

DATE OF MEETING | March 16, 2020 |

AUTHORED BY | LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1143 –  
2338 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 2338 Kenworth Road. |

### **Recommendation**

That Council issue Development Permit No. DP1143 at 2338 Kenworth Road with the following variances:

- increase the maximum front yard setback to allow 100% of the building face to be more than 6m from the front property line;
- allow parking between the front property line and the front face of the proposed building;
- waive the minimum building height requirement to allow the building as proposed; and
- reduce the minimum planting requirements of Minimum Landscape Treatment Level 1c within the front yard setback. |

## BACKGROUND

A development permit application, DP1143, was received from Island West Coast Developments Ltd., on behalf of Bowen Road Developments Ltd., to permit the development of a 580.58m<sup>2</sup> building for the new location of European Specialty Car Dealership (currently located on Northfield Road) at 2338 Kenworth Road.

### **Subject Property and Site Context**

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject area is located between Labieux Road and the Island Highway at the newly created intersection of Labieux Road and Kenworth Road, to the west of the Province of BC offices and City Public Works yard.
<i>Total Area</i>	0.427ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject site is Lot 4 within a recently approved eight-lot subdivision (SUB1234) of 2560/2590 Bowen Road (former Madill industrial lands). The subject property was rezoned (RA288) on 2017-NOV-03 from High Tech Industrial (I3) to Community Corridor (COR3) with a site-specific use permitting Automobile Sales, Service, and Rental use within some of the lots, as well as commercial and residential development. A subsequent rezoning (RA378) was adopted on 2018-JUL-08 in order to permit an additional automobile dealership on the subject site, Lot 4.

## **DISCUSSION**

### **Proposed Development**

#### *Site Design*

The proposed dealership office and service building will be located approximately within the centre of the property, with the office facing Kenworth Road and the service area to the rear. Service bays are accessed from both sides of the building. Staff and customer parking is provided to the side with a pedestrian connection to the street.

Vehicles will be displayed in front of the building on a scored concrete pad facing Kenworth and Labieux Roads, and to the rear and east side of the building with landscape screening from the Island Highway.

#### *Building Design*

The proposed building includes a 547.6m<sup>2</sup> main floor and 32.98m<sup>2</sup> mezzanine office area. The front façade (south elevation) includes prominent glazing in order to feature the interior of the show room. A projecting canopy connects to the ground and is used to break up the front façade wall face. Timber features above the windows on the south and east elevation are used to soften the façade and provide contrast with the other materials.

Building and vehicle entrances are highlighted with a canopy, with the principle entrance offset from the pedestrian connection. A covered vehicle drop-off area is attached to the front façade and will be visible from the road.

The west elevation features a rectangular wall opening with an LED strip, which will allow the building tenant to feature vehicles displayed inside. The north elevation, facing the Island Highway, includes a wash bay and glazing.

#### *Landscape Design*

Given the curve of the road and the location of the vehicle display parking area, the proposed landscape design includes a variable width landscape buffer ranging from 2m to 6m adjacent to the front yard setback. The landscape buffer continues along the east property line to provide a buffer between the property and future road extension. A narrow drainage basin or rain garden is located within the centre of the landscape buffer. Surrounding plant material includes low-height deciduous shrubs and native shrubs, such as Oregon grape and salal.

A tall and narrow evergreen shrub buffer is provided along the north property line to screen the property from the Island Highway and the City of Nanaimo pump house. The garbage facilities will be screened with landscaping and an enclosure.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held 2019-JUL-25, accepted DP1143 as presented with support for the proposed variances and provided the following recommendation:

- Look for opportunities to use different tree species around the site.

The applicant responded on 2019-AUG-01 by removing two red flowering currants and adding one English oak and two sword ferns, in addition to substituting three columnar maple trees for one kwanzan flowering cherry and two Corinthian linden trees.

### **Proposed Variances**

#### *Maximum Front Yard Setback*

Section 9.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) requires a maximum setback of 6m for at least 50% of the building face in the COR3 zone. The building setback varies from approximately 10.75m to 20.79m; therefore, a variance is required to allow 100% of the building face to be more than 6m from the front property line.

Staff support the proposed setback variance, as architectural features on the building (such as glazing) enhance the street presence. In addition, the setback variance will accommodate a front yard landscape buffer that varies in width from roughly 2m to 6m.

#### *Parking*

Section 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 (6m) within Corridor zones. A variance is therefore required for the proposed parking between the front face of the building and front property line along Kenworth Road.

The use of this building is for auto sales and rental, and vehicle display is necessary for the business operation. In addition, the landscape buffer will provide separation between the vehicle display and the public realm. Therefore, Staff support the variance to allow parking between the front property line and the front face of a building and within the maximum front yard setback area.

