

# 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.

## 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. <u>ADOPTION OF MINUTES:</u>

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. <u>PRESENTATIONS:</u>

## (a) <u>Development Permit Application No. DP1129 - 4750 Rutherford Road, Unit 143</u>

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) <u>Development Permit Application No. DP1126 – 560 Third Street</u>

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) <u>Development Permit Application No. DP1128 – 576/580 Rosehill Street</u>

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.

4

MINUTES – DESIGN ADVISORY PANEL 2019-FEB-28 PAGE 4

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. <u>ADJOURNMENT:</u>

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:

Zoning	R9- High Density (High Rise) Residential
Location	The subject property is located in North Nanaimo between Calinda Street and McRobb Avenue, with access from Sentinal Drive, a private road.
Lot Area	12,779m <sup>2</sup>
Official Community Plan (OCP)	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
Relevant Design Guidelines	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 Sentinal 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 Sentinal 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 6<sup>th</sup> 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 Sentinal 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 archivecu inc.

December 27, 2018

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

DESIGN RATIONAL

## Re: Design rational for6340 Mc Robb Avneue, Nanaimo, B.C.

## 1.Introduction:

My client Mint Residentials 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.

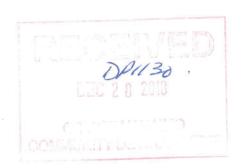
## 2. Site location and zoning context:

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 5<sup>th</sup> 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 Sentinal 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 Sentinal 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 6<sup>th</sup> 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 5<sup>th</sup> and 6<sup>th</sup> 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 Preventation 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.

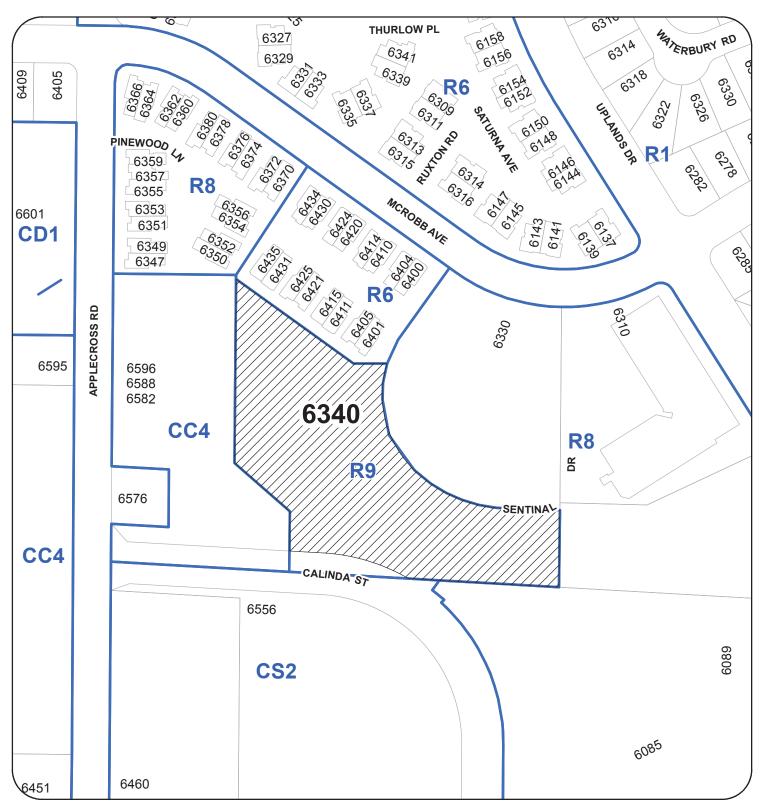
In order to focus on air quality of units, products that are low in VOC's and made from natural materials will be sourced. A high performance building envelope along with comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.

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





## DEVELOPMENT DATA:

HIGH RISE RESIDENTIAL DEVELOPMENT (PHASE 2)

#### PROJECT ADDRESS:

6340 MC ROBB AVE.

#### ZONING:

R9 ,HIGH DENSITY RESIDENTIAL (HIGH RISE)

#### SITE AREA:

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

#### (F.A.R.) CALCULATIONS

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/ACCESSIB	LE UNIT:	4	4
VISITOR 1 PER 22 UNI	Т	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. 216, 138 SQ.FT. 6TH TO 18TH FLOORS: 19TH & 20TH FLOORS: 28, 800 SQ.FT. TOTAL OF PHASE 2: 382, 926 SQ.FT. 6 STOREY BUILDING(PHASE 1): 53, 033 SQ.FT.

