



**DEVELOPMENT PERMIT NO. DP001300**

**2130718 ALBERTA LTD**  
Owner(s) of Land (Permittee)

**3612 ISLAND HIGHWAY N**  
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 A, SECTION 3, WELLINGTON DISTRICT, PLAN EPP86499**  
**PID No. 031-684-131**

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 Subject Property Map**  
**Schedule B Site and Parking Plans**  
**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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

### TERMS OF PERMIT

The "City of Nanaimo Bylaw 2011 No. 4500" is varied as follows:

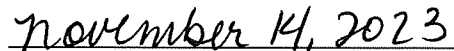
1. *Subsection 9.5.1 Siting of Buildings* – to increase the maximum front yard setback from 6.0m to 16.43m and to allow 100% of the building face to be set back more than 6.0m from the front property line.
2. *Subsection 9.6.1 Location of Parking Area* – to permit parking between the front yard property 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.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alan Lowe Architect Inc., dated 2023-OCT-20, as shown on Schedule C.
3. The development shall be developed in substantial compliance with the Landscape Plan and Details prepared by Lombard North Group, dated 2023-OCT-24, as shown on Schedule D.
4. The registration of a 0.78m Statutory Right-of-Way along 106<sup>th</sup> Street prior to Building Permit issuance, to facilitate the installation of a sidewalk.
5. The registration of a 2.58m Statutory Right-of-Way along Victoria Avenue prior to Building Permit issuance, to facilitate the installation of a sidewalk.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
6TH DAY OF NOVEMBER, 2023.

  
Corporate Officer

  
Date

PC/lm

Prospero attachment: DP001300



**PROJECT INFORMATION**

**LEGAL ADDRESS:** LOT A, SECTION 3, WELLINGTON DISTRICT, PLAN EPP86499 (REFERENCE: CITY OF NANAIMO)

**CIVIC ADDRESS:** 3612 & 3690 ISLAND HIGHWAY N NANAIMO, B.C. PID 031-684-131

**ZONING DATA**

**ZONING:** COR2, MIXED USE CORRIDOR

**SITE AREA:** 8,190.35 m<sup>2</sup> (88,160.19 sq.ft.)

**UNDERGROUND FLOOR AREA:** 1,604.01 m<sup>2</sup> (17,265.5 sq.ft.)

**GROUND FLOOR AREA:** 1,534.09 m<sup>2</sup> (16,512.82 sq.ft.)

**2nd FLOOR AREA:** 427.93 m<sup>2</sup> (4,606.21 sq.ft.)

**GROSS FLOOR AREA (EXCLUDING UNDERGROUND FLOOR):** 1,962.02 m<sup>2</sup> (21,119.03 sq.ft.)

	ALLOWABLE / REQUIRED	PROPOSED
<b>DENSITY:</b>	1.25 FAR	0.239 FAR
<b>BUILDING HEIGHT:</b>	14 m (max.)	7.72 m
<b>STOREYS:</b>	2 min.	2
<b>SITE COVERAGE (%):</b>	60%	18.73 %
<b>SETBACKS:</b>		
<b>FRONT</b>	6 m (max.)	16.43 m (VARIANCE REQUIRED)
<b>FLANKING SIDE 1 (ALONG 107TH STREET)</b>	3 m	58.22 m
<b>FLANKING SIDE 2 (ALONG 106TH STREET)</b>	3 m	21.92 m
<b>REAR</b>	7.5 m	10.12 m
<b>OFF-STREET PARKING:</b>		
1 STALL/10 m <sup>2</sup> (Sales, Showroom)	39.9	50
<b>CALCULATION:</b>	399 m <sup>2</sup> / 10 m <sup>2</sup> = 39.9	
1 STALL PER SERVICE BAY	10	
<b>TOTAL PARKING:</b>	49.9	50
<b>ACCESSIBLE PARKING:</b>	2	2
<b>LOADING SPACES:</b>	2	2

**SHORT-TERM BICYCLE PARKING:** 4

0.2SPACE/100m<sup>2</sup> (Car Dealership GFA)

**CALCULATION:**  
1962.02 m<sup>2</sup> X 0.2 / 100 m<sup>2</sup> = 3.92

MINIMUM OF 6 SPACES REQUIRED

**LONG-TERM BICYCLE PARKING:** 2

0.1SPACE/100m<sup>2</sup> (Car Dealership GFA)