#### *Minimum Building Height*

Section 9.7.1 of the Zoning Bylaw requires a minimum building height of two storeys above grade within the COR3 zone. The majority of the building is 7m in height and the building includes a small, second floor mezzanine (32.98m<sup>2</sup>). As the building is not a full two levels of floor area, a variance is required.

Although the building is not a full two levels of floor area, the façade of the building presents a two-storey height to maximize street presence in accordance with the City’s design guidelines. Staff support the proposed minimum building height variance.

*Minimum Landscape Treatment Level 1c*

Part 17 of the Zoning Bylaw requires deciduous trees within the front yard landscape buffer. At least five trees are required based on the proposed landscape width of 3m, in accordance with Landscape Treatment Level 1c. No trees are provided within the front yard landscape buffer; therefore, a variance is required. Staff support the variance as there is an adequate landscape buffer proposed and street trees were planted along the boulevard in front of the subject property due to the recent upgrades on Kenworth Road and Labieux Road.

**SUMMARY POINTS**

- Development Permit No. DP1143 proposes a 580.58m<sup>2</sup> building for the new location of European Specialty car dealership.
- The proposed building meets the intent of the City’s design guidelines.
- Staff support the proposed variances.

**ATTACHMENTS:**

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Location Plan
- ATTACHMENT C: Proposed Site Plan
- ATTACHMENT D: Proposed Floor Plan
- ATTACHMENT E: Proposed Building Elevations
- ATTACHMENT F: Proposed Landscape Plan
- ATTACHMENT G: Aerial Photo

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services



# ATTACHMENT A PERMIT TERMS AND CONDITIONS

## TERMS OF PERMIT

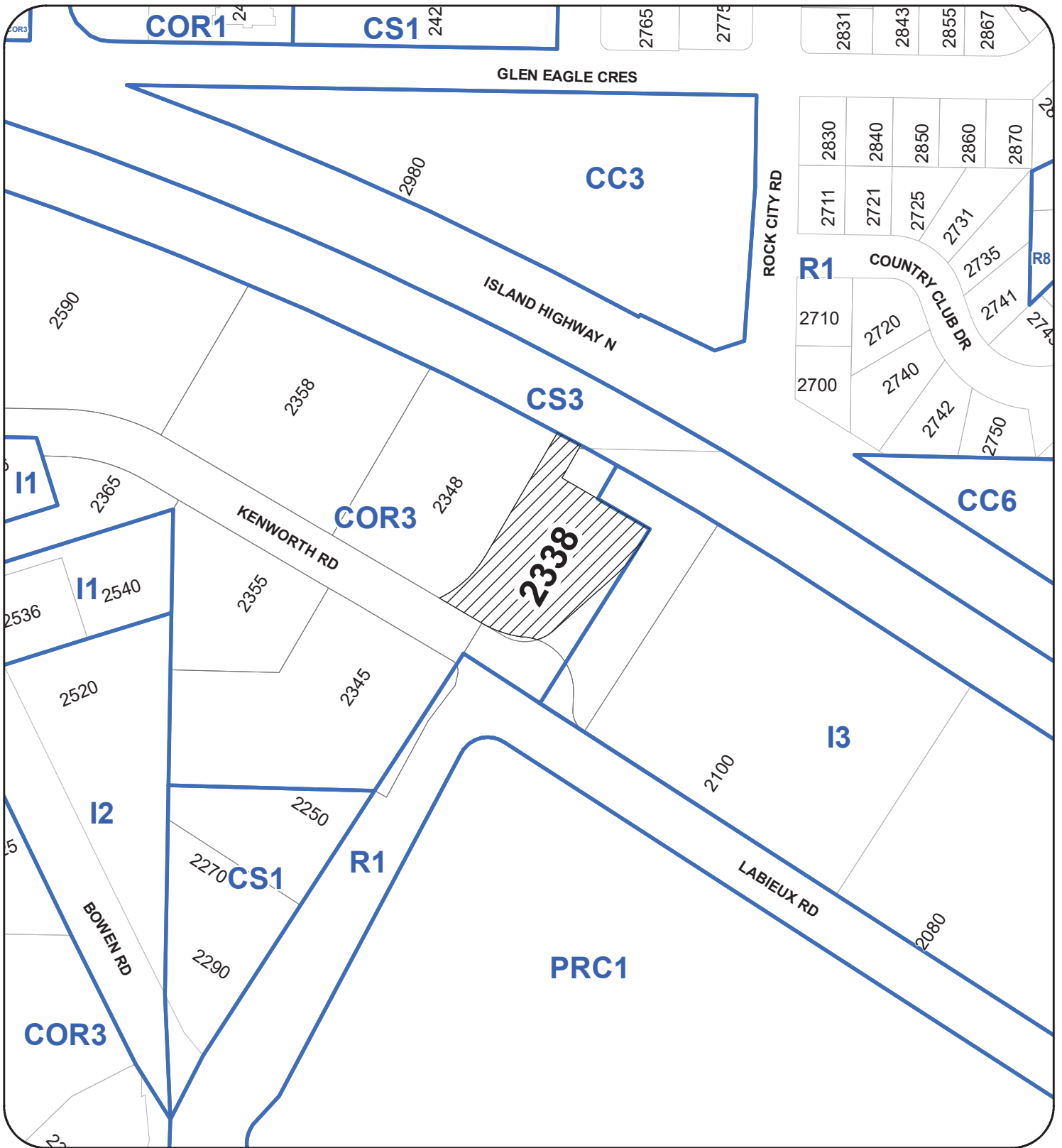
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.5.1 and Section 9.5.4 Siting of Buildings* – to increase the maximum front yard setback to allow 100% of the building face to be more than 6m from the front property line.
2. *Section 9.6.1 Location of Parking Area* – to permit parking between the front property line and the front face of a building, and within the maximum front yard setback.
3. *Section 9.7.1 Size of Buildings* – to waive the minimum required height of two-storeys above grade.
4. *Section 17.12 Minimum Landscape Treatment Level 1c* – to reduce the minimum requirement of trees within the front yard landscape buffer from five to zero.

## CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Proposed Site Plan prepared by Turner Architecture and Delinea Design Consultants Ltd., dated 2020-FEB-10, as shown on Attachment C.
2. The subject property is developed in substantial compliance with the proposed Building Elevations, prepared by Turner Architecture and Delinea Design Consultants Ltd., dated 2020-FEB-10, as shown on Attachment E.
3. The subject property is developed generally in accordance with the proposed Landscape Plan prepared by LADR Landscape Architects Inc., dated 2020-FEB-04, as shown on Attachment F.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001143

LOCATION PLAN

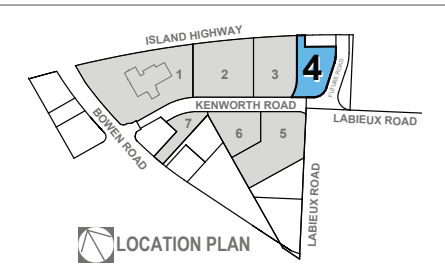
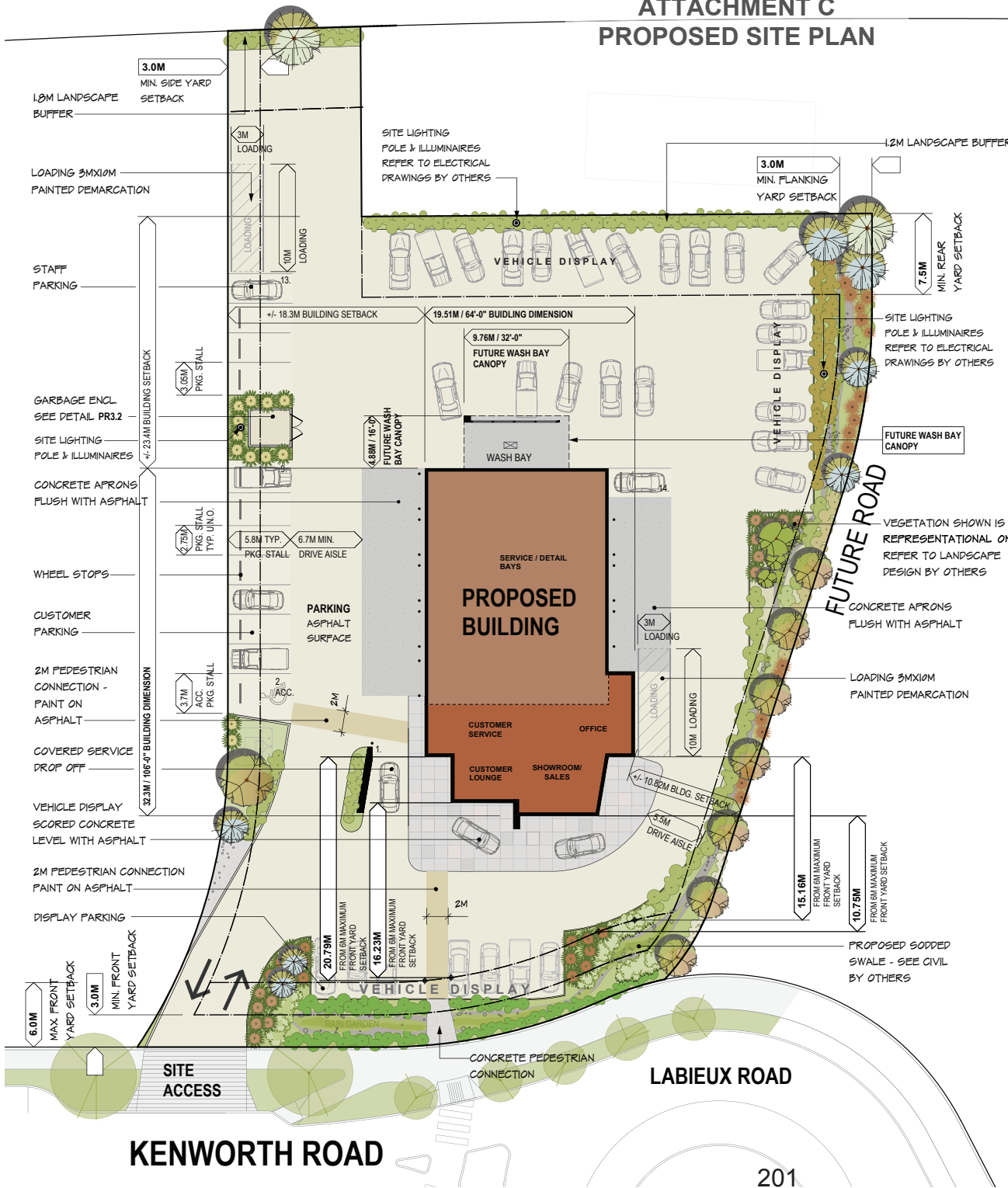
Civic: 2338 KENWORTH ROAD  
Legal: LOT 4, SECTION 5, WELLINGTON DISTRICT  
& SECTION 20, RANGE 7, MOUNTAIN DISTRICT  
PLAN EPP929290

