



AGENDA
DESIGN ADVISORY PANEL MEETING

April 25, 2019, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

- a. Welcome New Panel Members**

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

- a. Minutes of Meeting held 2019-FEB-28**

2 - 5

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2019-FEB-28.

4. PRESENTATIONS:

- a. Development Permit Application No. DP1130 - 6340 McRobb Avenue**

6 - 35

A development permit application has been received from 6340 McRobb Holdings Ltd., for Phase 1 of a Two-Phase development. Phase 1 consists of a 6-storey building with 66 multi-family units and underground parking. Phase 2 is proposed to include a 20-storey building, consisting of 432 residential units. The subject property is legally described as Lot 4, District Lot 48, Wellington District, Plan VIP78452.

- b. Development Permit Application No. DP1135 - 3200 Island Highway N.**

36 - 53

A development permit application was received from Urban Design Group Architects on behalf of Country Club Centre Ltd., for the development of a free-standing pad building to be located along the Island Highway frontage of Country Club Centre. The pad building is proposed to include a restaurant and Provincial cannabis retail store. The property is legally described as Lot A, Sections 3 and 5, Wellington District, Plan VIP60825.

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-FEB-28, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Daniel Appell
 Kevin Krastel
 Charles Kierulf
 Martin Hagarty

 Absent: Frank Basciano
 Will Melville

 Staff: Dale Lindsay, Director, Community Development
 Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner, Current Planning
 Dave Stewart, Planner, Current Planning
 Laurie Nielsen, Recording Secretary

1. CALL THE OPEN DESIGN ADVISOR PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, February 28, 2019 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1129 - 4750 Rutherford Road, Unit 143

Madeleine Koch, Planner, Current Planning Section introduced the project, an exterior renovation to Unit 143 at Nanaimo North Town Centre.

Bill Reid, Architect of MCM Cattell Mackey Partnership presented the project and spoke regarding site context and the proposed improvements to the exterior and the public/pedestrian (sidewalk treatment) realm.

Scott Lewis, Civil Engineer of Aplin Martin Consultants Ltd., overviewed the site works and services.

Panel discussions took place regarding:

- The rationale regarding painting the exterior brick white.
- The possible proposed signage program.
- Rooftop equipment screening.
- The pedestrian flow in plaza area and proposed parking.
- The possibility of incorporating a disabled parking stall to the plan.
- The possibility of adding 1 or 2 more street trees to the entrance area.

It was moved and seconded that Development Permit Application No. DP1129 – 4750 Rutherford Road (Unit 143) be accepted as presented. The following recommendations were provided.

- Look at screening the rooftop unit;
- Consider the addition of an accessible parking space; and,
- Consider adding one or two more trees to the pedestrian plaza area.

The motion carried unanimously.

(b) Development Permit Application No. DP1126 – 560 Third Street

Madeleine Koch, Planner, Current Planning Section introduced the project, a mixed use development which includes 181 residential units. A height variance is proposed for Building B.

Devon Skinner, Architect, of Wensley Architecture Ltd., presented the project, with Mr. Jason Wertman of Wertman Development Corporation in attendance. Mr. Skinner spoke regarding site context, pedestrian connectivity, architectural features, building massing, exterior materials and the proposed streetscape.

Cara MacDonald, Landscape Architect of MacDonald Gray presented the landscape plan and spoke regarding: the pedestrian access (disabled access) from Third Street: including mining elements in the landscape design for historical reference; the installation of bollard lights outside each unit; and, the addition of artwork to the central plaza area.

Panel discussions took place regarding:

- The parking area retaining walls/guard rails and possible ways to vary them;
- The retaining wall height and locations along the lane/parking area;
- The pedestrian connection from the courtyard to the walkway, and ramp accessibility;
- Possible ways to strengthen the Third Street/Howard Avenue corner.
- The possible provision of underground parking for Building A only;
- The project team was commended for how well the project fit to site grades.

It was moved and seconded that Development Permit Application No. DP1126 – 560 Third Street be accepted as presented with support for the proposed building height variance. The following recommendations were provided.

- If there are guard rails along the retaining walls, look at ways to vary them;
- Look at retaining wall height and locations along the lane and reduce parking; and, consider offsetting the lane to preclude a long straight edge.
- Consider shortening the pedestrian ramp for easier access; and,
- Look at ways to strengthen the corner on Third and Howard Avenue.

The motion carried unanimously.

Dale Lindsay left the meeting at 6:01 p.m.

Lainya Rowett and Madeleine Koch left the meeting at 6:15 p.m.

(c) Development Permit Application No. DP1128 – 576/580 Rosehill Street

Dave Stewart, Planner, Current Planning Section introduced the project, a four-storey (13 unit) multiple-family residential building.

Raymond de Beeld, Architect, of Raymond de Beeld Architect presented the project and spoke regarding site/neighbourhood context, building design features – floor plans, under-the-building parking and proposed security measures.

Johnathan Bahnke, Landscape and Urban Designer, accompanied by Jana Zelenski, Landscape Architect, of Lanarc Consultants presented the landscape plan, and their goal to create a strong street edge/welcoming interface along Rosehill. Mr. Behnke also spoke regarding the mix of plant material and trees proposed for the site.

- A fountain will be created to pay tribute to the salmon run of the Millstone River.
- A visitor bike rack will be located next to the entrance; and, bike storage for residents is available.
- A green roof is proposed to include native perennial accent plants. Planter boxes will be located on the roof.
- Storm retention tanks are proposed to be located under the patios, hidden behind retaining walls.

Richard Finnegan of Finn and Associates Design, presented 3D models of the project to display information regarding site context, retaining walls, the laneway and under-the-building parking.

Panel discussions took place regarding:

- The possibility of eliminating some of the front yard retaining walls;
- The design and exterior materials used on the bump outs;
- The sloped roofs of the penthouse unit and windows not responding to the slope; and,
- Rooftop equipment screening and how it will be handled.

It was moved and seconded that Development Permit Application No. DP1128 – 576 and 580 Rosehill Street be accepted as presented with support for the proposed variances. The following recommendations were provided.

- Consider ways to improve the composition of the penthouse (ie. window placement).
- If rooftop equipment is proposed, consider ways to screen it.
- Carry the same materials from top to bottom on the side elevation bump outs.
- Look at reducing the number of materials and colours on the building.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:17 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001130- 6340 MCROBB AVENUE

Applicant: AHMET NISHORI

Architect: SALEHI ARCHITECT INC.

Owner: 6340 MCROBB HOLDINGS LTD.

Landscape Architect: PMG LANDSCAPE ARCHITECTS

Subject Property:

| | |
|--------------------------------------|---|
| <i>Zoning</i> | R9- High Density (High Rise) Residential |
| <i>Location</i> | The subject property is located in North Nanaimo between Calinda Street and McRobb Avenue, with access from Sentinal Drive, a private road. |
| <i>Lot Area</i> | 12,779m ² |
| <i>Official Community Plan (OCP)</i> | Map 1 – Future Land Use Plan – Urban Node - Woodgrove 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 |

BACKGROUND

A covenant (FB226410) was registered on the subject property, which restricts the use and density of the property to two twenty-storey tower buildings on the west portion of the property and townhouses on the east portion of the site, to be constructed in accordance with a previous development plan. The applicant has submitted an application to amend the covenant in order to construct a six-storey multi-family building instead of the townhouses on the east portion of the property. This covenant amendment application (CA11) is being reviewed concurrently with the development permit application.

Site Context

The subject property and the adjacent lot to the east are the last two undeveloped lots within a recently developed high density mixed-use block which is defined by Applecross Road to the west, Uplands Drive to the east, McRobb Avenue to the north and Hammond Bay Road to the south. An adjacent residential development has a building height of between four to five-storeys. The Nanaimo Seniors Village is located south of the property, and two recently constructed four-storey residential developments are located to the north.

The property shares a common access strata road (Sentinal Drive) with four other large lots. The subject property is located between Calinda Street and Sentinal Drive. A private vehicle access road, protected by a right-of-way, runs through the subject property connecting Sentinal Drive with Calinda Street. The internal connector road will also be used as a phase boundary, with Phase 1 (the six-storey building) to be constructed on an approximate 2,436m² area of land located east of the internal road.

PROPOSED DEVELOPMENT

The subject property will be completed in two distinct phases. Phase 1 is a six-storey wood frame residential development located on the eastern portion of the site. Phase 2 includes two twenty-storey high rise buildings, connected at the base by a five-storey podium. Development Permit DP1128 will address Phase 1 only. A separate development permit is required for Phase 2.

Phase 1 of the proposed development is a six-storey multiple family development with two levels of underground parking. The development is comprised of 66 units including:

- 38 one bedroom units;
- 24 two bedroom units; and
- 4 three bedroom units.

Site Design

The applicants have chosen to construct the six-storey building on the eastern portion of the property in order to provide a transition between the planned twenty-storey towers and the adjacent Seniors Village and four-story residential development.

The principal front entrance of the building is oriented towards Sentinel Drive. A secondary pedestrian entrance is provided on the west side elevation, which is adjacent to a proposed crosswalk and pathway that will connect Phase 1 with proposed Phase 2 of the development.

Lower floor patios are provided on both the Sentinel Drive and Calinda Street frontages and an internal walkway connects the patios on the Calinda Street elevation to the sidewalk.

Building Design

The proposed building is a six-storey structure with the top floor set back from the lower wall face on all sides. An open deck space is provided on the 6th floor. While the subject property is not included within a neighborhood plan with any area specific design guidelines, setting back the upper storey of a building is encouraged within other recently developed neighbourhood plan design guidelines. All other units have balconies with glass railings facing both Sentinel Drive and Calinda Street.

The building includes a wide variety of building materials including stone, metal flashing, HardiePlank siding and predominately a variety of colours of painted HardiePanel. The building entrance is defined by a covered entryway and a vertical band of painted HardiePanel. The front (north) elevation includes two-storeys of cultured stone work, which wraps around the building on the lower floor on the west elevation. The west elevation also includes a four-storey, pointed corner element, which adds character to the building and breaks up the side façade. The mass of the building is further articulated by three-storey high box elements on the north elevation and projecting balconies are supported by four-storey columns on the south elevation.

Staff Comments:

- The variety of building materials and architectural elements add visual interest to the building and break up the massing. Consider a more consistent rhythm in the use of hardie siding and hardie panel throughout the building elevations.

- Consider opportunities to further emphasize the prominence of the primary building entrance.

Landscape Design

The landscape plan includes a number of trees along the road frontages for Sentinal Drive, Calinda Street and the internal connector road. While on the property, the trees will essentially act as street trees on all three sides. The principal feature of the landscape plan is an internal walkway used to access ground floor units on Calinda Street. Each of these units will have a patio area screened with landscaping including trees, grass and low height shrubs, and individual connections to the common walkway.

PROPOSED VARIANCES

There are no proposed variances.

SALEHI ARCHITECT INC.

December 27, 2018

Project: 6340 Mc Robb Avenue, Nanaimo, B.C.

DESIGN RATIONAL

Re: Design rational for 6340 Mc Robb Avenue, Nanaimo, B.C.

1. Introduction:

My client Mint Residential Ltd. have acquired the property located at 6340 Mc Robb Avenue in Nanaimo, B.C. to develop a 6 storey wood frame and two 20 storey high rise residential buildings.

The site is currently designated as R9, high density residential (High Rise) in the OCP with 3.0 up to 3.25 FSR.

Due to the size of the development, my client have decided to develop the project in two phases, phase 1 is a 6 storey wood frame residential building located on the eastern portion of the site, which is separated from the western portion by an existing road that connects Calinda Street to Sentinal Drive to the north.

Phase 2 is comprised of two 20 storey high rise buildings, which are connected to each other at the base by a 5 storey building.

