



DEVELOPMENT VARIANCE PERMIT NO. DVP00417

ELDORADO DEVELOPMENT CORP
Name of Owner(s) of Land (Permittee)

1925 BOWEN ROAD
Civic Address

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This 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 1, SECTION 16, RANGE 8, MOUNTAIN, PLAN 7045

PID No. 002-634-350

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 and Floor Plans

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
 - *Section 9.2.1 Conditions of Use* – to increase the maximum permitted gross floor area for an individual retail use within existing Unit 17 from 750m² to 940m², as shown on the Site Plan in Schedule B.
5. 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

6. 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.

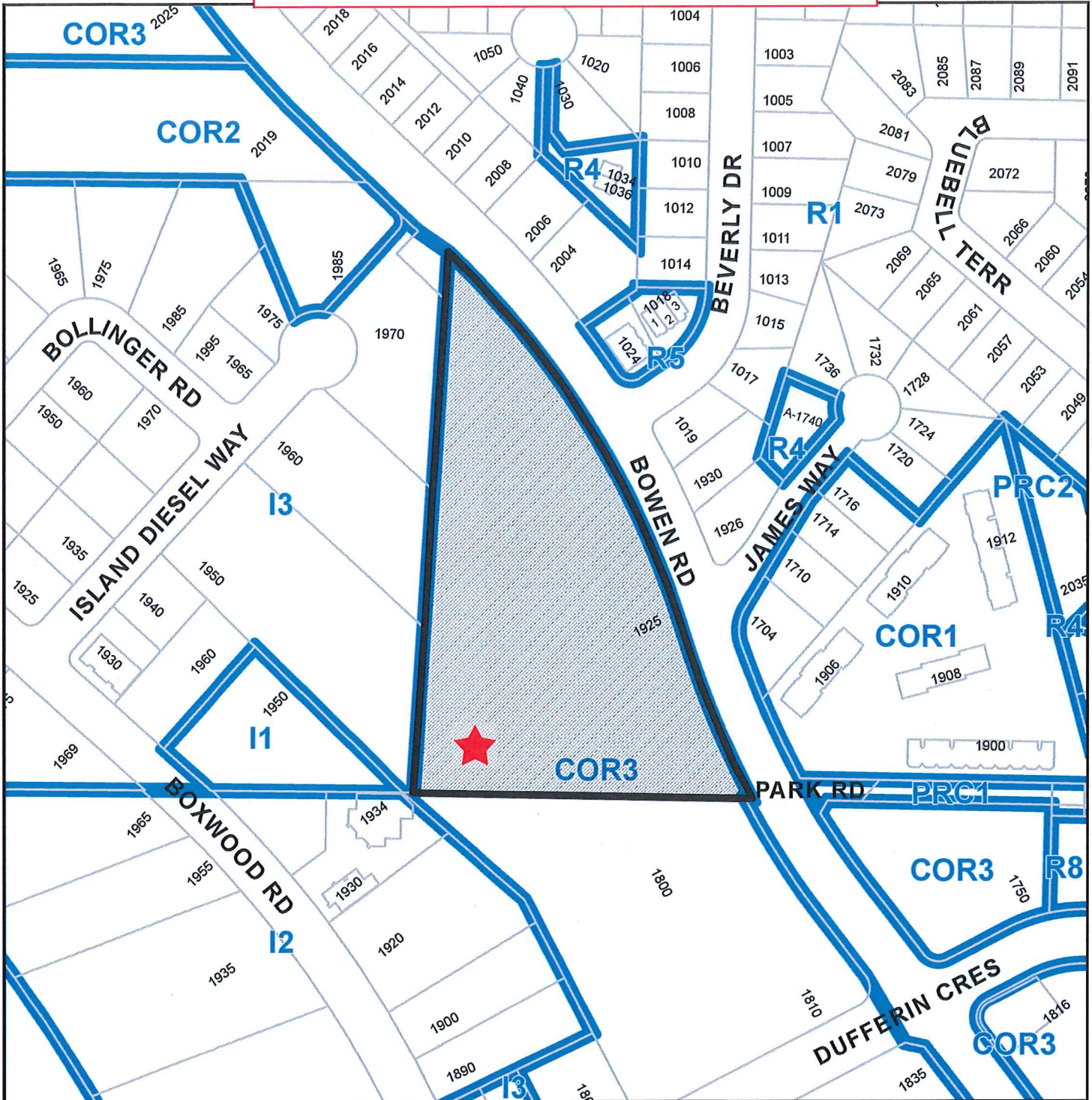
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 17TH DAY OF MAY, 2021