N



Subject Property

# ATTACHMENT C PROPOSED SITE PLAN



**PROJECT DATA**

**CIVIC:** 2560 BOWEN ROAD (PARENT PARCEL)

**LEGAL:** LOT 4

**LOT AREA:** +/- 4,264.7 SQ.M. (1.05 ACRES)

**LAND USE:** AUTOMOTIVE SALES & SERVICE

**ZONING:** COR 3 - COMMUNITY CORRIDOR

**DP AREA:** DPA9 - ALL LANDS

**LOT COVERAGE:** 12.85%

**FLOOR AREA:**  
 MAIN LEVEL +/- 5,894 SQ.FT. / 547.6 SQ.M.  
 MEZZANINE +/- 355 SQ.FT. / 32.98 SQ.M.

**F.A.R.:** (MAX 0.75)  
.14

**PARKING:**

REQUIRED:	53.88 SQ.M. @ 1/10 SQ.M. OF SALES FL. AREA	6
	1 PER SERVICE BAY	8
	TOTAL REQUIRED	14 STALLS
PROVIDED:	STANDARD CARS	13
	ACCESSIBLE	1
	TOTAL PROVIDED	14 STALLS

**LOADING:**  
 REQUIRED: 2  
 PROVIDED: 2

**BICYCLE PARKING:**  
 NOT REQUIRED

proposed building for:

**EUROPEANSPECIALTY**  
AUTOMOTIVE SERVICES

**TURNER ARCHITECTURE**  
 1661 DURANLEAU STREET  
 VAN COULVER, BC V6H 3S3  
 604 682 4853  
 bob@turnerarchitecture.com



**PROJECT #:** 1445.36.16  
**ISSUED:** JAN. 15, 2018  
 JAN. 22, 2018  
 FEB. 16, 2018  
 MAR. 01, 2018  
 MAR. 28, 2018  
 JUNE 26, 2018  
 SEPT. 14, 2018  
 OCT. 30, 2018  
 DEC. 04, 2018

**PRE-APP MEETING:** FEB. 21, 2019  
**MEETING:** MARCH 18, 2019  
**ISSUED:** MAY 13, 2019  
**ISSUED FOR DP TO CONSULTANT:** JAN. 27, 2020  
**DP AMENDMENT:** JAN. 31, 2020  
**DP AMENDMENT DP SUPPLEMENTAL:** FEB. 10, 2020  
**INFORMATION:** FEB. 28, 2020