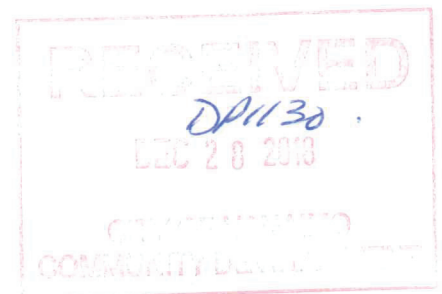
2. Site location and zoning context:

Proposed project is located at the north side of Calinda Street in the city of Nanaimo. Mc Robb Avenue and Sentinal Drive are respectively located further to the north and east side of the project.

The project has a street frontage of 477 feet (145.25m) along Calinda Street and 270.04 feet (82.30m) along Sentinal Drive.

Surrounding the site are existing townhomes to the north, Sentinal Drive to the east and partial of north, Calinda Street and existing apartment building to the south and a shopping center to the west.

The site is relatively flat, but slopes moderately from south east to north west.



Site is currently designated as R9, high density residential (High rise)
in OCP with a FSR of 3.0-3.25.

Site area:

Phase 1: Eastern portion of site: 26, 230 S.F.

Phase 2: Western portion of site: 111,418 S.F.

Total site area: 137,648 S.F.(12788 m2)

Proposed floor area for each phase is as follow:

Phase 1: 53,033 S.F. (Proposed FSR : 2.02)

Phase 2: 382,926 S.F. (Proposed FSR : 3.17)

Proposed project consist of:

- A 6 story wood frame residential building on two level of parkade including 66 units and

- Two 20 storey high rise buildings including 432 units.

Project includes large indoor and outdoor amenity spaces including:

- Exercise room with shower and locker room.

- Lounge with kitchen and accessible washroom.

- Meeting rooms and guest suite.

- Outdoor amenity space including sitting and children play area of the lounge room as well as common area at the roof garden on the roof of 5th floor.

West Tower has a setback of 58'-0" from the north property line adjacent to town house site located to the north of the proposed project and the two towers are 148'-0" apart from each other.

Phase 1: 6 storey wood frame building

The building main entrance is of the Sentinal Drive and a secondary entrance to the building from the interior road between two phases of the project provides access from phase 1 to high rise site and all indoor and outdoor amenities.

The vehicular access ramp to the underground parkade is also of the Sentinal Drive.

The project provides a secure combined bicycle /storage locker for each unit in the secured parking area. Mechanical, Electrical and elevator machine rooms are located on P2 level and garbage, recycling and bicycle repair rooms are located on P1 level.

Required Parking spaces:

Studio and one bedroom units: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall per unit.

3 bedroom unit: 1.52 parking stall per unit .

Visitors: One parking stall for each 22 required parking

H/C parking: 2 per each 100 required parking.

Proposed parking stalls:

38 one bedroom units X 0.88=33.44 parking stalls.

24 two bedroom units X 1.26=30.24 parking stalls.

4 Three bedroom units X 1.52= 6.08 parking stalls.

Residence parking : 70 including 2 H/C parking stalls

Visitors: 3

Total parking provided: 73 including 3 visitors, 2 H/C and 17 small cars.

Phase 2: Two 20 storey high rise buildings.

Buildings main entrance lobbies as well as entrance to the middle 5 storey building are all from Sentinel Drive. There is also a secondary access from the back of middle building to the shopping centre located to the west of the development.

We are proposing two vehicular access ramps to the underground parkade, one of the Sentinel Drive to the north of parkade and the other one of the Calinda Street to the south of parkade.

Project provides one bicycle storage per unit on P1 and P2 levels.

Each unit has one storage locker, which are distributed on each floor of middle building as well as P3 level.

Sub penthouse and penthouse floor units will have in unit storages.

Mechanical room, Emergency generator room, Transformer room, cable/TV room and garbage/ recycling rooms are located on P1 level and water entry room is on P2 level.

Required parking spaces:

Studio and one bedroom unit: 0.88 parking stall/unit

2 bedroom unit: 1.26 parking stall/unit

3 bedroom unit: 1.52 parking stall/unit

Visitor: one parking stall for each 22 required parking.

H/C parking: 2 per each required parking plus one for each adaptable unit.

Propose parking stalls:

2 studios X 0.88=1.76 parking stalls

158 one bedroom units X 0.88 = 139.04 parking stalls.

252 two bedroom units X 1.26 = 317.52 parking stalls.

20 three bedroom units X 1.52 = 30.4 parking stalls.

Residence parking: 489 including 10 H/C parking stalls.

Visitor: 22

Adaptable unit parking stalls: 6

Total parking provided: 517 parking stalls.

3.Unit type and mix:**Phase 1:**

The proposed project is a 6 storey residential building on top of 2 levels of concrete underground parking. The project is comprised of 66 units including 38 one bedroom units from 499-598 S.F., 24 two bedroom units from 730-932 S.F. and 4 3 bedroom units from 988-1095 S.F.

Phase 2:

The proposed project is comprised of two 20 storey high rise buildings and a 5 storey building connecting the two high rises at the base..

Phase 2 is including 432 units

2 studios, 158 one bedroom, 252 two bedroom and 20 three bedrooms units.

4: Orientation and massing concept:

Subject property is divided in two parcels by an interior road which connects Calinda Street located to the south of project to Sentinal Drive to the north of project.

Proposed project is a two phase project. Phase one is 6 storey wood frame building located on the eastern parcel.to provide smoother transition between neighbouring townhouse development and the proposed high rise buildings on the western parcel.

The building is facing Sentinal Drive along the north property line and foot print of the building is following the direction of the interior road to the west

wider frontage along Green spine A 2m (6.56') wide landscaping is provide along green spine and underground parking soffit under this area is dropped for better connection between this private landscaping to green spine.

Ground floor units facing Sentinal Drive and interior road have their own patios with gate that leads to the public walkways, private Stepped landscaping towards the public landscape along the roads provides privacy for the patios and an engaging public space.in front of the building

All typical floor units have large balconies off their living room and the 6th floor units take advantage of a large roof deck with a view.

Deep framed balconies painted in contrast to the main building and glass railing that are supported by four storey high columns break the façade of the building along Calinda Street and Sentinal Drive.into proportions with residential scale and wrap around frame at the north west, corner of interior road and Sentinal Drive provides a point of attention the north and west elevations.

The exterior design features a contemporary style for this 6 storey building, Deep overhangs over balconies, along with 5th and 6th floor roof projections provides proper protection and set back on the sixth floor at all sides of the building provides scale to the façade and building as a whole.

The exterior finishing materials that provide a significant role in the modern character of the building, provide maximum durability and require minimum maintenance will include painted smooth finish fibre concrete panels with aluminum trims, painted 6" exposed hardie siding, cultured stone, glazing and balcony aluminum railings with clear glass.

Proposed phase 2 of the project is comprised of two 20 storey high rise buildings located on the western parcel of the property

A 5 storey building connects the two towers to each other Main entrance to all three buildings is of a port couche on the property along Sentinal Drive.

Western tower setback form the from the north property line adjacent to the existing town house development is 58'-0" and the two towers are 148'-0" apart from each other.

While determining the location of the towers consideration has been done to minimize the impact of towers on the neighboring developments.

5 storey low rise building is laid out parallel to the south west property line providing a large open space in front of the building for outdoor amenities.There is also an outdoor amenity on the roof of 5 storey building accessible from .both towers

All indoor amenities are located on the main floor of the low rise building for more convenient access from towers as well as 6 storey wood frame building to the east. There is also a direct access from the central building to the adjacent shopping centre located to the west of the project.

Hi rise typical floor layout allows side unit to have view as well as privacy of balconies. Sub penthouse and penthouse floors are stepping back from floors below to provide scale to the towers as well as private roof decks for penthouse units.

Exterior finishing is combination of window wall, punch window, exposed painted concrete, aluminum/ glass balcony railings and rain screen pre painted aluminum wall panel system.

5.CPTED: (Crime Prevention Through Environmental Design)

Unit large windows will provide surveillance around the building. The parkade overhead security gates and the entrance doors to the building will be protected with security cameras. Visitor parking is separated from the residents parking with another overhead security door.

Security cameras will be installed in the buildings to protect entrance lobbies elevator lobby, and amenity areas

All bicycle parkings and storage lockers are located within the secured residential parking area in the underground parkade and will be protected with security camera.

Building exit doors are located at the face of the building and the visitor parking exit stair at the south west corner of site is fenced off from the outside.

6.Green Building Design:

The project will be designed and constructed:

To meet BCBC Step 3 for part 3 buildings as per the District of North Vancouver requirements.

Step 3 of BCBC code requires building energy modeling, air leakage testing which will be performed by an energy modeling consultant during and after completion of construction.

Project materials and products will be selected based on their functionality, durability and low environmental foot print including glazing and shading that supports energy efficiency.

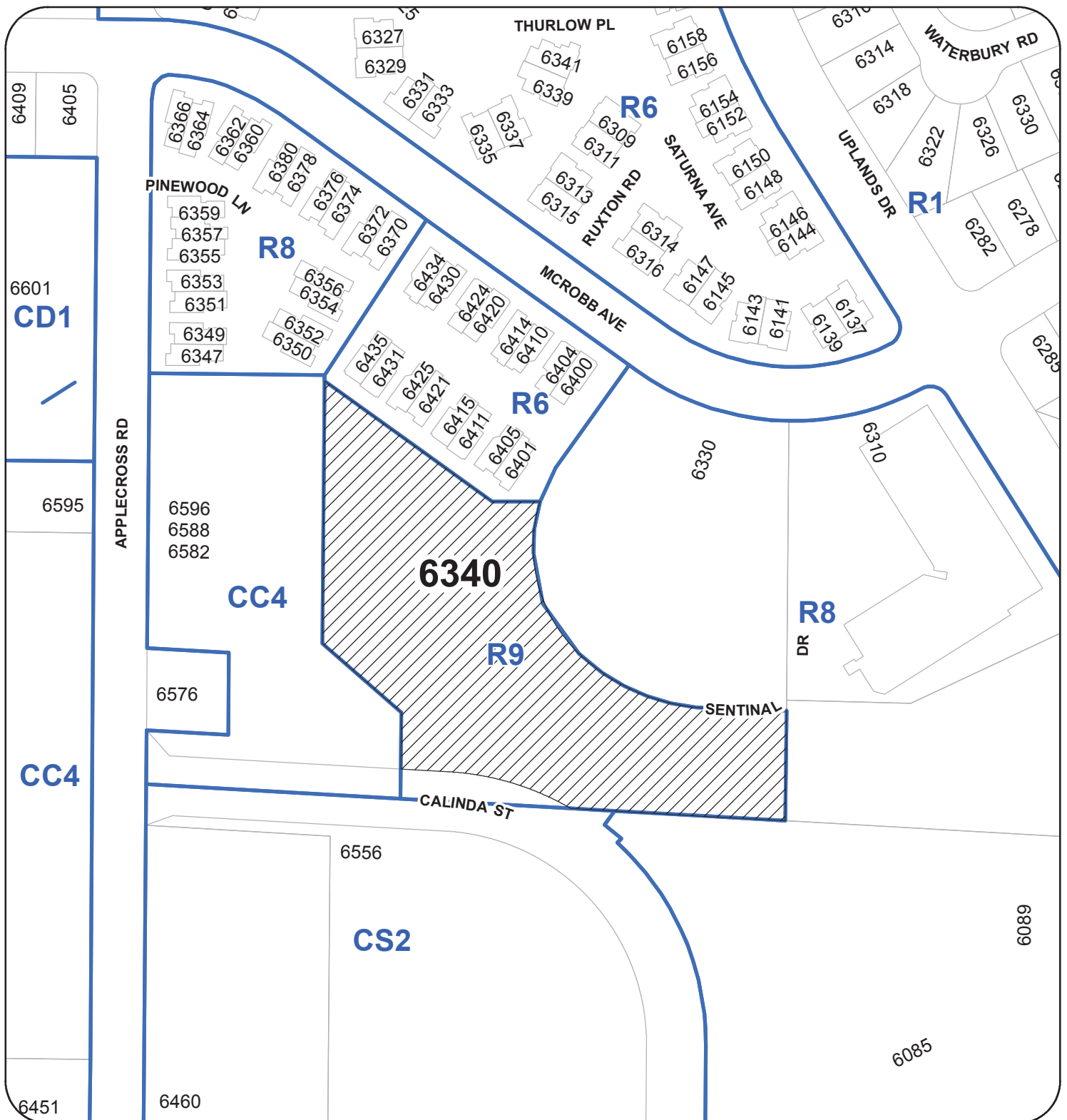
In order to focus on air quality of units, products that are low in VOC's and made from natural materials will be sourced. A high performance building envelope along with comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.