Shirley Morris
Corporate Officer

2021-MAY-31
Date

MR/in
Prospero attachment: DVP00417

LOCATION PLAN



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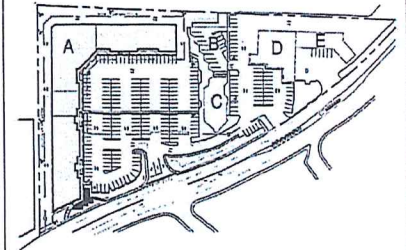
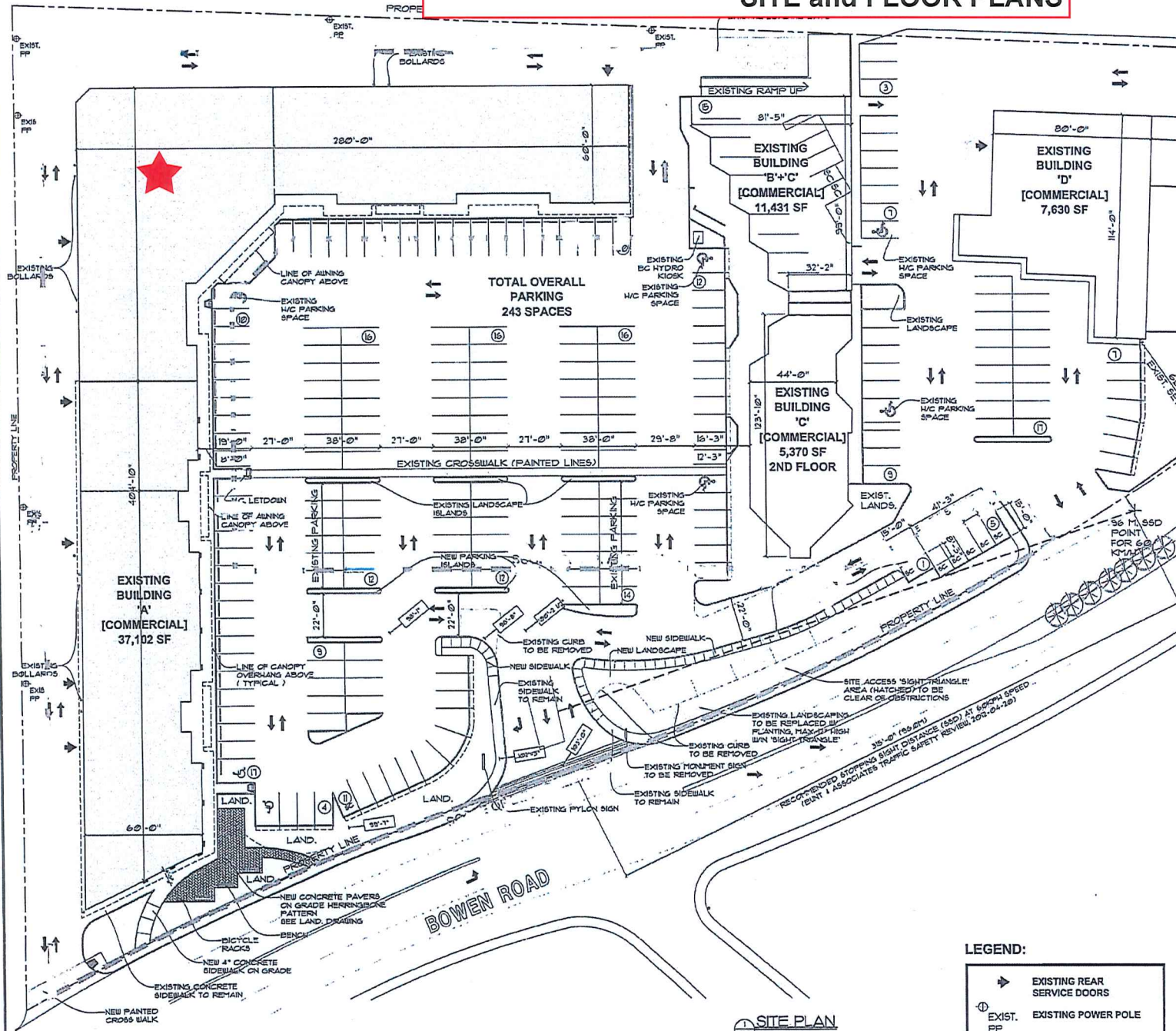


Subject Property

CIVIC: 1925 BOWEN ROAD

LEGAL: LOT 1, SECTION 16, RANGE 8, MOUNTAIN, PLAN 7045

SITE and FLOOR PLANS



KEY PLAN
SCALE: 1/2" = 100'

SITE INFORMATION

LEGAL DESCRIPTION: PID 002-534-350
LOT 1, PLAN 7045, SECTION 16,
RANGE 8,
MOUNTAIN LAND DISTRICT
CIVIC ADDRESS: 1925 BOWEN ROAD NAINAIMO BC.
EXISTING ZONING: COR 3
(COMMUNITY CORRIDOR)