**CALCULATION:**  
1962.02 m<sup>2</sup> X 0.1 / 100 m<sup>2</sup> = 1.96

**AVERAGE FINISHED GRADE:** 116.55 m (116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55) / 12

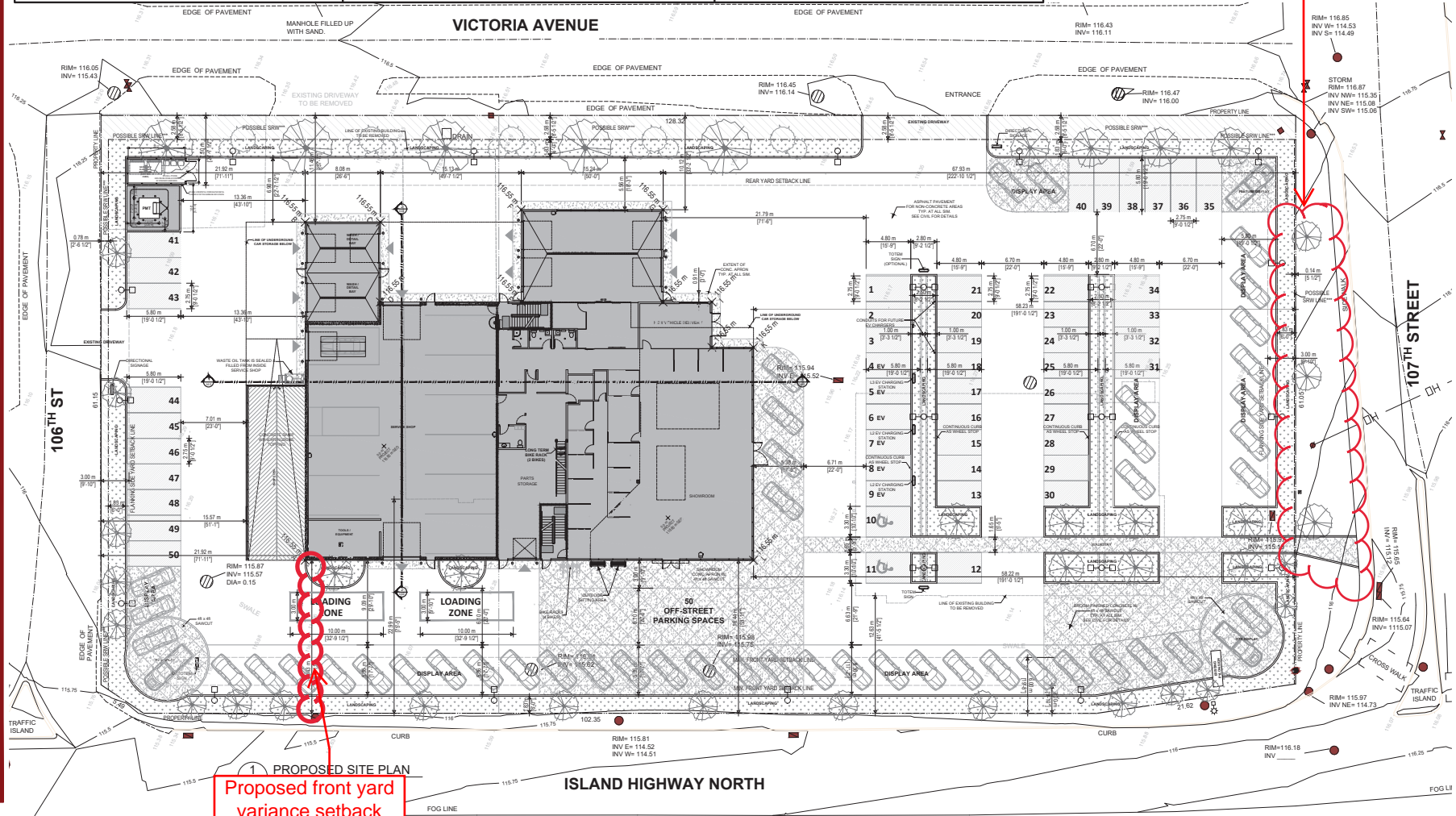
**PARKING LEGEND**

CUSTOMER PARKING

STREET LIGHT FOR SITE LIGHTING

\*\* POSSIBLE SRW TO BE CONFIRMED THROUGH DETAILED DESIGN REVIEW AT THE SP STAGE AND DESIGN STAGE ACCEPTANCE (DSA)

Future improvements to be reviewed at the detailed design stage



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Issue / Revisions

No.	Issue / Revisions	Date
13		
12		
11		
10	REVISIONS TO DP	20 OCT 23
9	REVISIONS TO DP	15 SEP 23
8	REVISIONS TO DP	20 APR 23
7	DEVELOPMENT PERMIT	23 FEB 23
6	REVIEW	01 FEB 23
5	REVIEW	24 JAN 23
4	REVIEW	04 NOV 22
3	REVISIONS TO BUILDING	11 JUNE 22
2	REVISIONS TO DP DRAFT	10 MAY 22
1	REVIEW	02 JAN 20

alan lowe architect inc.  
#118 - 21 Erie St. 1 250.360.2888  
Victoria, British Columbia  
seal:



PROPOSED NISSAN DEALERSHIP  
3612 & 3690 ISLAND HIGHWAY N NANAIMO, BC  
SITE PLAN AND PROJECT DATA

project no.: 19-635

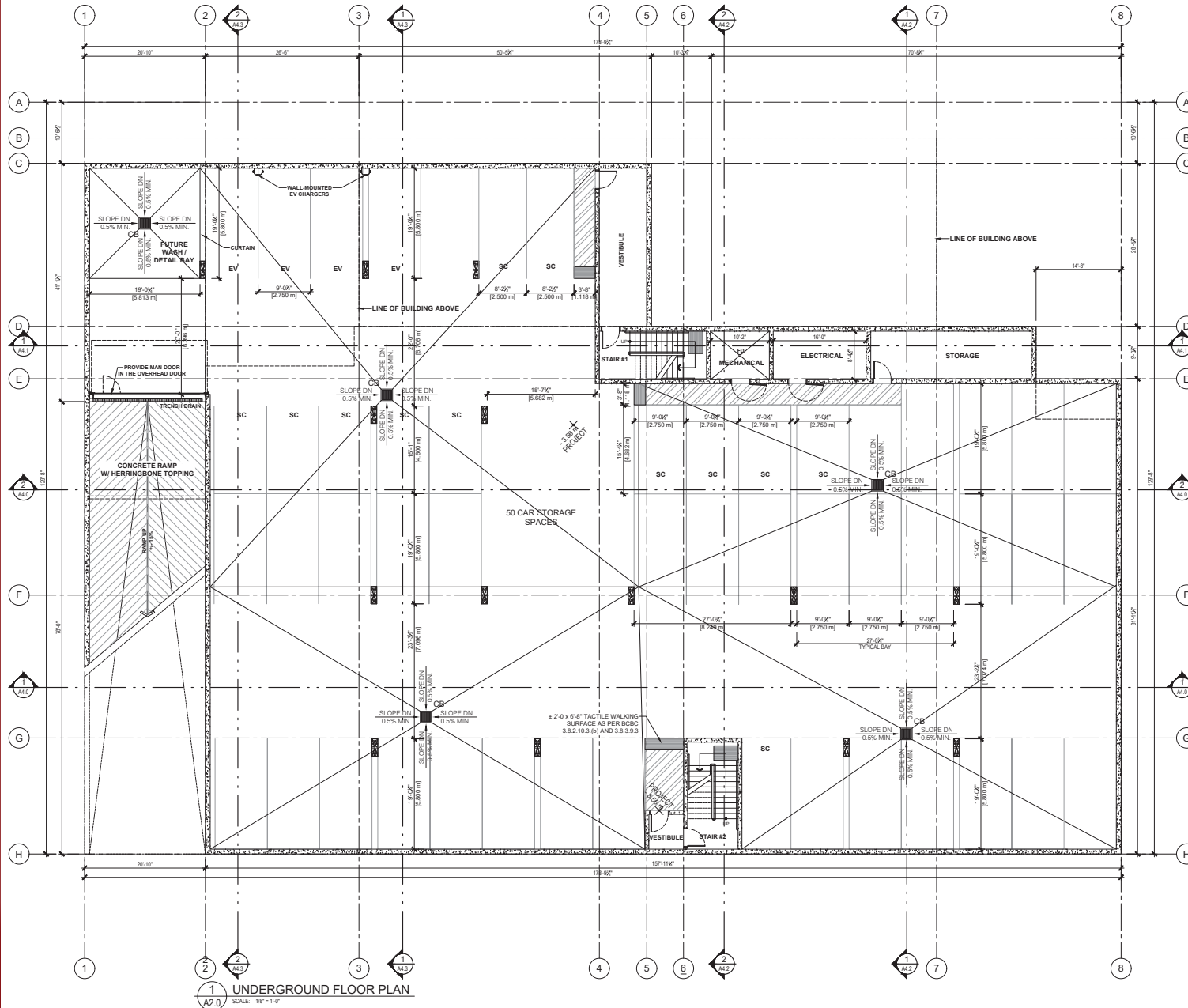
date: 20 OCT 2023 scale: AS NOTED

checked by: LOWE drawn by: DM

sheet no.:

A1.2

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DP1300  
2023-OCT-24  
Current Planning



**1**  
A2.0 UNDERGROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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alan lowe architect inc.

