



## NOTICE OF DEVELOPMENT VARIANCE PERMIT RESOLUTION

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Notice is hereby given that Council, of the City of Nanaimo, at its meeting to be held on 2022-NOV-21, at 7:00 p.m. in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, B.C., will consider the approval of a resolution to issue a development variance permit as follows:

### **Development Variance Permit Application No. DVP00437 – 1835 Bowen Road**

#### Variance

A development variance permit application, DVP437, was received from Pride Signs Ltd. on behalf of the franchise owner to vary the provisions of the City of Nanaimo “Sign Bylaw 1987 No. 2850”. A variance is requested to allow LED menu board signs which will replace the existing menu board signs in the McDonald’s restaurant drive-through at 1835 Bowen Road. The proposed signage is shown on Attachments B and C.

#### Bylaw Regulations

Section 3(22) of the City of Nanaimo “Sign Bylaw 1987 No. 2850” does not allow for LED signs.

#### Location

The subject property is located at 1835 Bowen Road. This property is legally described as: LOT 1 SECTION 15 RANGE 8 MOUNTAIN DISTRICT PLAN VIP61856. The subject property is identified on Attachment A.

For more information, please visit:

[www.nanaimo.ca/whatsbuilding/Folder/DVP00437](http://www.nanaimo.ca/whatsbuilding/Folder/DVP00437), or at the notice board at the front entrance of Nanaimo City Hall, 455 Wallace Street, Nanaimo, B.C., during normal business hours 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays from 2022-NOV-10 to 2022-NOV-21, inclusive. The Staff report to Council can be viewed online once the meeting Agenda is published at: [www.nanaimo.ca/your-government/city-council/council-meetings/meeting-documents-and-videos](http://www.nanaimo.ca/your-government/city-council/council-meetings/meeting-documents-and-videos).

Anyone wishing to address this matter must contact Legislative Services to form a delegation to be heard at the Council meeting via Zoom or in person, and are required to register before the deadline of 11:00 a.m., Friday, 2022-NOV-18. Please apply online at the following link:

[www.nanaimo.ca/goto/delegation](http://www.nanaimo.ca/goto/delegation)

This notification is published in accordance with Section 499 of the *Local Government Act*.