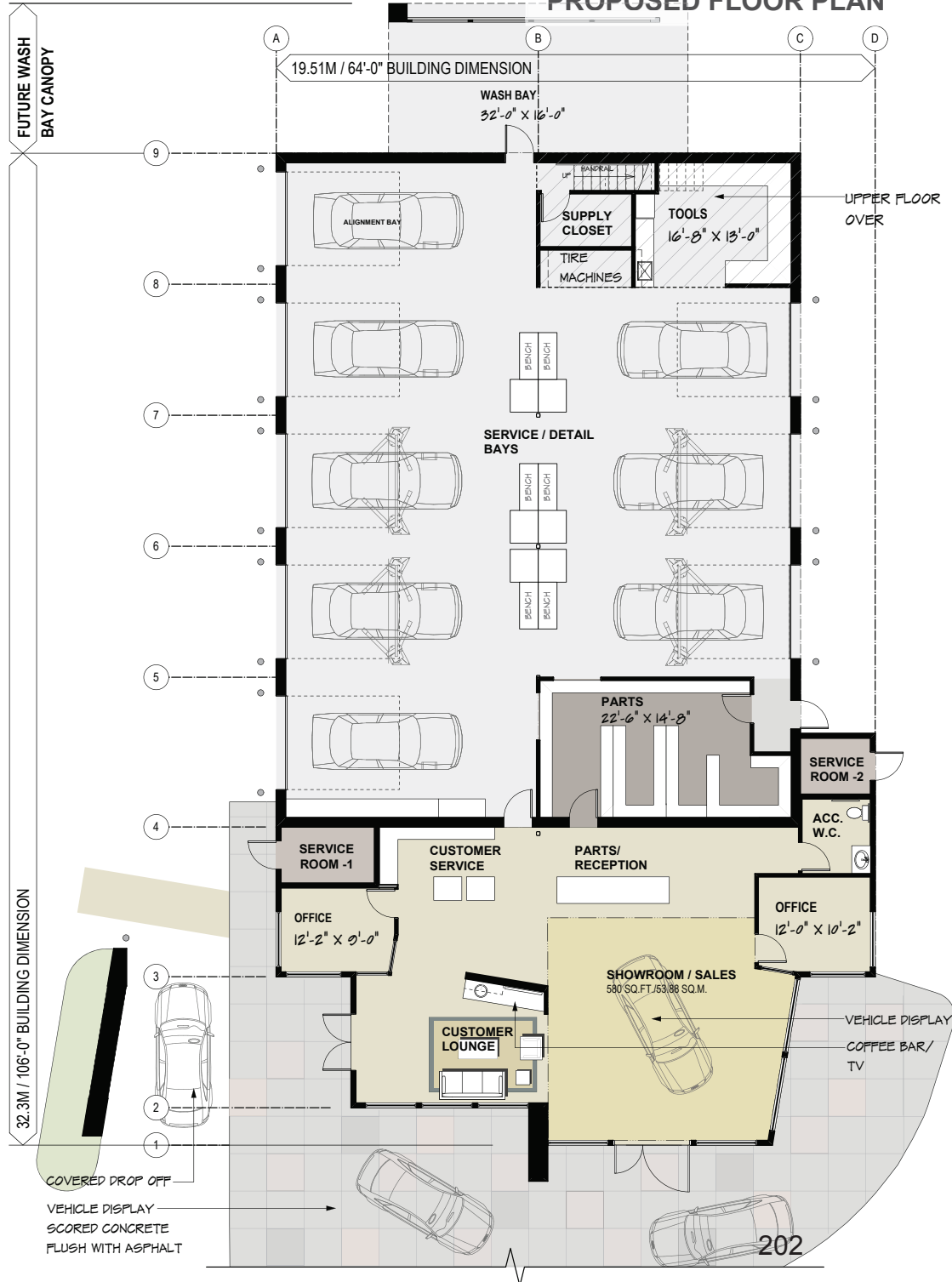
**DRAWING #:** PR1.1

**SITE PLAN - LOT 4**  
 SCALE: 1:200 METRIC  
**RECEIVED**  
**DP 1143**  
**2020-FEB-28**  
 CONSULTING PLANNING

**KENWORTH ROAD**

**LABIEUX ROAD**

# ATTACHMENT D PROPOSED FLOOR PLAN



□ SERVICE BAYS	3,630
■ PARTS	401
■ SERVICE ROOMS	119
■ SHOWROOM/RECEPT./ OFFICE/SERVICE	1,744
<b>TOTAL MAIN FLOOR</b>	<b>+/- 5,894 SQ.FT.</b>



## MAIN FLOOR PLAN

+/- 5,894 SQ.FT. / 547.6 SQ.M.