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Victoria, British Columbia

seal:



project title:  
**PROPOSED  
NISSAN DEALERSHIP**

3512 & 3690 ISLAND HIGHWAY N  
VANCOUVER, BC

drawing title:  
**UNDERGROUND  
FLOOR PLAN**

project no.: 19-635

date: 20 OCT 2023 scale: AS NOTED

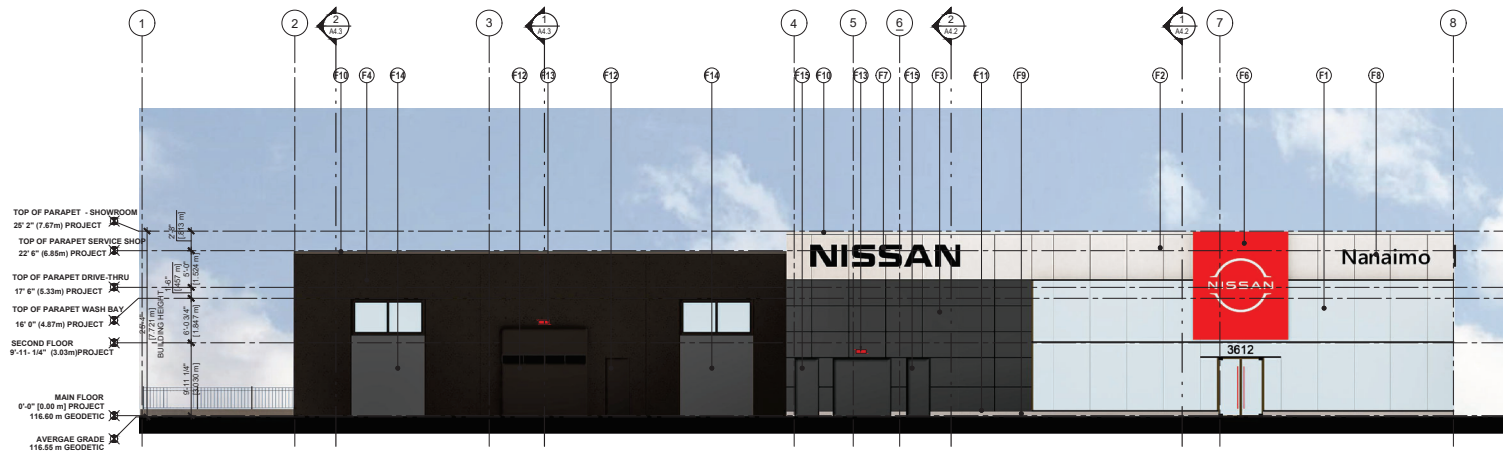
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**A2.0**

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Current Planning





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



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

**EXTERIOR FINISHES & NOTES**

- (F1) SHOWROOM CURTAIN WALL  
 CAPLESS VERTICALS WITH DARK GREY HORIZONTALS  
 GLASS SOLARBAN LOW E 764  
 FRAME CLEAR ANODIZED
- (F2) FASCIA ALUMINUM COMPOSITE MATERIALS PANEL  
 COLOR: M.T.C. BOX SILVER METALLIC / SUNRISE SILVER II (PVDF-3/GLASS LEVEL 30) / STERLING SILVER
- (F3) ALUMINUM COMPOSITE MATERIALS PANEL  
 COLOR: VALFLOX 11324 GRAY / NISSAN GREY / STORMY GREY
- (F4) TILT-UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F5) CORRUGATED METAL CLADDING TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F6) NISSAN TABLET (ILLUMINATED)
- (F7) NISSAN WORDMARK (ILLUMINATED)
- (F8) DEALERSHIP NAME (ILLUMINATED)
- (F9) CONCRETE CURB  
 STANDARD GREY CONCRETE COLOR
- (F10) PRE-FINISHED METAL CAP FLASHING  
 COLOUR TO MATCH ADJACENT CLADDING
- (F11) BASE WALL METAL FLASHING  
 COLOUR TO MATCH ADJACENT CLADDING
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)  
 COLOUR RAL 7024 GRAPHITE GREY
- (F13) BUILDING LIGHTING
- (F14) PAINTED TILT UP CONCRETE TO MATCH ACM COLOR F3 NISSAN GREY
- (F15) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)  
 TO MATCH ACM COLOR F3 NISSAN GREY

**BUILDING LIGHTING TYPE**



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No.	Issued / Revisions Date

alan lowe architect inc.