Current Planning

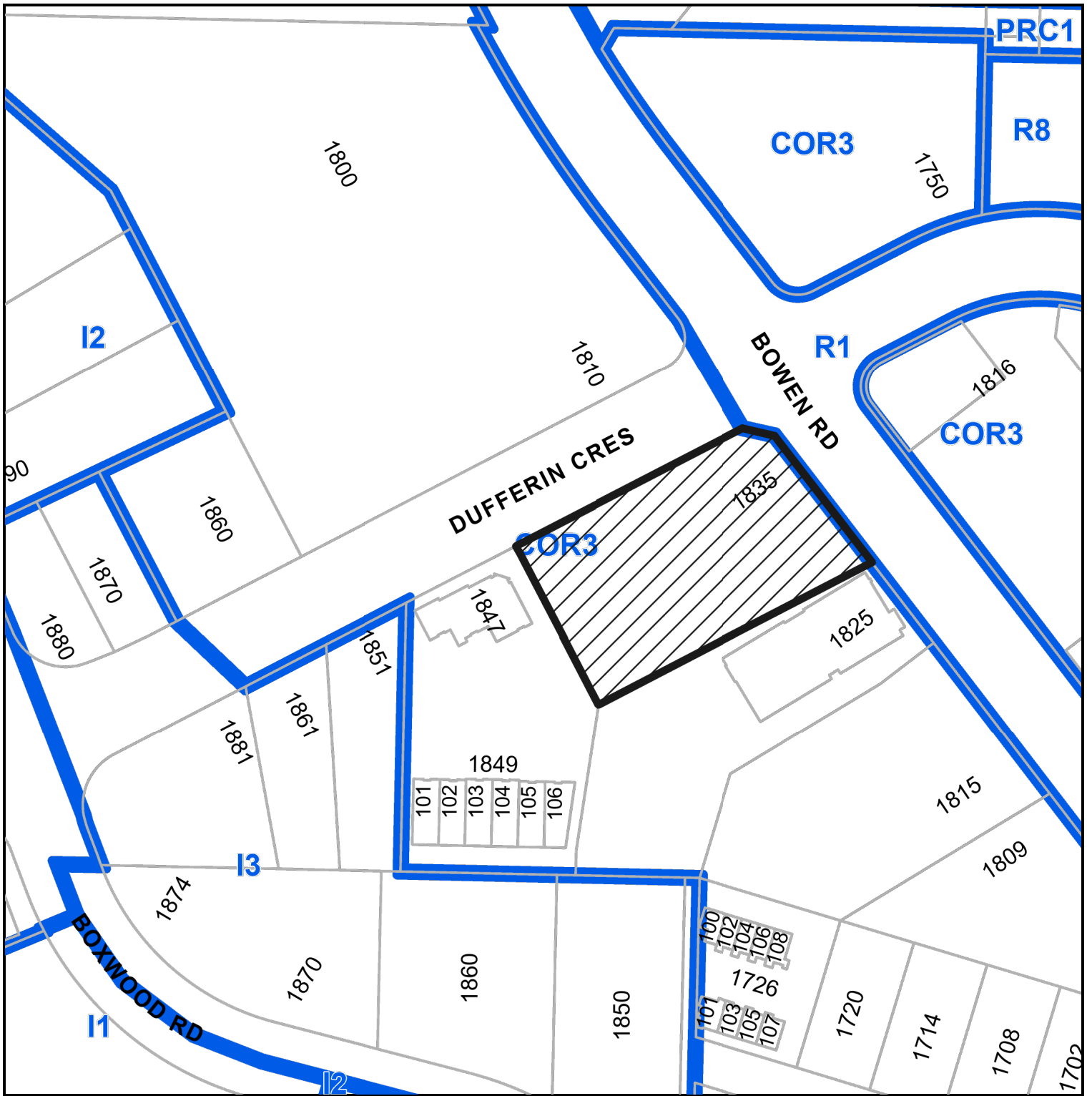
**Development Services**

CITY OF NANAIMO

Tel: 250 755-4429

Email: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# ATTACHMENT A SUBJECT PROPERTY MAP



**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00437**



1835 BOWEN ROAD

1835 Bowen Road

# ATTACHMENT B SITE PLAN

**Legend:**  
— new DMB (digital menu board)  
— new DPS (digital presell)  
● new Bollard

**Note:** All existing non digital menu boards and speaker post will be removed.

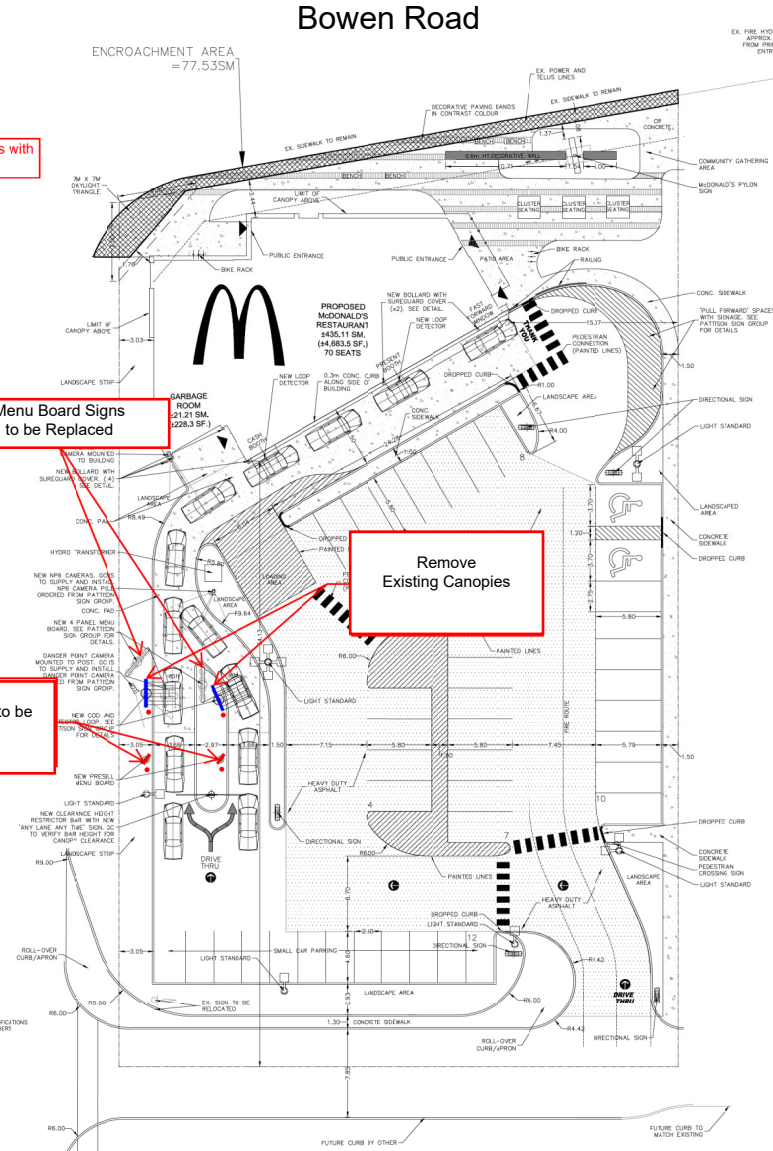
Install four (4) southern ground screw bollards with covers in accordance to provided standards

Menu Board Signs to be Replaced

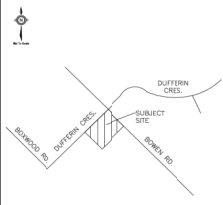
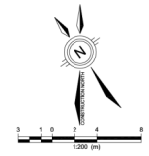
Remove Existing Canopies

Pre-sale Signs to be Replaced

Dufferin Crescent



**APPROVED**  
09/14/2021



KEY MAP - N.T.S.