RECEIVED  
**DP 1143**  
2020-FEB-11  
Current Planning

proposed building for:



**TURNER ARCHITECTURE**  
1661 DURANLEAU STREET  
VANCOUVER, BC V6H 3S3  
604 682 4853  
bob@turnerarchitecture.com

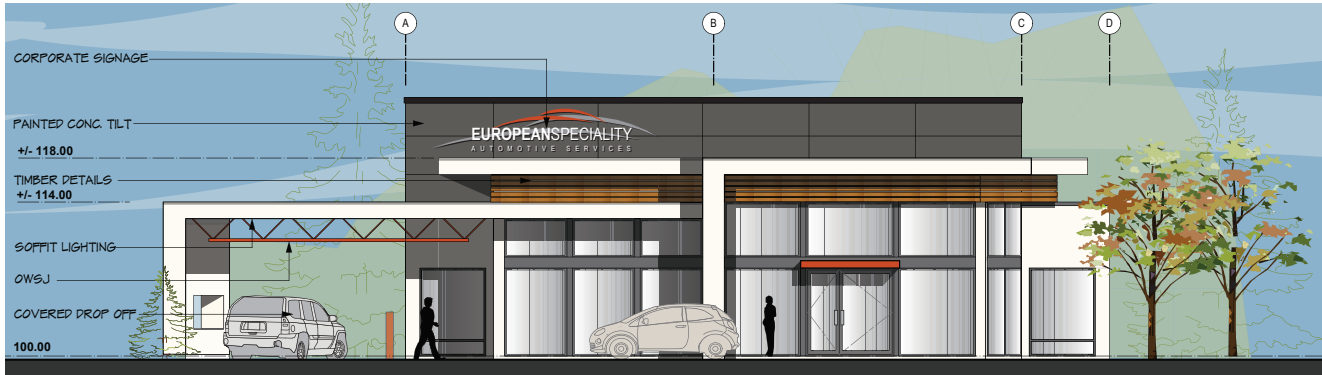


PROJECT #: 1445.36.16  
ISSUED: JAN. 15, 2018  
JAN. 22, 2018  
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OCT. 30, 2018  
DEC. 04, 2018  
PRE-APP MEETING  
MEETING FEB. 21, 2019  
ISSUED MARCH 18, 2019  
ISSUED FOR DP. MAY 13, 2019  
DP AMENDMENT FEB. 10, 2020

DRAWING #:

PR2.1

# ATTACHMENT E PROPOSED BUILDING ELEVATIONS



**SOUTH ELEVATION - FACING KENWORTH ROAD**  
NOT TO SCALE



**EAST ELEVATION**  
NOT TO SCALE

**EXTERIOR COLOUR SCHEDULE EUROPEAN SPECIALTY MOTORS**

	TILT UP CONCRETE NATURAL WITH CLEAR SEALER OR PAINT COLOUR: 'ARGOS'		CANOPIES / OWSJ / BOLLARDS CORPORATE COLOUR VERIFY SHADE		MAN DOORS/ OVERHEAD DOORS/ COLOUR BLOCKING PAINT COLOUR: 'PEPPERCORN'		WINDOW FRAMES 'DARK GREY'
	TILT UP CONCRETE PAINT COLOUR: 'GRIZZLE GRAY'		SIDING / E.F.I.S PAINT COLOUR: 'WHITE HERON'		CAP FLASHING- METAL/ METAL ABOVE DOORS 'CHARCOAL GREY'		METAL SOFFITS 'WHITE'
					FLASHING- METAL 'WHITE WHITE'		TIMBER DETAIL CEDAR OR FIR- CLEAR FINISH

proposed building for:

**EUROPEAN SPECIALTY**  
AUTOMOTIVE SERVICES

**TURNER ARCHITECTURE**

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VANCOUVER, BC V6H 3S3  
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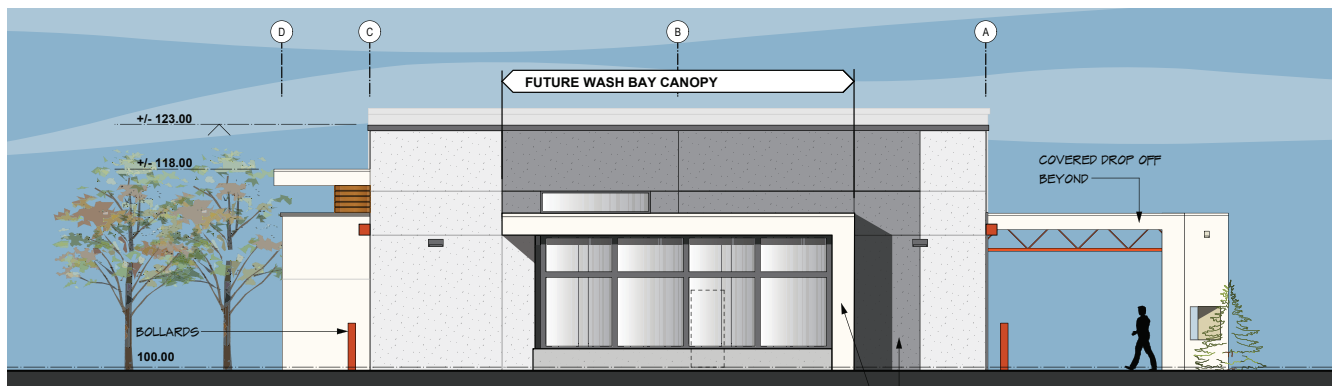


PROJECT #: 1445.36.16  
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JAN. 22, 2018  
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OCT. 30, 2018  
DEC. 04, 2018  
PRE-APP MEETING FEB. 21, 2019  
MEETING  
ISSUED MARCH 18, 2019  
ISSUED FOR DP, MAY 13, 2019  
DP AMENDMENT FEB. 10, 2020

DRAWING #:

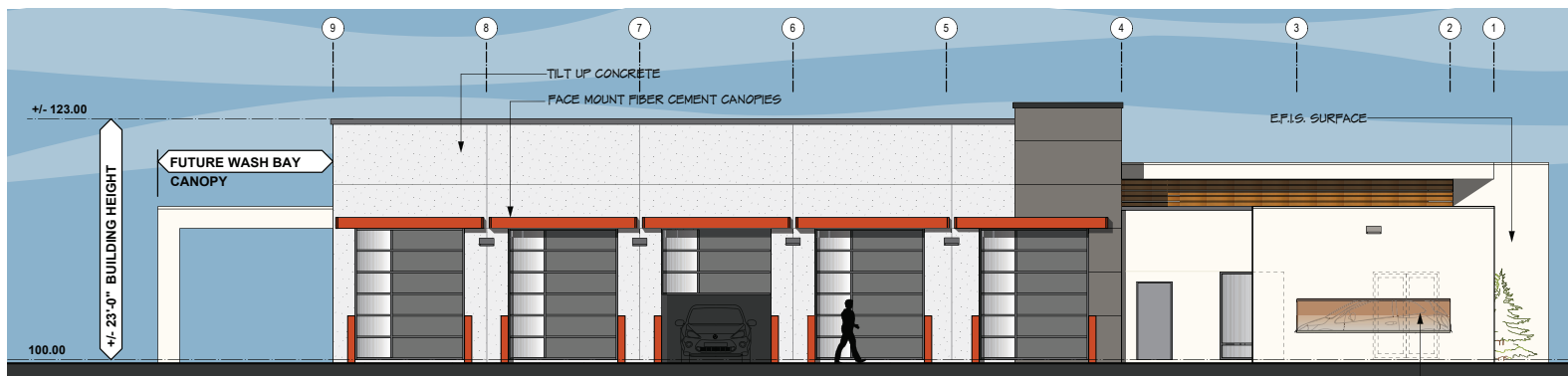
RECEIVED  
DP 1143  
2020-FEB-11  
CURRENT PLANNING

PR3.1



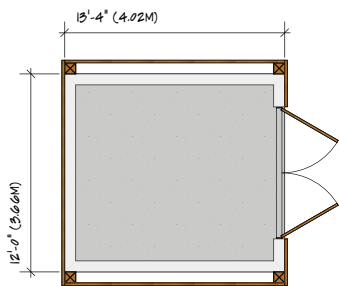
**NORTH ELEVATION** - FACING ISLAND HIGHWAY  
NOT TO SCALE

PAINTED COLOUR  
BLOCKING  
FUTURE WASH BAY  
CANOPY



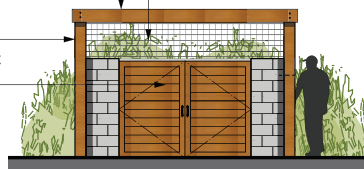
**WEST ELEVATION**  
NOT TO SCALE

OPENING IN WALL  
W. LED STRIP LIGHT  
CORPORATE COLOUR

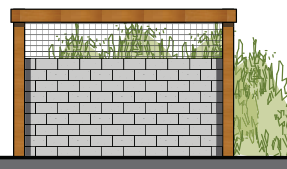


**GARB. ENCL. - PLAN**

POWDER COATED METAL  
MESH BEYOND  
R.S. 2X10 CEDAR  
BEAMS @ PERIM.  
8X8 CEDAR POSTS  
BOLTED TO CONC. BLOCK  
1X6 CEDAR GATES ON  
POWDER COATED ALUM.  
SECTION GATE FRAME