Sustainable features such as storm water management measures will be provided to maintain ground water flows and reduce drainage to the municipal system.

Hi efficiency appliances and fixtures will be used according to the District of North Vancouver guidelines.

Reza Salehi
Architect AIBC MRAIC
SALEHI ARCHITECT INC.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001130

LOCATION PLAN

Civic: 6340 MCROBB AVENUE

Legal: LOT 4, DISTRICT LOT 48

WELLINGTON DISTRICT, PLAN VIP78452

N



Subject Property





HIGH RISE RESIDENTIAL DEVELOPMENT (PHASE 2)

6340 MC ROBB AVE.

R9 ,HIGH DENSITY RESIDENTIAL (HIGH RISE)

137,648 SQ.FT. (12,788 M2)

| DESCRIPTION | EXISTING | PROPOSED |
|-------------|----------|----------|
|-------------|----------|----------|

| | | |
|-------|------|------|
| F.A.R | 3.25 | 3.17 |
|-------|------|------|

| | | |
|-----------------|---------------|---------------|
| TOTAL BUILDABLE | 447, 356 S.F. | 435, 959 S.F. |
|-----------------|---------------|---------------|

PROPOSED BUILDABLE AREA :

6 STORY WOOD FRAME BUILDING :

| | |
|---------------|---------------|
| FIRST FLOOR : | 9,269 SQ.FT. |
| SECOND FLOOR: | 9,161 SQ.FT. |
| THIRD FLOOR: | 9,172 SQ.FT. |
| FOURTH FLOOR: | 9,172 SQ.FT. |
| FIFTH FLOOR: | 9,148 SQ.FT. |
| SIXTH FLOOR : | 7,111 SQ.FT. |
| TOTAL : | 53,033 SQ.FT. |

| UNIT TYPE | NUMBER OF UNITS | PARKING REQUIRED | PROVIDED |
|----------------------------|-----------------|------------------|--------------------|
| 1-BED /1-BED+DEN | 38-4(H/C) UNITS | 34x0.88=29.92 | |
| 2-BED | 24 | 24x1.26=30.24 | |
| 3-BED | 4 | 4x1.52=6.08 | |
| TOTAL | 66 | 67 | 67 INCLUDING 4 H/C |
| 1 PARKING/ACCESSIBLE UNIT: | | 4 | 4 |
| VISITOR 1 PER 22 UNIT | | 3 | 3 |
| TOTAL | | 74 | 75 |
| SMALL CAR : 17 = 23% | | | |

TWO 20 STORY HIGH RISE BUILDINGS (PHASE 2):

WEST TOWER FOOT PRINT
(INCLUDING BALCONIES): 8,705 SQ.FT.

EAST TOWER FOOT PRINT :
(INCLUDING BALCONIES): 9,002 SQ.FT.

| | |
|-----------------------------|-----------------|
| FIRST FLOOR : | 22, 468 SQ.FT. |
| SECOND FLOOR: | 29, 078 SQ.FT. |
| THIRD FLOOR: | 28, 814 SQ.FT. |
| FOURTH FLOOR: | 28, 814 SQ.FT. |
| FIFTH FLOOR: | 28, 814 SQ.FT. |
| 6TH TO 18TH FLOORS: | 216, 138 SQ.FT. |
| 19TH & 20TH FLOORS: | 28, 800 SQ.FT. |
| TOTAL OF PHASE 2 : | 382, 926 SQ.FT. |
| 6 STOREY BUILDING(PHASE 1): | 53, 033 SQ.FT. |

TOTAL PROPOSED BUILDABLE AREA: 435, 959 SQ. FT.

| UNIT TYPE | NUMBER OF UNITS | PARKING REQUIRED | PROVIDED |
|-----------------------------------|-------------------------|------------------|---------------------------------|
| STUDIO | 2 | 0.88 | 2x0.88=1.76 |
| 1-BED /1-BED+DEN | 158 (INCL. 4 H/C UNITS) | 0.88 | 158x0.88=139.04 |
| 2-BED | 252 | 1.26 | 252x1.26=317.52 |
| 3-BED | 20 | 1.52 | 20x1.52=30.4 |
| TOTAL | 432 | 489 | 489 INCLUDING 10 H/C |
| 1 STALL PER EACH ACCESSIBLE UNIT. | | 6 | 6 |
| VISITOR 1 PER 22 UNIT | | 22 | 22 |
| TOTAL | | 517 | 517 |
| SMALL CAR : 17 = 25% | | | P1 : 191 P2 : 230 P3 : 96 |

PROVIDED ONE BICYCLE STORAGE AND ONE STORAGE LOCKER PER UNIT.



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[illegible]

SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

6340 MACROBB
DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

SITE PLAN

SEAL

A-01

DATE :03-06-2018

DRAWN : F.N.

SCALE : 1/32"=1'-0"

CHECKED :R.S.

RECEIVED
DP1130
2018-DEC-28
Current Planning

SEAL:

| | | | |
|-----|-----------|----------------------|-----|
| 1 | 18 DEC 06 | NEW SITE PLAN | RJ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:
**LANDSCAPE
KEY PLAN**

DATE: 18 NOV 07 DRAWING NUMBER:
SCALE: 1/32"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: PCM

RECEIVED
DP 1130
2018-JAN-02

18209-1.209 PMG PROJECT NUMBER: 18-209





PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----|-----|--|------------------------------|---------------------------|
| 1 | 5 | ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | 2.5M HT, 1.2M STD |
| 2 | 2 | ACER PALMATUM | JAPANESE MAPLE | 2.5M HT, B&B UPRIGHT FORM |
| 3 | 1 | ACER PLATANOIDES 'CRIMSON SENTRY' | CRIMSON SENTRY MAPLE | 6CM CAL, 2M STD, B&B |
| 4 | 8 | CARPINUS BETULUS 'FRANS FONTAINE' | PYRAMIDAL EUROPEAN HORNBEE | 6CM CAL, 1.5M STD, B&B |
| 5 | 3 | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 5CM CAL, B&B |
| 6 | 6 | CHAMAECYPARIS NOOTKATENSIS 'PENDULA' | NOOTKA CYPRESS | 3M HT, B&B |
| 7 | 1 | CORNUS EDDIE'S 'WHITE WONDER' | EDDIE'S WHITE WONDER DOGWOOD | 5CM CAL, STD FORM, B&B |
| 8 | 4 | CORNUS KOSA VAR. CHINENSIS 'MILKY WAY' | CHINESE KOSA DOGWOOD | 5CM CAL, 1.2M STD, B&B |
| 9 | 5 | PYRUS CALLERYANA 'REDSPIRE' | REDSPIRE ORNAMENTAL PEAR | 6CM CAL, 1.5M STD, B&B |
| 10 | 1 | SORBUS HUPEHENSIS 'PINK PAGODA' | PINK PAGODA MOUNTAIN ASH | 5CM CAL, 1.5M STD, B&B |

NOTES: TYP. ALL PLANTS: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PMG PROJECT NUMBER: 18-209

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

1 18 DEC 06 NEW SITE PLAN RI
NO DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

**6 STOREY BUILDING
LANDSCAPE PLAN**

DATE: 18 NOV 07 DRAWING NUMBER:

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

DRAWN: RJ

DESIGN: RJ

CHKD: PCM

PMG PROJECT NUMBER:

18-209



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DP 1130
2018 JAN 02
CLIMATE PRACTICE

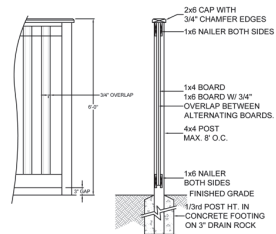
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L1

OF 3

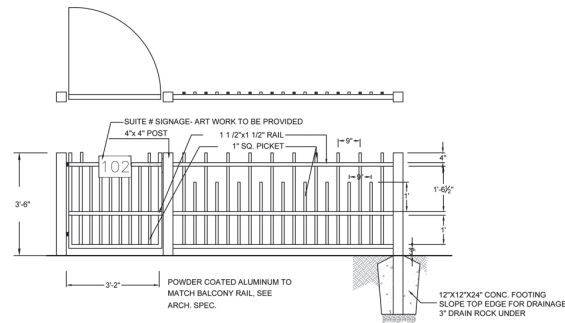


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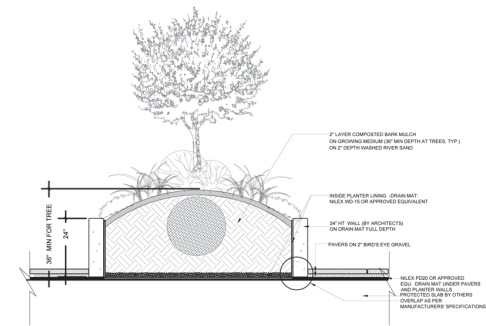


- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

1 6'-0" HEIGHT SOLID WOOD FENCE
SCALE: 1/2"=1'-0"



2 42" HIGH ALUMINUM FENCE AND GATE
SCALE: 1/2"=1'-0"

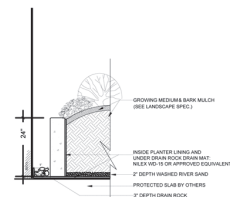


3 LANDSCAPE ON SLAB
SCALE: 1/2"=1'-0"

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE



4 PAVERS ON SLAB
SCALE: 1/2" = 1'-0"



5 DRAIN STRIP ON SLAB
SCALE: 1/2" = 1'-0"

| | | | |
|-----|-----------|----------------------|-----|
| 1 | 18.DEC.06 | NEW SITE PLAN | RJ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**MINT CONDOMINIUM
DEVELOPMENT**
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

LANDSCAPE
DETAIL

DATE: 18.NOV.07 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: RJ

DESIGN: BI

GHKD: PCM

PMG PROJECT NUMBER:

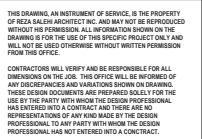
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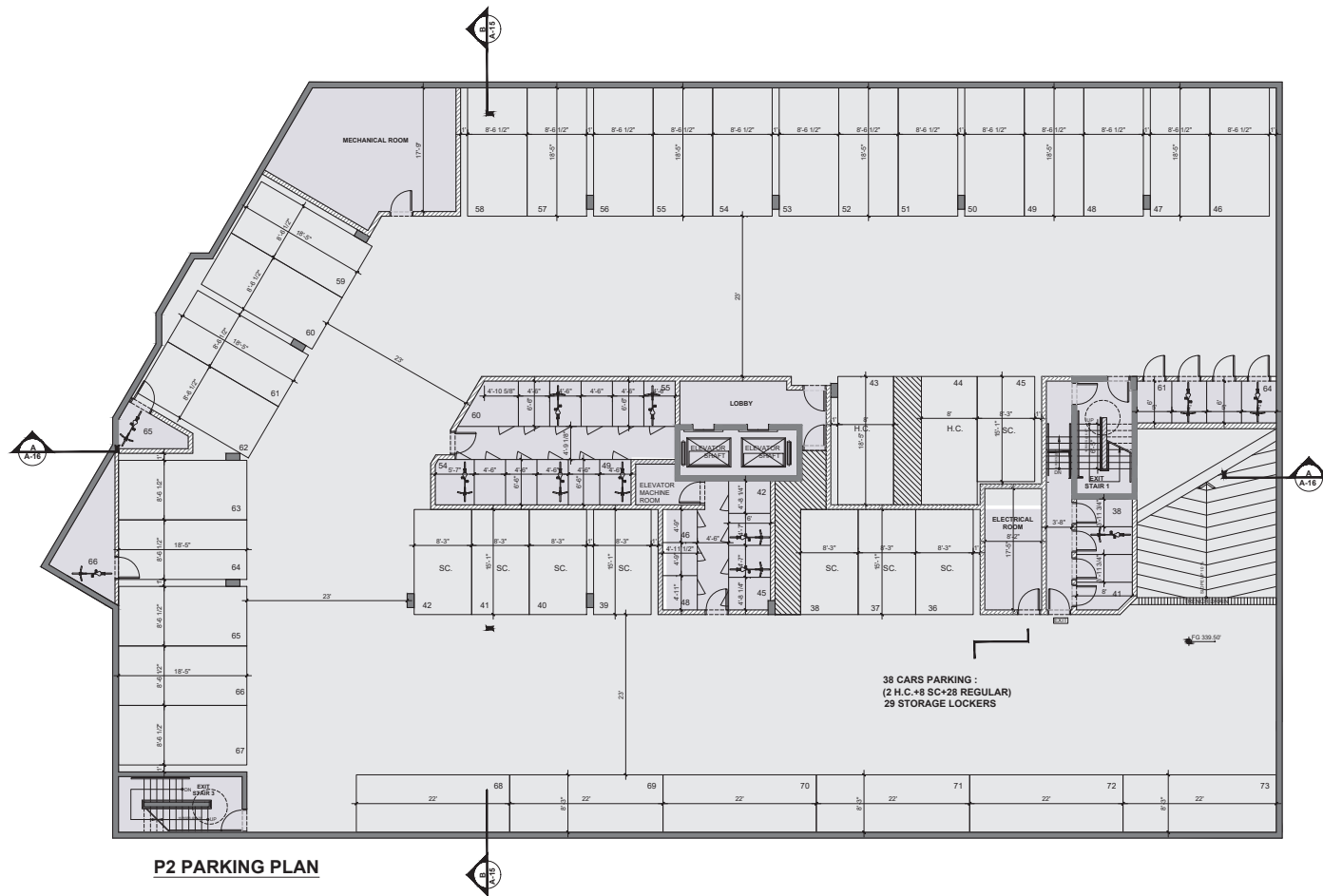
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OF 3



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22



P2 PARKING PLAN

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| 3 | D.P. SUBMISSION | 12-07-2018 |
| 4 | D.P. SUBMISSION | 12-29-2018 |
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SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rnsalehi@salehiarchitect.ca

CLIENT :

6340 MACROBB
DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

P2 PARKING PLAN

SEAL

A02

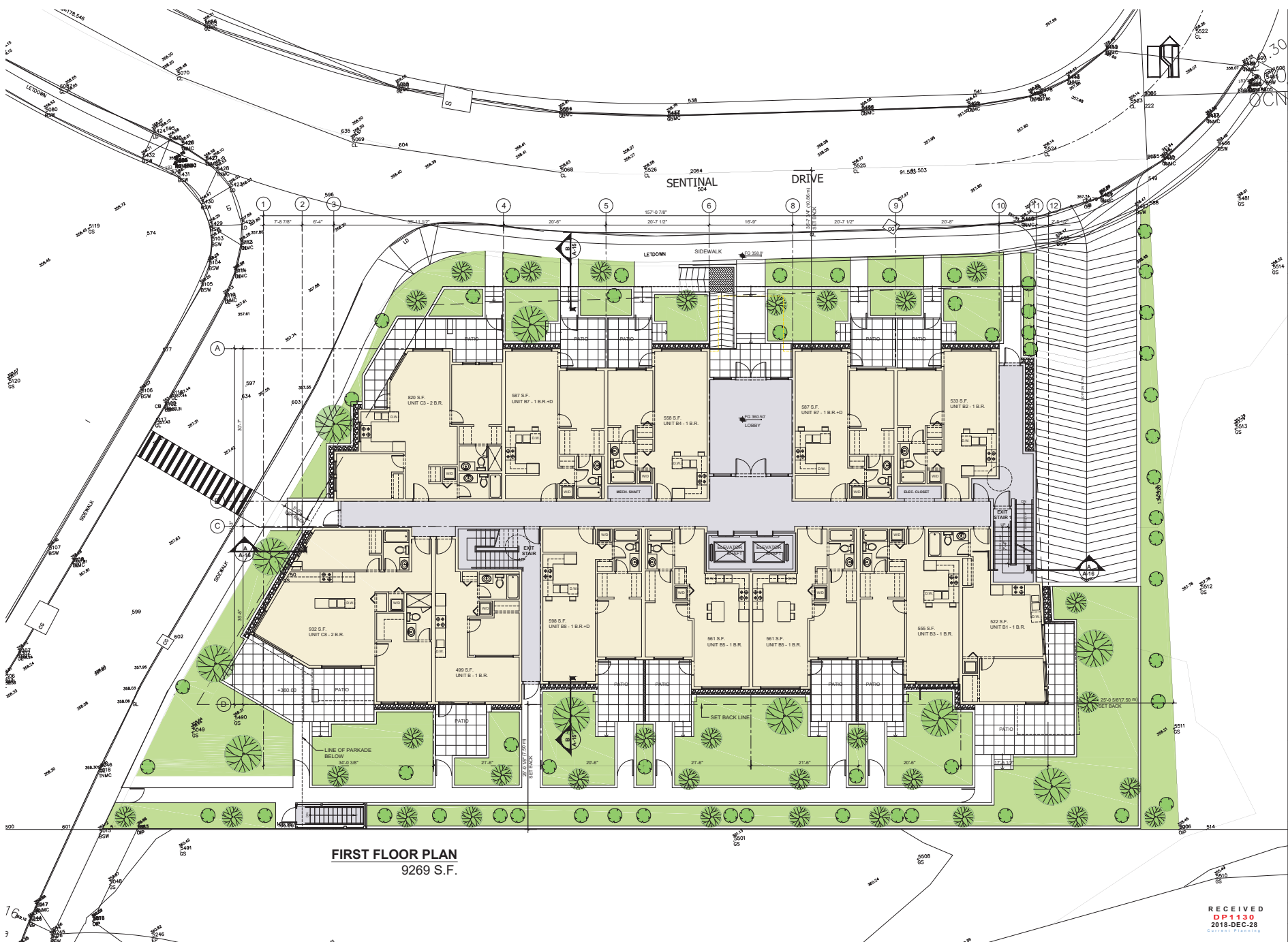
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DRAWN : F.N.

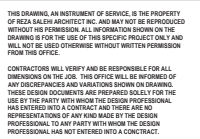
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|  <p>SALEHI ARCHITECT INC.</p> <p>207 - 132 19th Street North Vancouver TEL : 778-999-7833 EMAIL : rsalehi@salehiarchitect.ca</p> | | |
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| <p>PROJECT NO. 03-18</p> | | |
| <p>PROJECT :</p> <p>6340 MACROBB AVE. RESIDENTIAL APARTMENT</p> | | |
| <p>DRAWING TITLE :</p> <p>FIRST FLOOR PLAN</p> | | |
| <p>SEAL</p> <p style="text-align: right; font-size: 2em;">A-04</p> | | |
| DATE :03-06-2018 | | DRAWN : F.N. |
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EMAIL : rsalehi@salehiarchitect.ca

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PROJECT :

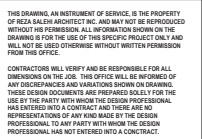
6340 MACROBB AVE.
RESIDENTIAL APARTMENT

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SECOND FLOOR PLAN

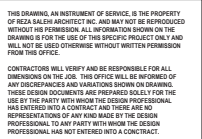
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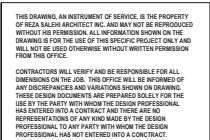
PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

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5TH FLOOR PLAN

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PROJECT :
6340 MACROBB AVE.
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DRAWING TITLE :

6TH FLOOR PLAN

SEAL

A-08

DATE :03-06-2018

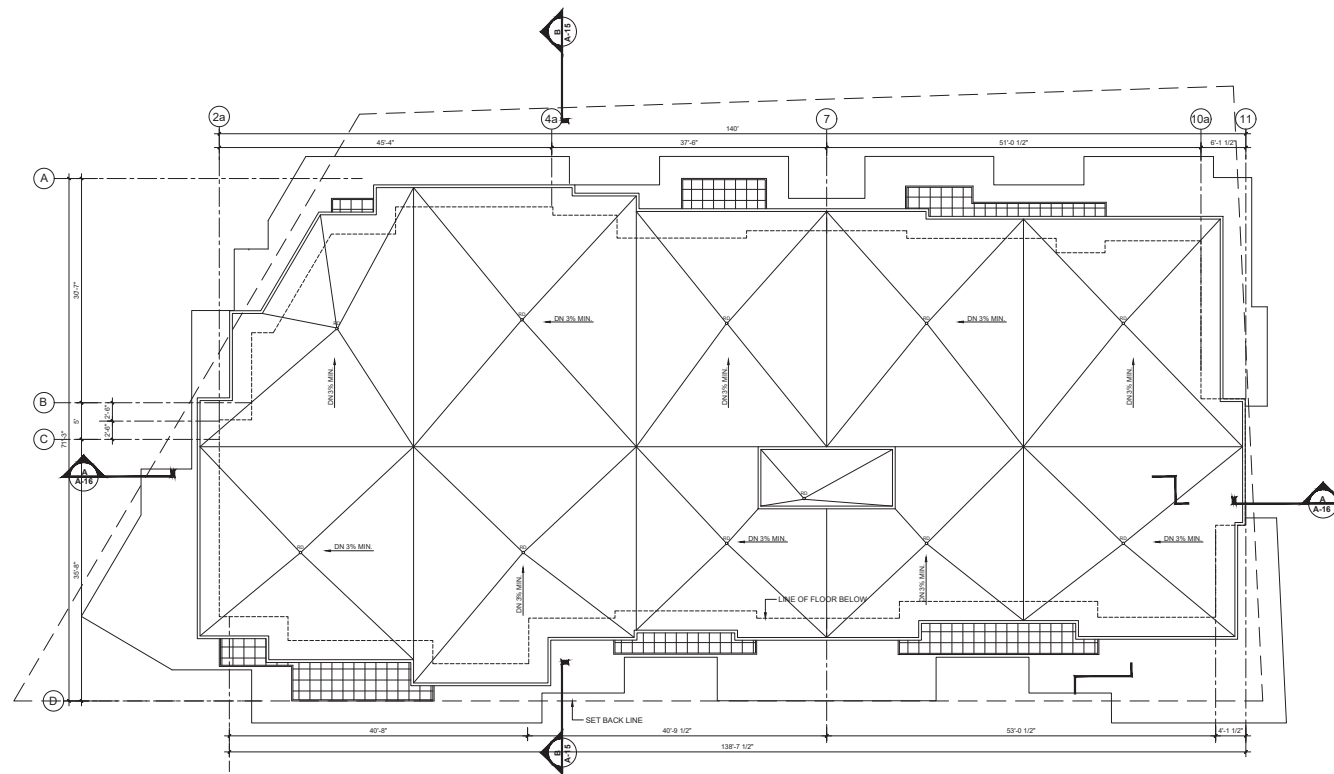
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PROJECT :
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DRAWING TITLE :