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	CORRIDOR - ZONE 3	
FY (min)	3.00m	1.57m
FY (max)	6.00m	n/a
SETBACKS	RY	7.50m 45.13m
	INT. SY	3.00m 15.07m
	EXT. SY	3.00m 3.00m
BUILDING HEIGHT	10.00m (max)	6.4m
LOT AREA	4,048.95sq.m (43,983sq.ft)	
RESTAURANT AREA	435,11 sq.m (4,683.5 sq.ft)	
GARBAGE ENCL. AREA	21.21 sq.m (228.3 sq.ft)	
TOTAL BUILDING AREA	456.32 sq.m (4,911.8 sq.ft)	
SEATS	70	
BUILDING COVERAGE	11.3%	
# of LOADING SPACES	1	
GARBAGE ENCLOSURE	ATTACHED	
LANDSCAPE AREA	1,049.24 sq.m (25.9%)	
IMPERVIOUS AREA	2,543.36 sq.m (62.8%)	
DT STACKING	12	
PARKING REQUIRED	39 SPACES	
PARKING PROVIDED	41 SPACES	

- NOTES**
- PARKING CALCULATIONS: 1 SPACE PER 3 SEATS PLUS 15 ADDITIONAL SPACES (70 SEATS / 3) + 15 = 38.33 (38) SPACES. TOTAL STALLS REQUIRED = 39. TOTAL STALLS PROVIDED = 41.
  - ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
  - THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDonald's AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
  - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
  - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
  - CONTRACTOR SHALL MAKE GOOD ALL EXISTING CONDITIONS THAT ARE DESTROYED BY NEW WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIR OR RESTORATION ASSOCIATED WITH CURBS/ASPHALT/CONC. BASE WORK.
  - ALL NEW CURBS TO BE CUT INTO EXISTING ASPHALT AT EXISTING GRADE. CONTRACTOR TO VERIFY THAT SITE DRAINAGE IS NOT NEGATIVELY IMPACTED.
  - ALL PYLON BASES, DIRECTIONAL SIGNS, ROAD SIGNS AND MENU BOARD COMPONENTS ARE TO BE REPAINTED, PAINT SYSTEMS TO BE DESTROYED BY LOCAL/PROV. LAWS TO BE REPAINTED PRIOR TO PAINTING AS PER ICI RECOMMENDATIONS.
  - EXISTING ASPHALT PARKING LOT #3 IS TO BE REPAIRED, RESEALED AND RESTRIPTED AS SHOWN.
- ASPHALT STRUCTURE**
- 40mm H3
  - 80mm H4
  - 100mm GRANULAR #1
  - 300mm GRANULAR #2
- CONCRETE PAD DETAILS**
- 6" CONCRETE SLAB WITH #20" X 66 W.W.F. ON #1 COMPACTED GRANULAR FILL 4000 P.S.I. 6% AIR SULPHATE RESISTANT
- LEGAL DESCRIPTION**
- BEING PART OF LOT 1, SECTION 15, RANGE 6, MOUNTAIN DISTRICT, PLAN VP61856, CITY OF NANAIMO, BRITISH COLUMBIA



#	DATE	BY	DESCRIPTION
11	2014 08 26	DN	ISSUED FOR CONSTRUCTION
12	2014 07 09	DN	REVISED CURBS/ASPHALT AT DUFFERIN SW ADDD
8	2014 06 23	DN	ADDITION OF LIGHT STANDARDS AND HYDRO TRANSFORMER
8	2014 05 27	DN	CONTRACTOR TO VERIFY AREA CURBED PER CLIENT COMMENTS AND PER DESIGN ADVISORY PANEL
7	2014 05 06	DN	RECOMMENDATIONS
10	2014 03 12	DN	BUILDING FOOTPRINT UPDATE
11	2014 03 12	DN	SURVEY PLAN UPDATE
12	2014 02 27	DN	SURVEY PLAN UPDATE
13	2014 02 27	DN	REVISIONS TO SITE PLAN PER CITY REQUEST
14	2014 02 27	DN	BUILDING FOOTPRINT UPDATE
15	2014 02 27	DN	REVISIONS TO SITE PLAN PER CITY COMMENTS
8	DATE	BY	DESCRIPTION

**IBI GROUP**  
 308 - 30 Eglinton Avenue West  
 Mississauga ON L5R 3E7 Canada  
 Tel 905 810 3550 Fax 905 800 7081  
 ibigroup.com

**BOWEN RD**  
 McDonald's RESTAURANTS OF CANADA LIMITED  
 1835 BOWEN RD  
 NANAIMO, BC

**SITE PLAN**

RECEIVED  
**DVP437**  
 2022-OCT-28  
 Current Planning

DEVELOPER	DATE	SCALE	AS NOTED
IBI GROUP	2014 01 10	1:100	3845
DATE	2014 01 10	BY SHEET NUMBER	3845

FILED UNDER: 2014-01-10-1835 BOWEN RD. PLAN NO. VP61856. CITY OF NANAIMO, BRITISH COLUMBIA. TOWN OF NANAIMO, BRITISH COLUMBIA. TOWN OF NANAIMO, BRITISH COLUMBIA. TOWN OF NANAIMO, BRITISH COLUMBIA.