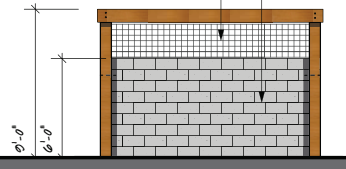


**FRONT ELEVATION**



**SIDE ELEVATION**  
(OPPOSITE SIDE SIMILAR)

SPLIT FACE CONC. BLOCK  
POWDER COATED METAL  
MESH - 3 SIDES



**REAR ELEVATION**

proposed building for:

**EUROPEANSPECIALTY**  
AUTOMOTIVE SERVICES

**TURNER ARCHITECTURE**

1661 DURANLEAU STREET  
VANCOUVER, BC V6H 3S3  
604 682 4853  
bob@turnerarchitecture.com

*Deliver*

PROJECT #: 1445.36.16  
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JAN. 22, 2018  
FEB. 16, 2018  
MAR. 01, 2018  
MAR. 29, 2018  
JUNE 28, 2018  
SEPT. 14, 2018  
OCT. 30, 2018  
DEC. 04, 2018  
PRE-APP MEETING FEB. 21, 2019  
MEETING MARCH 18, 2019  
ISSUED MARCH 18, 2019  
ISSUED FOR DP. MAY 15, 2019  
DP AMENDMENT FEB. 10, 2020

DRAWING #:

**PR3.2**



# ATTACHMENT F PROPOSED LANDSCAPE PLAN

## Legend

- River Rock
- Boulevard Trees (not part of site)

**Design Rationale:** The character area is identified as the Wellington/Townsite/Departure Bay Area composed of old communities surrounded by suburbia. This area is largely urban with mixed densities and some institutional, commercial and industrial areas.

To remain compatible with the character area and site demands, bio-swales are incorporated as part of the Storm Water Management System and are planted primarily with native plant species tolerant of the site's wet to dry conditions and arranged in an informal layout with attention to low screening along the east property boundary. Horticultural tree species are selected for their hardiness for the variety of site conditions.



## Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
18	Acer glaberrimes 'Columnare'	Columnar Norway Maple	6cm caliper, 1.5m min height
	Acer rubrum 'New World'	New World Red Maple	5cm caliper
	Picea omorika 'Bruna'	Bruna Serbian Spruce	2.5 m height
	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	6m caliper, 1.5m min height
	Pseudotsuga menziesii	Douglas Fir	2.5 m height
	Quercus robur f. fastigiata	English Oak	6cm caliper, 1.5m min height
	Tilia cordata 'Corzani'	Common Linden	4cm caliper
Large Shrubs	Botanical Name	Common Name	Size
49	Holodiscus discolor	Oceanspray	#2 pot
	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5 pot
	Taxus x media 'Yicksii'	Hicks Yew	#5 pot
Medium Shrubs	Botanical Name	Common Name	Size
260	Cornus stolonifera	Redtwig Dogwood	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
	Spirea japonica 'Neon Flash'	Neon Flash Spirea	#2 pot
	Viburnum davidii	David's Viburnum	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
783	Barberis thunbergii f. atropurpurea 'Bagatelle'	Purpleleaf Japanese Barberry	#1 pot
	Gaultheria shallon	Satal	#1 pot
	Juncus effusus	Common Rush	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
	Spirea x bumalda 'Magic Carpet'	Magic Carpet Spirea	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
308	Juncus effusus	Common Rush	#1 pot
	Lupinus polyphyllus 'Gallery Blue'	Gallery Blue Lupine	#1 pot
	Polystichum munifolium	Sword Fern	#1 pot
Groundcovers	Botanical Name	Common Name	Size
35	Aristotaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot

- Notes:**
- All work to be completed to current BCSLA Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system



# 2338 Kenworth Road - Landscape Plan

Area of Minimum Landscape Treatment Level Variance

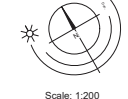
**LADR LANDSCAPE ARCHITECTS**

Project No: 1842 Feb-26-2019

#3-864 Queens Ave. Victoria B.C. V8T 1M5  
Phone: (250) 588-0105 Fax: (250) 412-0696

RECEIVED  
DP 1143  
2020-FEB-11

Revision: Feb-04-2020  
Revision: Jul-30-2019





ATTACHMENT G  
AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001143

Legend



Subject Property