SITE STATISTICS

TOTAL SITE AREA: 243,933 SF (5.6 ACRES)
TOTAL BUILDING AREA: 63,380 SF
LOT COVERAGE: EXISTING = $\frac{61,010}{243,933} \times 100 = 25.0\%$
PERMITTED = 50%

BUILDING AREAS

EXISTING BUILDING 'A' [COMMERCIAL]: 37,102 SF
EXISTING BUILDING 'B' + 'C' [COMMERCIAL]: 11,431 SF
EXISTING BUILDING 'C' 2ND FLOOR [COMMERCIAL]: 5,370 SF
EXISTING BUILDING 'D' [COMMERCIAL]: 7,630 SF
EXISTING BUILDING 'D1' [CAR WASH / GAS BAR]: 4,847 SF
TOTAL FLOOR AREA: 66,380 SF
TOTAL NET FLOOR AREA: 66,380 SF x 90% = 59,742 SF

PARKING

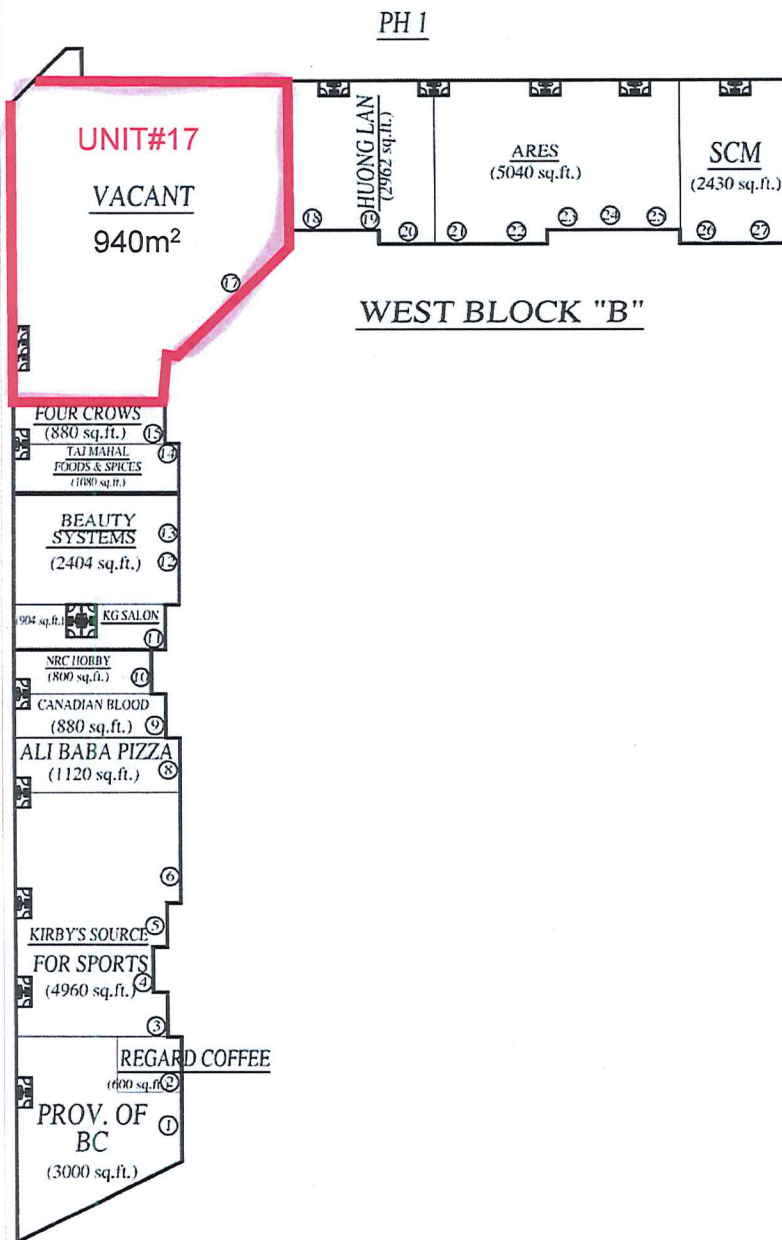
REQUIRED PARKING
SHOPPING CENTRE
4.3 SPACES PER 1076 SF OF NET FLOOR AREA = 239 SPACES
TOTAL PARKING PROVIDED = 243 SPACES
TOTAL REGULAR CAR PARKING = 235 SPACES
TOTAL SMALL CAR PARKING = 7 SPACES
(MAX. ALLOWABLE 33% = 84)
PARKING RATIO
243 SPACES / 66,380 SF x 1,000 = 3.66 SPACES / 1,000 SF

LEGEND:

- ➔ EXISTING REAR SERVICE DOORS
- Ⓢ EXIST. PP EXISTING POWER POLE

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



BOWEN CENTER

NANAIMO, B.C.

P/N 5999
5-NOV-20

RECEIVED FILE:BOWEN
DVP417
2021-MAR-17
Current Planning