#118 - 21 Erie St. 1 250.360.2888  
 Victoria, British Columbia

seal:



project title:

**PROPOSED NISSAN DEALERSHIP**

3612 & 3690 ISLAND HIGHWAY N  
 NANAIMO, BC

**PROPOSED ELEVATIONS**

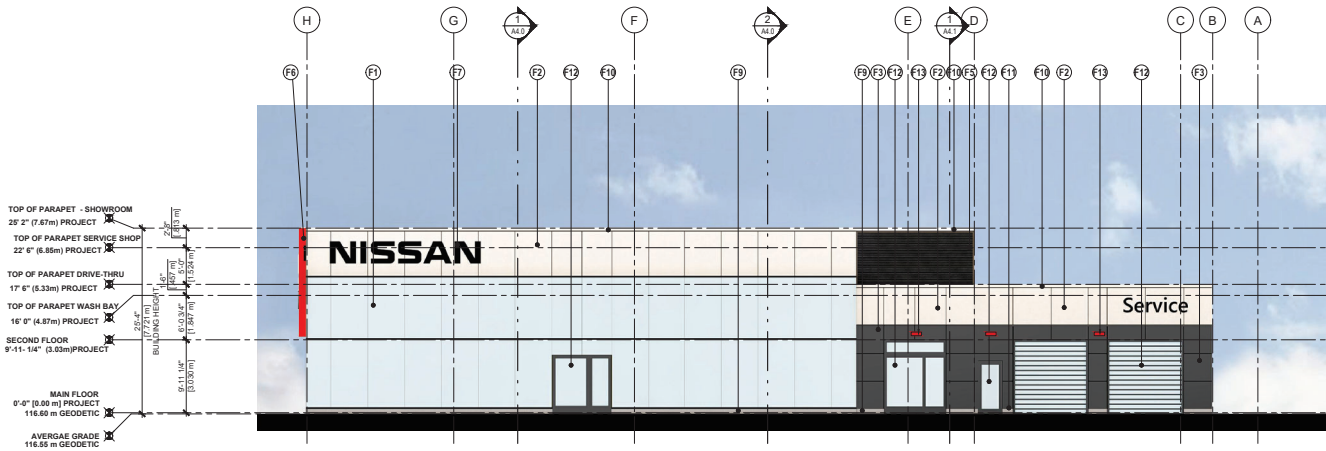
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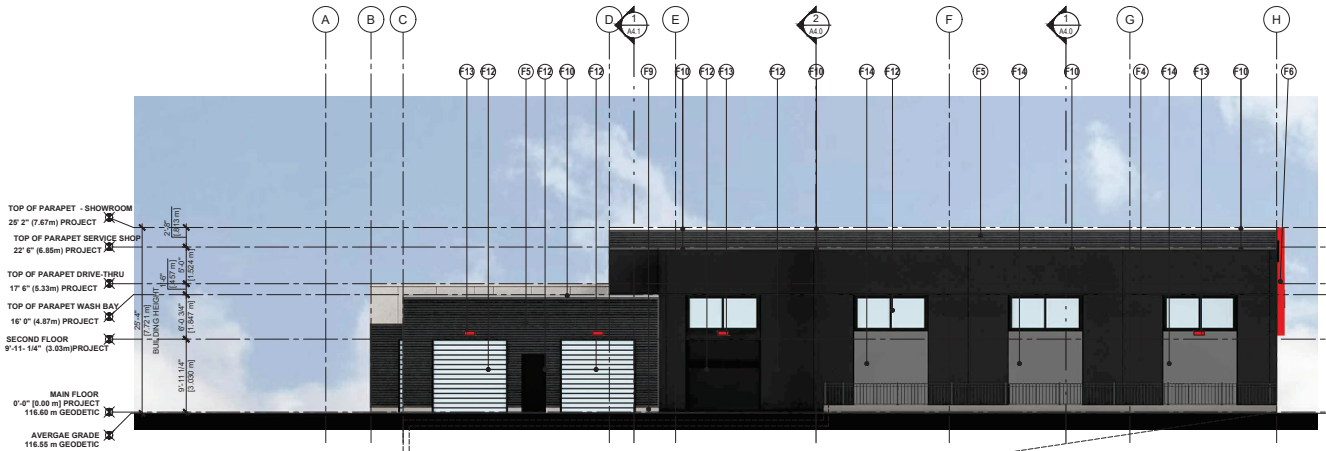
checked by: LOWE drawn by: DM

sheet no.:

**A3.0**



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



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES

- SHOWROOM CURTAIN WALL  
CAPLESS VERTICALS WITH DARK GREY HORIZONTALS  
GLASS: SOLARBAN LOW E 70L  
FRAME: CLEAR ANODIZED
- FASCIA ALUMINUM COMPOSITE MATERIALS PANEL  
COLOR: MTL.C BEV SILVER METALLIC / SUNRISE SILVER II (PVDF-3IGLASS LEVEL-30) / STERLING SILVER
- ALUMINUM COMPOSITE MATERIALS PANEL  
COLOR: VALFLON 1124 GRAY / NISSAN GREY / STORMY GREY
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- NISSAN WORDMARK (ILLUMINATED)
- DEALERSHIP NAME (ILLUMINATED)
- CONCRETE CURB  
STANDARD GREY CONCRETE COLOR
- PRE-FINISHED METAL CAP FLASHING  
COLOR TO MATCH ADJACENT CLADDING
- BASE WALL METAL FLASHING  
COLOR TO MATCH ADJACENT CLADDING
- EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)  
COLOR RAL 7024 GRAPHITE GREY
- BUILDING LIGHTING
- PAINTED TILT-UP CONCRETE TO MATCH ACM COLOR F3 NISSAN GREY
- EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)  
TO MATCH ACM COLOR F3 NISSAN GREY

BUILDING LIGHTING TYPE



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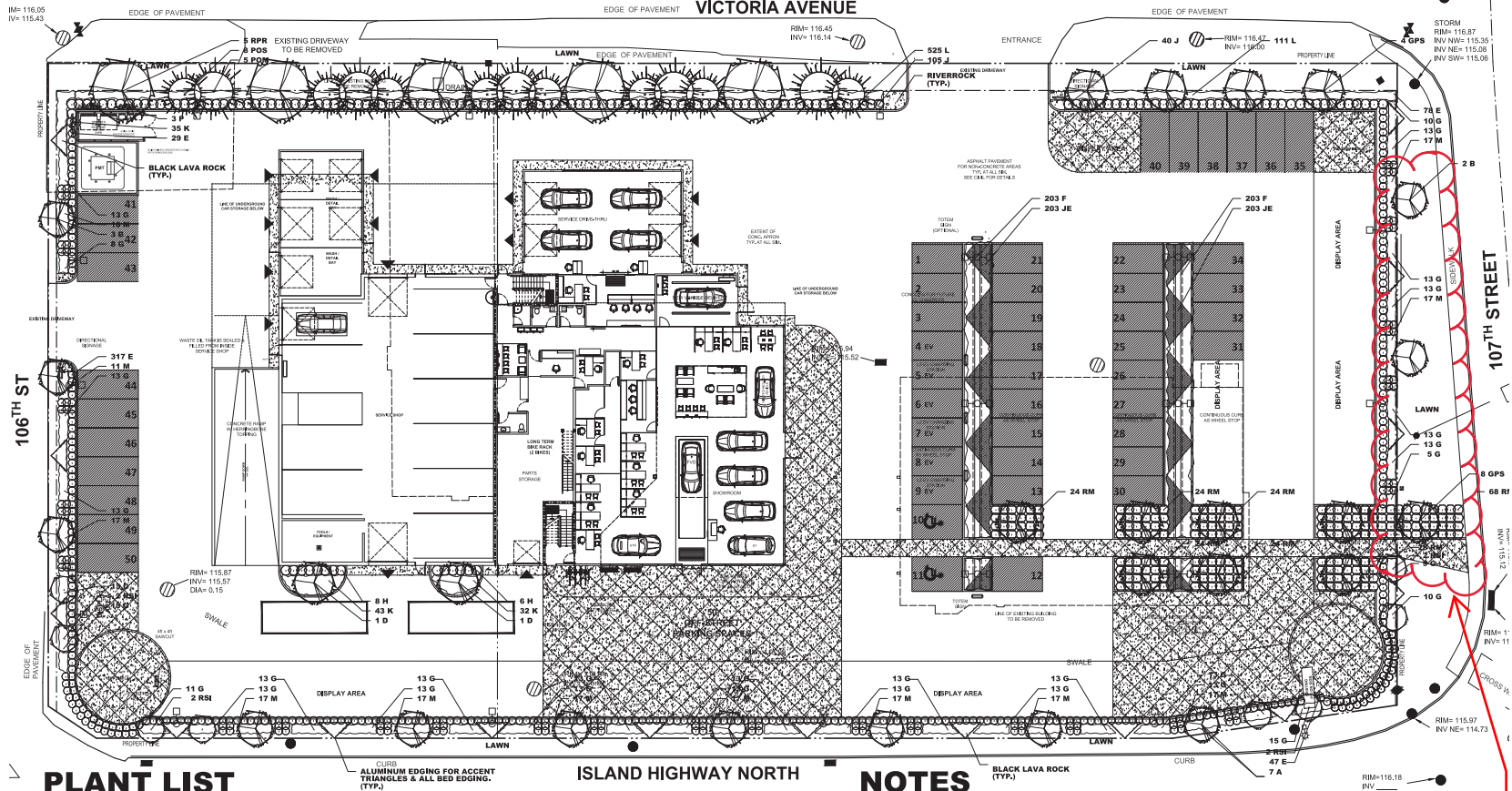