ROOF PLAN

SEAL

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| SCALE : 1/8"=1'-0" | CHECKED :R.S. |



NORTH ELEVATION

FINISH MATERIALS LIST :

- | | | | |
|--|---|--|--|
| 1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT) | 5 ALUMINUM GUARDRAIL WITH FROSTED GLAZING - CHARCOAL | 9 CULTURED STONE | 13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT) |
| 2 HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA (CL3076A-GENERAL PAINT) | 6 METAL FLASHING - TO MATCH BACKGROUND COLOUR | 10 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER | 14 HORIZONTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT) |
| 3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEL (CL25-ICI BENJAMIN MOORE) | 7 PRE-CAST CONCRETE CAP | 11 PAINTED HARDIE PANEL WITH REVEAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT | |
| 4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING | 8 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN (CL318M-GENERAL PAINT) | 12 HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT | |

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| 3 | D.P. SUBMISSION | 12-07-2018 |
| 4 | D.P. SUBMISSION | 12-29-2018 |
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SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

6340 MACROBB
DEVELOPMENT LTD.

PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

NORTH ELEVATION

SEAL

A-10

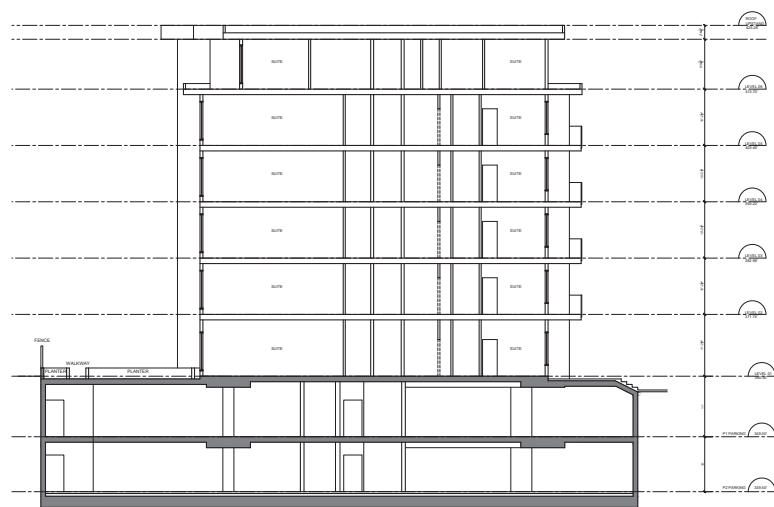
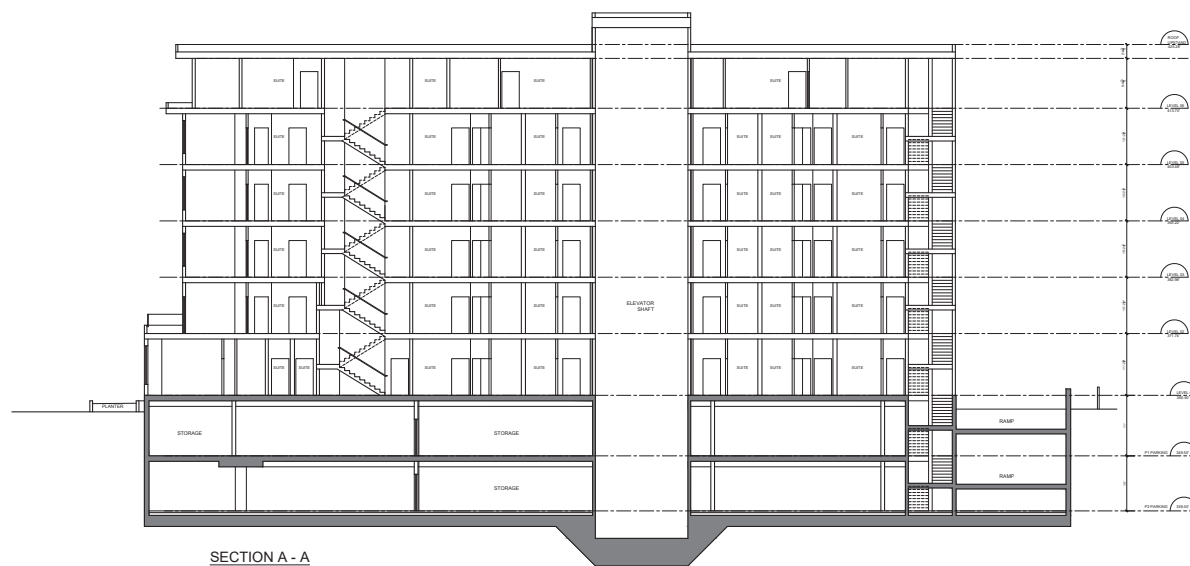
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DATE :03-06-2018

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

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NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

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PROJECT NO. 03-18

PROJECT :

6340 MACROBB AVE.
RESIDENTIAL APARTMENT

DRAWING TITLE :

SECTION A-A & B-B

SEAL

A-14

DATE :03-06-2018

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SCALE : 3/16"=1'-0"

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AERIAL PHOTO



Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001130

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001135 – 3200 ISLAND HIGHWAY NORTH

Applicant Architect: PAUL CHIU, URBAN DESIGN GROUP

Owner: COUNTRY CLUB CENTRE INC. NO. 564637

Landscape Architect: M2 LANDSCAPE ARCHITECTURE

Subject Property:

| | |
|--------------------------------------|--|
| <i>Zoning</i> | CC3 – City Commercial Centre |
| <i>Location</i> | The subject property is located at the corner of Island Highway North and Norwell Drive |
| <i>Total Area</i> | 9.8ha |
| <i>Official Community Plan (OCP)</i> | Map 1 – City Commercial Centre Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development |
| <i>Relevant Design Guidelines</i> | General Development Permit Area Design Guidelines |

Site Context

The site is located at the corner of Norwell Drive and the Island Highway North, with frontage on 107th Street as well. The subject property contains Country Club Mall and is surrounded by a mix of residential and commercial uses.

PROPOSED DEVELOPMENT

The applicant proposes to construct a building containing a 192m² restaurant (Triple O's/ White Spot) with a drive thru and three commercial rental units (CRUs), two of which are 140m² in area, and one of which is 271m². The CRUs will house a BC Cannabis Store (rezoning application No. RA408 is currently in stream to permit the use), and two future retail stores (tenants not yet confirmed).

Background

A previous development permit (DP1078) for Triple O's was approved in 2017 within the southeast quadrant of the subject property; however site constraints determined this location infeasible. The current application proposes a drive thru Triple O's restaurant and three CRUs, in a location further west on the subject property.

Site Design

The proposed commercial building will be located on the south side of the mall property, and is accessed from the interior of the site, near the southern property access off Island Highway North. The building is oriented north to south, with the proposed drive thru paralleling the west side of the building and looping back through the parking area drive aisle. Existing parking is located on the west, north, and south sides of the building. The restaurant unit fronts the

Island Highway North, with the garbage disposal area located to the west of the restaurant, adjacent to highway. Sidewalks line the building, and a new crosswalk and pedestrian connection to the existing mall buildings are proposed.

The new building is within an existing surface parking lot. As Country Club Mall currently has a surplus of parking, additional parking spaces are not required for the proposed development.

Staff comments:

- Consider adding loading zones adjacent to the building
- Consider optimal location and access to the required garbage disposal area

Building Design:

The east facing elevation of the restaurant features a reveal wall with signage, and longboard siding above a metal canopy and aluminum framed storefront windows.

The retail units feature Exterior Insulation Finishing System (EIFS) siding, metal canopies over the storefront windows, and pillar style features with longboard siding. Storefront glazing is proposed on the north, south, and east elevations.

The drive thru is located at the west facing building elevation. Decorative panels and wood lattice add visual interest to this elevation.

Staff comments:

- Consider adding further visual interest to the north building elevation
- Consider further detailing of blank wall surface on the south elevation facing the highway
- Confirm exterior lighting on the north elevation
- Consider screening rooftop equipment, if applicable

Landscape Design

The landscape design includes a patio in front of the restaurant on the south side of the building, including a bike rack and outdoor seating. Landscape plantings are proposed along the Island Highway North frontage, and within islands throughout the parking area. A landscaped meridian is proposed in the middle of the drive thru loop. A cedar hedge is proposed around the garbage enclosure, and existing landscaping along the highway frontage is being retained. The planting mix includes mix trees, shrubs and ground cover.

Wood trellises with evergreen clematis are proposed on the west side of the building to soften the wall face adjacent to the drive thru.

Staff Comments:

- Consider further landscape plantings along the north and east building frontages.
- Consider extending the outdoor patio onto the south side of the restaurant to animate the portion of the building fronting the highway.

PROPOSED VARIANCES

No variances are proposed.

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
Crosby Chiu, MRAIC, SBA, Senior Associate
Martin Grube, Associate

Rick Jones, Founding Principal
Aaron Vornbrock, Principal
Eric Ching, CSBA, Principal
Bojan Ilic, Associate
Sarah Chappell, Associate

March 7th, 2019

City of Nanaimo

Community Development
455 Wallace Street
Nanaimo, BC V9R 5J6
City Switchboard: 250-754-4251

Attention: Lainya Rowett
Manager, Current Planning

RE: Design Rationale – Free Standing Pad Building – Country Club Centre
3200 Island Highway N, Nanaimo, BC

Our Project No. 4922

Dear Lainya,

We submit the following design rationale for the above mentioned project.

The proposal is for the construction of a new free standing building to be located on a portion of the property located along the Island Highway on the existing parking area of the Country Club Centre.

The new building proposed is approximately 8100 SF and will contain a Triple O's / White Spot drive-thru restaurant located on the Island Hwy end of the building with an outdoor patio located on the southeast corner. The restaurant will be approximately 2065 SF. A BC Cannabis Store is proposed for the north end of the building consisting of approximately 2900 SF and two retail tenants will infill the premises between the two.

The Triple O's tenant will have their drive-thru located on the west side of the building. The parking areas are existing and located on the west, north and east side of the proposed building.

A reconfiguration of the parking area at the north side of the building, with the elimination of some parking spaces, will allow for the east / west driveway to extend to the west for increased safety and vehicular circulation. A raised pathway connecting the new building to the main mall entrance of the shopping centre has been introduced for pedestrian access through the parking area.

FORM & CHARACTER

The proposed building has been designed with a massing and scale in keeping with the other free standing buildings on the shopping centre site.

Similar materials and colour pallets have been introduced to provide compatibility with the other existing, free standing buildings with the introduction of EFIS, longboard planks, cultured stone, fibre cement panels with reveals, aluminum storefront and steel canopies complete the materials list. Cedar trellises and abstract panels have been introduced to the west side of the building. The planting

strip below will provide for climbing evergreen clematis to create a wall of greenery for several areas on the west elevation.

The elevations have been stepped, incorporating vertical elements designating changes of tenants and to add variation to the building form. Storefront glazing has been introduced to the north, south and east elevations along with pedestrian sidewalks accessed by handicapped parking.

