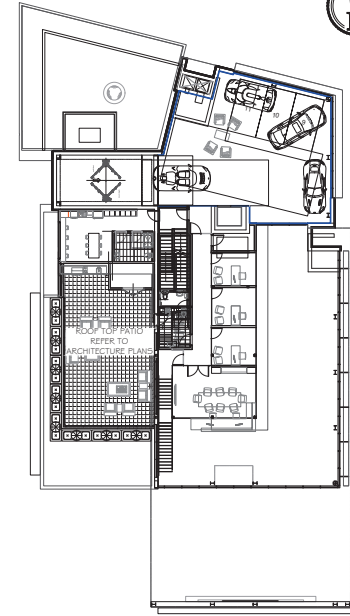
1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE 14.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2 "GROOMED" - 2P
GROWING MEDIUM DEPTHS: BIOSHALES - 450mm
SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING "SMART" (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	W55-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER IN MECHANICAL ROOM
		SCHEDULE 40	25mm (1") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP. MAINLINE 4 LATERALS: 100mm (4") LATERALS ONLY: 75mm (3") CONTROL WIRE: 50mm (2") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SMART" (ET) WEATHER-BASED IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.



Level 2 Plan

1:200 metric

Section/Elevation



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**The Clubhouse
Lag Auto Group**
2595 Bowen Road, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN

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Project Number: 21-0294

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