PROPOSED  
NISSAN DEALERSHIP  
3512 & 3590 ISLAND HIGHWAY N  
VANCOUVER, BC

PROPOSED  
ELEVATIONS  
project no.: 19-635  
date: 20 OCT 2023 scale: AS NOTED  
checked by: LOWE drawn by: DM

A3.1

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2023-OCT-24  
Current Planning



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER RUBRUM 'ARMSTRONGII'	ARMSTRONG MAPLE	7.0 CM CAL./ 4.5 - 5.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
B	5	ACER RUBRUM 'ARMSTRONGII GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
GP3	12	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
RFR	3	ROBINIA RHAMNOSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL./ 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
D	2	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTISTEM, FULL, MIN. 3 STEMS
POM	4	PICEA OMOHOKA	SIBERIAN SPRUCE	2.75 M HT.	B & B	FULL
POS	8	PICEA OMOHOKA	SIBERIAN SPRUCE	1.75 M HT.	B & B	FULL
E	461	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.		21 CM POT FULL / MATCHING
F	408	CAREX OBLIQUA	SLOUGH GRASS	40 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
JE	406	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.		15 CM POT FULL, PLANT 45 CM O.C.
G	368	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
N	14	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	60 CM HT.		27 CM POT FULL
J	145	MAHONIA AQUIFOLIUM	OREGON GRAPE	60 CM HT.		27 CM POT FULL
RSI	8	RIBES SANGUINEUM 'ICICLES'	WHITE ICICLES FLOWERING CURRANT	1.5-1.2 M. HT.	B&B	FULL
RM	216	ROSA MEDLAND 'WHITE'	MEDLAND WHITE ROSE	45 CM SPR.		21 CM POT FULL
K	110	ARCTOSTAPHYLLUS UVA URSI	KINNIKINNICK	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
L	625	GAULTHERIA PROCUMBENS	WINTER GREEN	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
M	197	EUPHORBIA MYRSINITES	MYRTLE SPURGE	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
P	3	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANS IVY	1.0 M HT.		21 CM POT FULL, STAKED, MIN. 3 LEADERS

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCMA STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

**NOTES**

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- REFER TO ARCHITECTURAL FOR HARD LANDSCAPE
- REFER TO ARCHITECTURAL/ELECTRICAL FOR SITE LIGHTING.

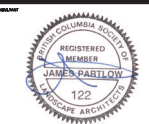
Future improvements to be reviewed at detailed design stage

ISSUED FOR BUILDING PERMIT APRIL 27, 2023  
 ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

1.	JUL.06.23	J.P. PARKING
2.	SEPT.14.23	J.P. DESIGN PANEL COMMENTS
3.	SEPT.25.23	J.P. INVASIVE NATIVE
4.	OCT.20.23	J.P. CONIFERS
5.	OCT.23.23	L.P. GRV
6.	OCT.24.23	L.P. MOTI ROW
S.P.		
FEBRUARY 23, 2023		
NNA-1RS.4		