LANDSCAPE:

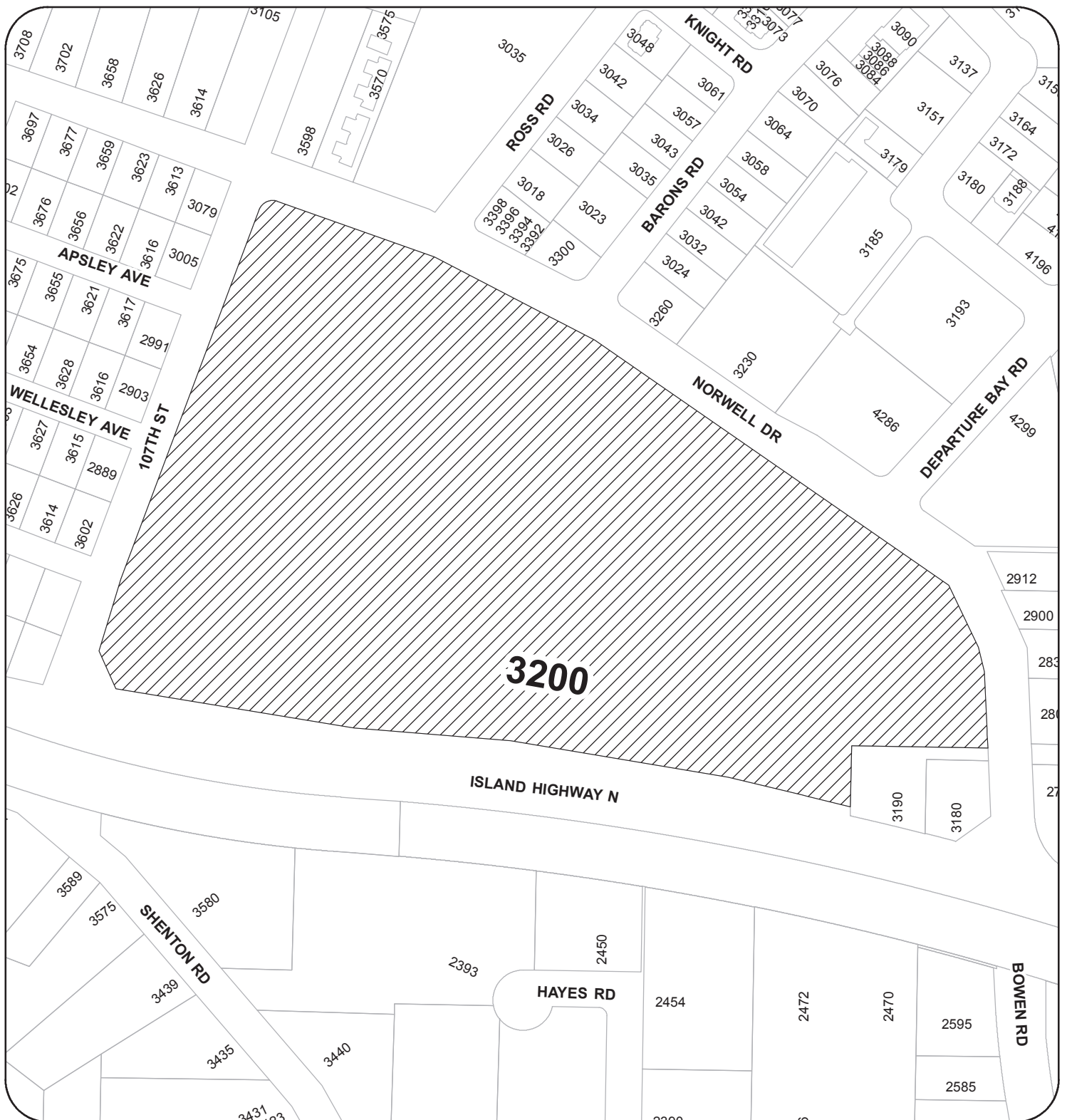
The landscape design aims to maintain and enhance the existing character of Country Club Centre by retaining the landscape along Island Highway, and accentuating the proposed building site with a healthy mix of low maintenance trees, shrubs, and groundcover. The selected species are consistent with the rest of the development to align with the overall theme of the site. The landscape area south of the existing curb along the highway will be preserved, with Nootka cypress trees and arbutus shrubs proposed on the south side of the building. Beech trees along the drive-thru median and cedar hedging around the garbage enclosure will serve as a buffer for those areas, and the patio at the southeast corner of the building will provide seating and amenity space for the proposed businesses. Wood trellises planted with evergreen clematis will also be installed along the west side of the building to visually enhance the drive-thru lane for customers. A number of small islands within the surrounding parking lot will be landscaped as well, extending north along the concrete walkway towards the mall.



Rick Jones, Founding Principal
URBAN DESIGN GROUP ARCHITECTS LTD

(RJ/jf)

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001135

LOCATION PLAN

Civic: 3200 ISLAND HIGHWAY N

Legal: LOT A, SECTION 3 & 5

WELLINGTON DISTRICT, PLAN VIP60825

N



Subject Property



1 **NORTHEAST VIEW**
AS3 / SCALE: NTS



2 **SOUTHEAST VIEW**
AS3 / SCALE: NTS



3 **NORTHWEST VIEW**
AS3 / SCALE: NTS



4 **SOUTHWEST VIEW**
AS3 / SCALE: NTS

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DP1135
2019-APR-12
Current Planning

FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



architects ltd.

420-745 THLOW ST
VANCOUVER BC V6C 5S5
TELEPHONE 604-687-2334

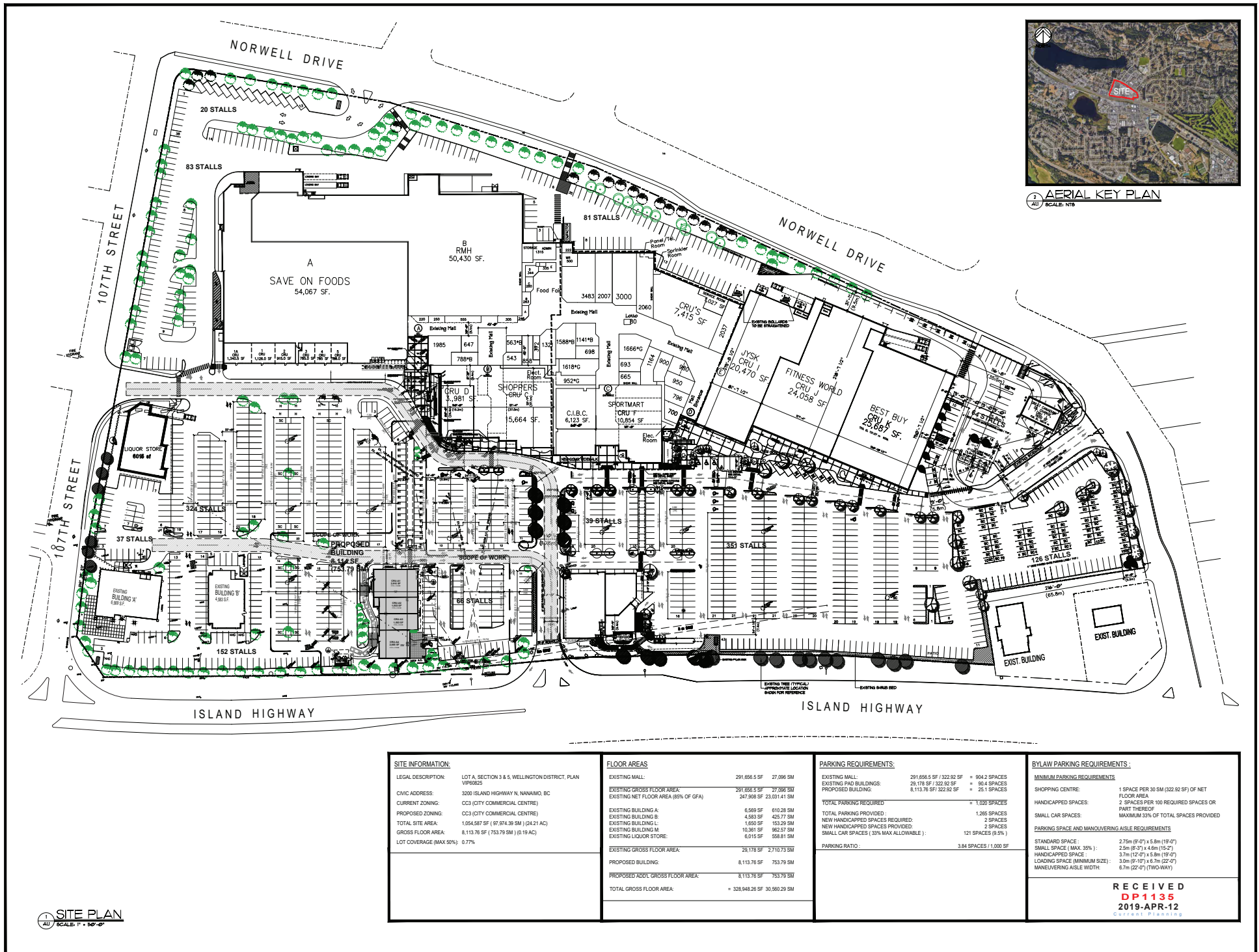
project number **4922**

sheet no.

RENDERINGS

date 2019-01-30 sheet number
drawn AS NOTED
checked YS, AC
designed YS

A-32



AERIAL KEY PLAN
SCALE: NTS

FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES

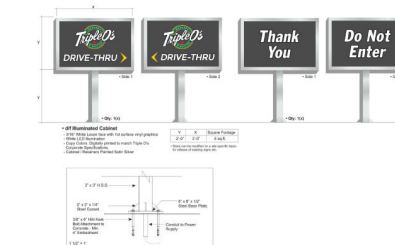


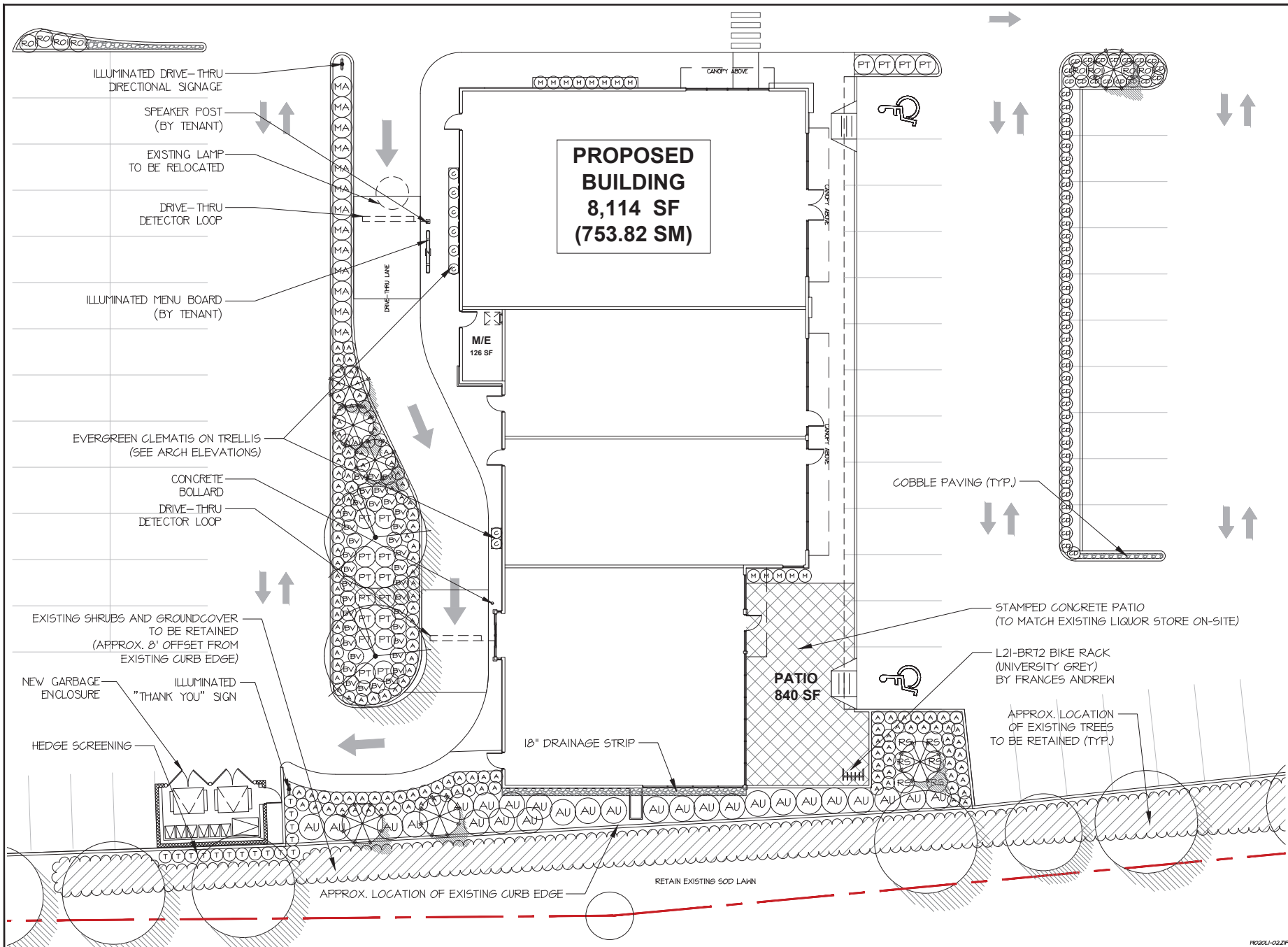
architects ltd.
420-745 TILLOW ST
VANCOUVER, BC V6C 2S4
TELEPHONE 604-687-2334

| | | | | | | | |
|--------------------------|---|---------------------------------------|------------------------------|---------------------------------------|--------------------------|---|--|
| SITE INFORMATION: | | FLOOR AREAS | | PARKING REQUIREMENTS: | | BYLAW PARKING REQUIREMENTS: | |
| LEGAL DESCRIPTION: | LOT A, SECTION 3 & 5, WELLINGTON DISTRICT, PLAN VPM0221 | EXISTING MALL: | 291,656.5 SF 27,086 SM | EXISTING MALL: | 291,656.5 SF / 322.92 SF | MINIMUM PARKING REQUIREMENTS: | |
| CHWC ADDRESS: | 3200 ISLAND HIGHWAY N, NANAIMO, BC | EXISTING GROSS FLOOR AREA: | 291,656.5 SF 27,086 SM | EXISTING PAD BUILDINGS: | 29,178 SF / 322.92 SF | SHOPPING CENTRE: | 1 SPACE PER 30 SM (322.92 SF) OF NET FLOOR AREA |
| CURRENT ZONING: | CC3 (CITY COMMERCIAL CENTRE) | EXISTING NET FLOOR AREA (85% OF GFA): | 247,908 SF 23,031.41 SM | PROPOSED BUILDING: | 8,113.76 SF 322.92 SF | HANDICAPPED SPACES: | 2 SPACES PER 100 REQUIRED SPACES OR PART THEREOF |
| PROPOSED ZONING: | CC3 (CITY COMMERCIAL CENTRE) | EXISTING BUILDING A: | 6,589 SF 610.28 SM | TOTAL PARKING REQUIRED: | 1,130 SPACES | SMALL CAR SPACES: | MAXIMUM 33% OF TOTAL SPACES PROVIDED |
| TOTAL SITE AREA: | 1,054,587 SF (97,874.38 SM) (24.21 AC) | EXISTING BUILDING B: | 4,583 SF 425.77 SM | TOTAL PARKING PROVIDED: | 1,285 SPACES | PARKING SPACE AND MANOEUVERING AISLE REQUIREMENTS: | |
| GROSS FLOOR AREA: | 8,113.76 SF (753.79 SM) (0.19 AC) | EXISTING BUILDING C: | 1,693 SF 157.29 SM | NEW HANDICAPPED SPACES REQUIRED: | 2 SPACES | STANDARD SPACE: | 2.75m (9'-0") x 5.8m (19'-0") |
| LOT COVERAGE (MAX 50%): | 0.77% | EXISTING BUILDING D: | 10,361 SF 962.57 SM | SMALL CAR SPACES (13% MAX ALLOWABLE): | 121 SPACES (9.9%) | SMALL SPACE (MAX 35%): | 2.5m (8'-3") x 4.6m (15'-2") |
| | | EXISTING LIQUOR STORE: | 6,015 SF 558.81 SM | PARKING RATIO: | 3.84 SPACES / 1,000 SF | HANDICAPPED SPACE: | 3.7m (12'-0") x 5.8m (19'-0") |
| | | EXISTING GROSS FLOOR AREA: | 29,178 SF 2,710.73 SM | | | LOADING SPACE (MINIMUM SIZE): | 3.0m (9'-10") x 6.7m (22'-0") |
| | | PROPOSED BUILDING: | 8,113.76 SF 753.79 SM | | | MANOEUVERING AISLE WIDTH: | 6.7m (22'-0") (TWO-WAY) |
| | | PROPOSED ADD'L GROSS FLOOR AREA: | 8,113.76 SF 753.79 SM | | | | |
| | | TOTAL GROSS FLOOR AREA: | = 328,948.26 SF 30,590.29 SM | | | | |

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2019-APR-12
CURRENT PLANNING

SITE PLAN
SCALE: 1" = 50'-0"





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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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RECEIVED
DP 1135
2019-APR-12
CITY OF VANCOUVER

PROJECT:
FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE

3200 ISLAND HIGHWAY N
NANAIMO, BC

FOR NORTHWEST PROPERTIES

DRAWING TITLE:
BUILDING
ENLARGEMENT

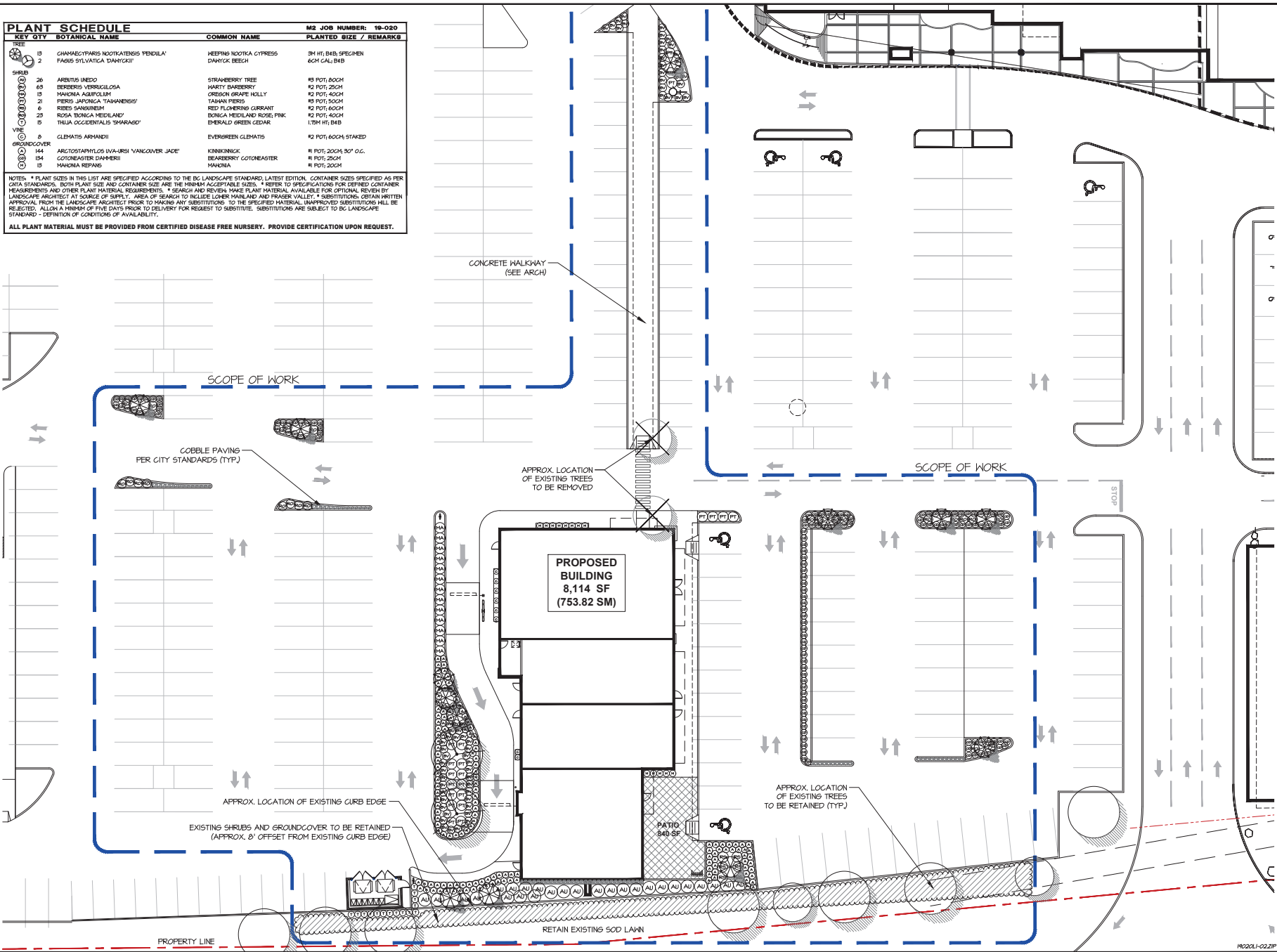
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| DATE: FEB/13/11 | DRAWING NUMBER: |
| SCALE: 1/8" = 1'-0" | L2 |
| DRAWN: PMT | OF 3 |
| DESIGN: PMT | 19-020 |
| CHECK: MTLH | |
| M2LA PROJECT NUMBER: | |

PLANT SCHEDULE

| KEY QTY | BOTANICAL NAME | COMMON NAME | M2 JOB NUMBER: 19-020 | PLANTED SIZE / REMARKS |
|---------|---|----------------------------|------------------------|------------------------|
| 1 | QUERCUS PARVA 'NUTTALLII' PENDULA | KEEPIES NOOTKA CYPRESS | 3M HT, BAB, SPECIMEN | |
| 2 | FAHUS SYLVATICA 'DANICUS' | DANICUS BEECH | 60M CAL, BAB | |
| 26 | ARENUS UNEDD | STRAWBERRY TREE | #3 POT, 60CM | |
| 63 | BERBERIS VERNICULOSA | HARTY BARBERRY | #2 POT, 25CM | |
| 13 | MAHONIA AQUIFOLIUM | OREGON GRATE HOLLY | #2 POT, 40CM | |
| 21 | PIERIS JAPONICA 'TAKANENISS' | TAIWAN PIERIS | #3 POT, 50CM | |
| 4 | RIESES SANBURNI | RED FLOWERING CURRANT | #2 POT, 60CM | |
| 23 | ROSA BONICA 'HEIDLAND' | BONICA HEIDLAND ROSE, PINK | #2 POT, 40CM | |
| 5 | THUJA OCCIDENTALIS 'SHARAD' | EMERALD GREEN CEDAR | 1.5M HT, BAB | |
| 8 | GLEHATIS ARHANDI | EVERGREEN GLEHATIS | #2 POT, 60CM, STAKED | |
| 144 | ARCTOSTAPHYLOS UVA-URSIS 'VANCOUVER JADE' | KINKIDINK | #1 POT, 20CM, 30" O.C. | |
| 134 | COTONEASTER DAMMERI | BEARBERRY COTONEASTER | #1 POT, 25CM | |
| 13 | MAHONIA REPENS | MAHONIA | #1 POT, 20CM | |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