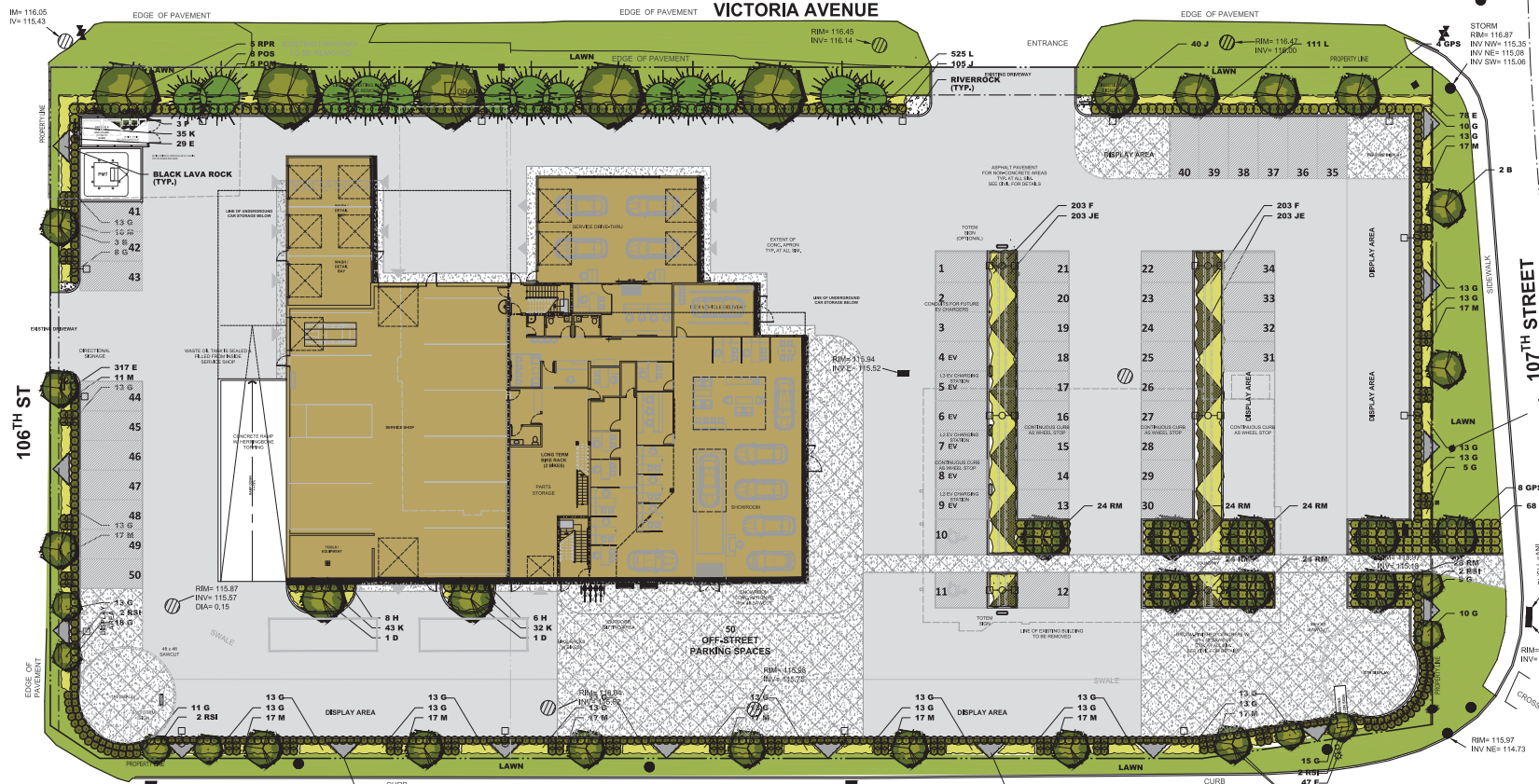


**NANAIMO NISSAN**  
 NANAIMO, B.C.



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**DP1300**  
**2023-OCT-24**  
 Current Planning





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GPS	12	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO	5.0 CM CAL / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
RPR	5	ROBINIA IDAHOENSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL / 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
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POW	5	PICEA OMORINA	SIBERIAN SPRUCE	2.75 M HT.	B & B	FULL
POS	8	PICEA OMORINA	SIBERIAN SPRUCE	1.75 M HT.	B & B	FULL
E	441	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.	21 CM POT	FULL MATCHING
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JF	406	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.	15 CM POT	FULL, PLANT 45 CM O.C.
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K	110	ARCTOSTAPHYLLUS UVA URSI	NIMNINKINCK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
L	632	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.	15 CM POT	FULL, PLANT 30 CM O.C.
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ISSUED FOR BUILDING PERMIT APRIL 27, 2023  
ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

NO.	DATE	BY	DESCRIPTION
1	JUL-06-23	J.P.	PARKING
2	SEPT-14-23	J.P.	DESIGN PANEL COMMENTS
3	SEPT-29-23	J.P.	INVASIVE/NATIVE
4	OCT-20-23	J.P.	CONFINERS
5	OCT-23-23	J.P.	SHR
6	DEC-18-23	J.P.	FINAL ROW

S.P.  
J.P.  
FEBRUARY 23, 2023  
NN4-1R5-4

Island North Group  
Landscape Architecture  
2000-1000-1000-1000  
VANCOUVER, BC V6X 1A1  
TEL: 604-271-1111  
WWW.ISLANDNORTHGROUP.COM

**NANAIMO NISSAN**  
NANAIMO, B.C.

REGISTERED PROFESSIONAL ENGINEER  
MEMBER  
JAMES PARTLOW  
122  
LANDSCAPE ARCHITECT  
1997

LANDSCAPE PLAN | P1

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