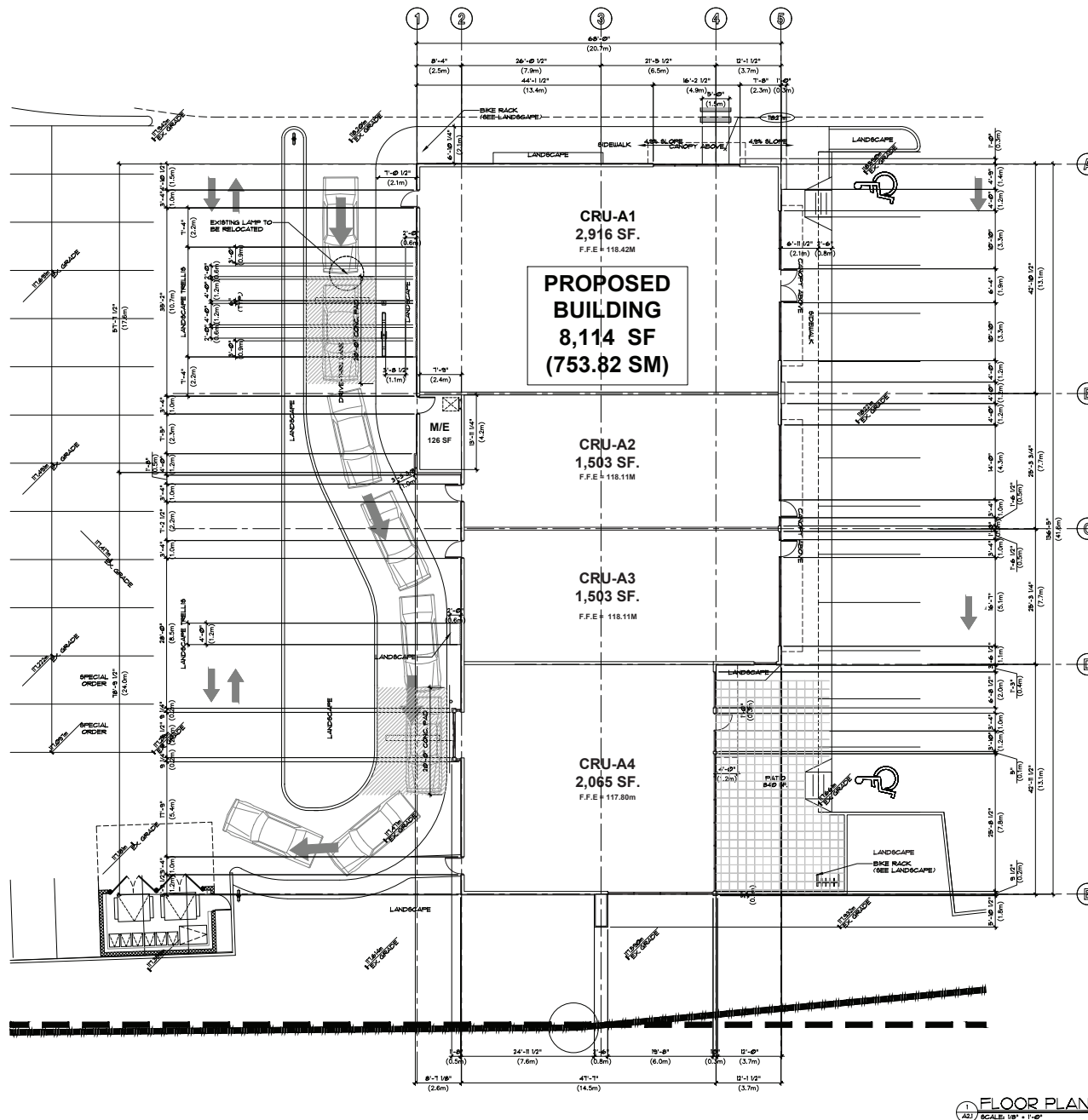
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2019-APR-12
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PROJECT:
**FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE**
3200 ISLAND HIGHWAY N
NANAIMO, BC
For NORTHWEST PROPERTIES

DRAWING TITLE:
**OVERALL
LANDSCAPE PLAN**

| | |
|----------------------|-----------------|
| DATE: FEB/20 | DRAWING NUMBER: |
| SCALE: 1/8" = 1'-0" | L1 |
| DRAWN: PMT | OF 3 |
| DESIGN: PMT | 19-020 |
| CHKD: MTLH | |
| M2LA PROJECT NUMBER: | |



FLOOR PLAN
SCALE: 1/8" = 1'-0"

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2019-APR-12
Correct Planning

NOTE:
DIMENSIONS TO EXTERIOR FACE OF STUD

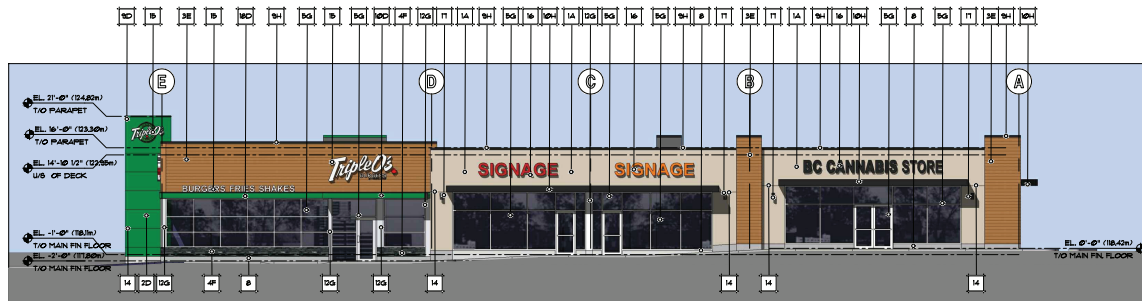
FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



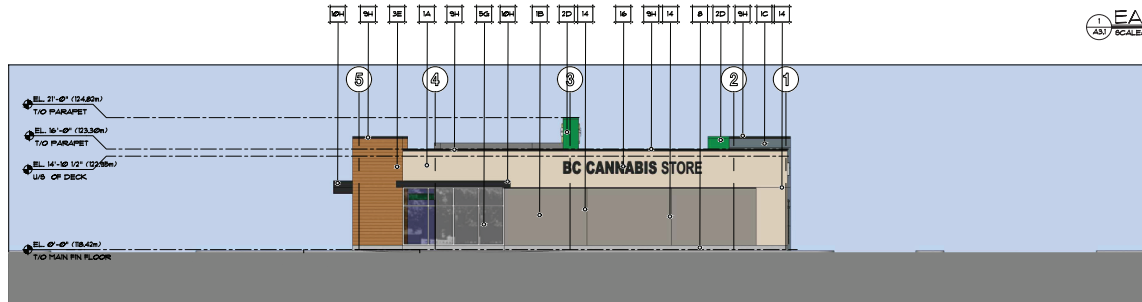
architects ltd.
420-745 THLOW ST
VANCOUVER BC V6C 2S5
TELEPHONE 604-687-2334

project number: 4922
sheet: 10
FLOOR PLAN

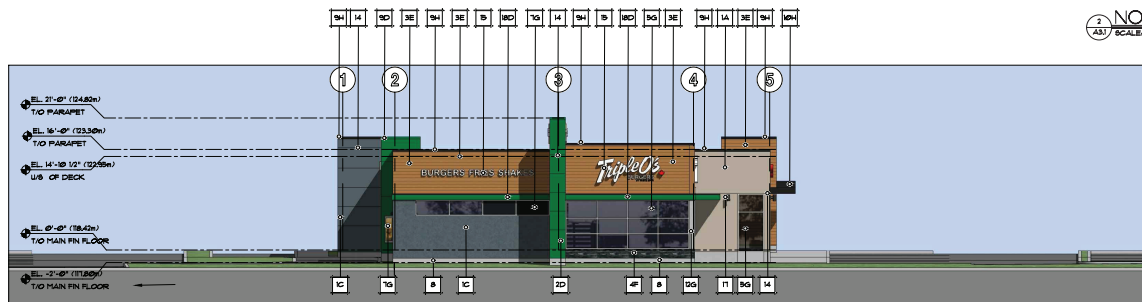
date: 2019-01-04
drawn: AS NOTED
check: MC
approved: RJ
A-21



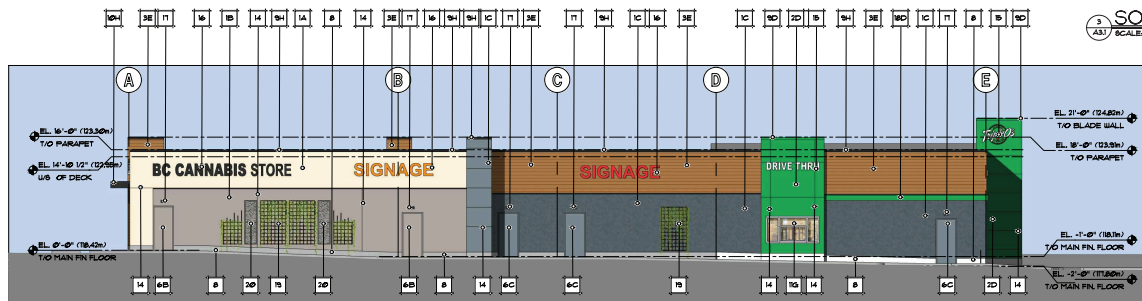
1 EAST ELEVATION
A3/ SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
A3/ SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION
A3/ SCALE: 3/32"=1'-0"



4 WEST ELEVATION
A3/ SCALE: 1/8"=1'-0"

| EXTERIOR MATERIALS & FINISH | |
|-----------------------------|---|
| 1 | EIFS |
| 2 | PRE-FINISHED METAL PANEL |
| 3 | LONGBOARD |
| 4 | CULTURED STONE |
| 5 | THERMALLY BROKEN PRE-FINISHED ALUMINUM PAINTED STONEFRONTS & DOOR |
| 6 | HOLLOW METAL DOOR |
| 7 | THERMALLY BROKEN PRE-FINISHED ALUMINUM GLAZING |
| 8 | CONCRETE UPSTAND, NATURAL SMOOTH FINISH |
| 9 | PRE-FINISHED METAL FLASHING |
| 10 | METAL CANDOPY |
| 11 | PRE-FINISHED ALUMINUM DRIVE-THRU WINDOW |
| 12 | ALUMINUM BREAKSHAPE |
| 13 | EXTERIOR LIGHTING AS PER TENANT SPECIFICATIONS |
| 14 | REVEAL CHANNEL |
| 15 | ILLUMINATED EXTERIOR TRIPLE O'S SIGNAGE BY TENANT |
| 16 | INDIVIDUALLY LIT CHANNEL LETTERS BY TENANT |
| 17 | WALL SCOSCE |
| 18 | SIGN BOX |
| 19 | WOOD LATTICE |
| 20 | DECORATIVE PANEL |

| COLOURS | |
|---------|--|
| A | BENJAMIN MOORE, 2143-50 "OLD PRAIRIE" |
| B | BENJAMIN MOORE, 2108-50 "SILVER FOX" |
| C | BENJAMIN MOORE, 221-10 "GRAY" |
| D | TRIPLE O'S GREEN |
| E | CHESTNUT BROWN |
| F | CULTURED STONE (PRO-FIT ALPINE) LEDGE STONE - "BLACK RUNDLE" |
| G | CLEAR ANODIZED |
| H | BLACK |

FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



architects ltd.
420-745 THURLOW ST
VANCOUVER BC V6C 5G5
TELEPHONE 604-687-2334
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sheet 50
BUILDING ELEVATIONS

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date 2018-08-21 sheet number
drawn AS NOTED
check YS, MC
designed AS
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1 **NORTHEAST VIEW**
AS3 / SCALE: NTS



2 **SOUTHEAST VIEW**
AS3 / SCALE: NTS



3 **NORTHWEST VIEW**
AS3 / SCALE: NTS



4 **SOUTHWEST VIEW**
AS3 / SCALE: NTS

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Current Planning

FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



architects ltd.
420-745 THLOW ST
VANCOUVER BC V6C 5S5
TELEPHONE (604) 687-2334
project number **4922**
sheet no.
RENDERINGS

date 2019-01-30 sheet number
drawn AS NOTED
checked YS, JLD
designed YS
A-32

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001135

Legend

 Subject Property