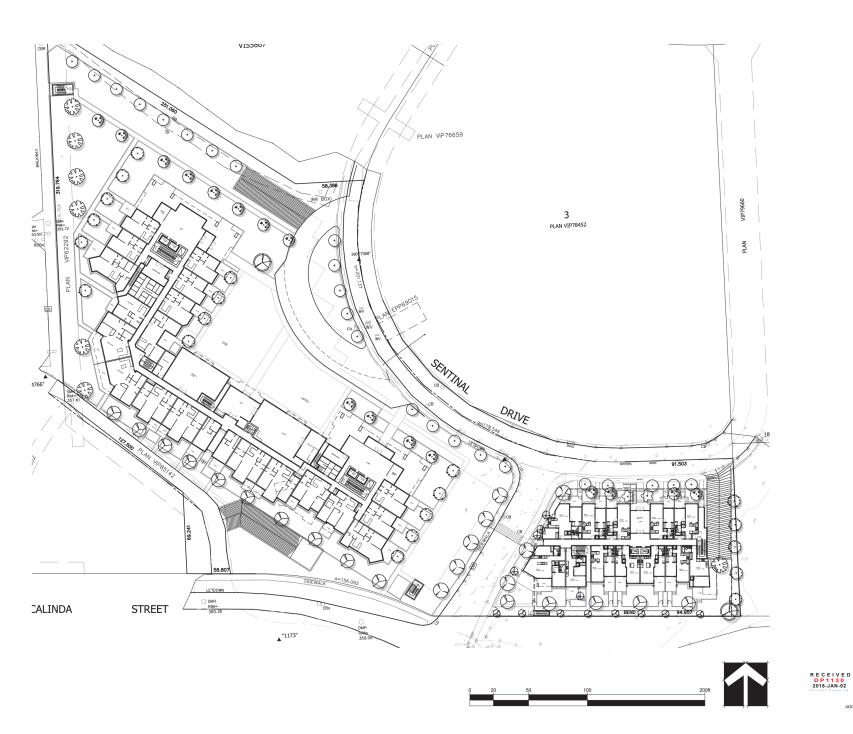
#### TOTAL PROPOSED BUILDABLE AREA: 435, 959 SQ. FT.

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 UNIT	rs) 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 L	JNIT	22	22
TOTAL		517	517
SMALL CAR: 17 = 2	5%		P1:191
			P2:230
			P3:96

## PROVIDED ONE BICYCLE STORAGE AND ONE STORAGE LOCKER

PER UNIT.





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NO. DATE REVISION DESCRIPTION

MINT CONDOMINIUM DEVELOPMENT 6340 McRobb Avenue Nanaimo, BC

DRAWING TITLE:

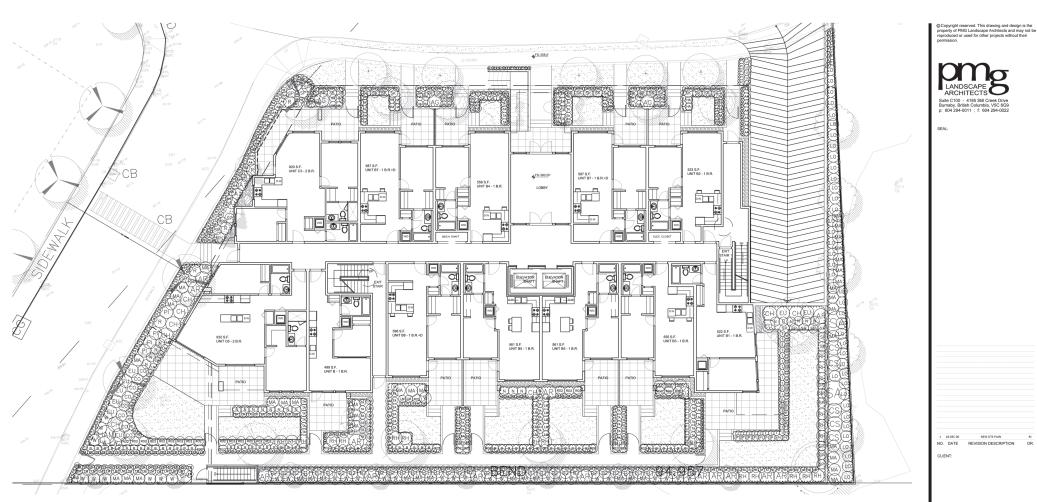
# LANDSCAPE KEY PLAN

SCALE: LO DRAWN: CHK'D:

18-209

18209-1.ZIP PMG PROJECT NUMBER:





PLAI	NT S	CHEDULE		PMG PROJECT NUMBER: 18-209
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(AB)	14	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
(40)	3	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM
(44)	25	AZALEA JAPONICA 'AUTUMN CHEER'	DWARF AZALEA; LIGHT PINK	#2 POT; 25CM
(A1)	4	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
(8)	57	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;25CM
(H)	9	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
(60)	8	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM
(3)	5	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM
(EU)	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 30CM
◉	33	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	#2 POT; 30CM
	1	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	#3 POT; 80CM
(N)	21	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
(PI)	4	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
(89)	25	RHODODENDRON 'ELIZABETH'	RHODODENDRON; SMALL VAR, RED	#2 POT; 20CM
(8)	5	RIBES ALPINUM	ALPINE CURRANT	#2 POT; 60CM
(40)	35	ROSA MEIDILAND 'WHITE'	MEIDILAND ROSE; WHITE	#2 POT; 40CM
(SA)	2	SAMBUCUS RACEMOSA	RED ELDERBERRY	#3 POT; 60CM
(sx)	34	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(P)	21	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
(TA)	62	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
SETERNETE ET SENSEPERE	25	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
(B1)	12	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT: 50CM

NOTES: "FLATT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BIC LANDSCAPE STANDARD AND CANADAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PECCUAL STANDARD, BOTH PLAY SIZE AND CONTAINER SIZES SPECIFIED AS PECCUAL STANDARD. SOUTH PLAY SIZES AND CONTAINER SIZES SPECIFIED AS PECCUAL STANDARD. SOUTH PLAY SIZES AND CONTAINER SIZES SPECIFIED AS PECCUAL STANDARD, PLAY SIZES AND CONTAINED AS PECCUAL STANDARD. PLAY SIZES AND CONTAINED AND SIZES AND CONTAINED AND SIZES AND CONTAINED AND SIZES AND SIZES AND CONTAINED AND SIZES AND

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
RASS				
3363E	47	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	30	CAREX OSHIMENSIS EVEREST	FROSTED SEDGE	#1 POT
æ	33	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
@	54	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
(PI)	124	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
(E)	40	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENI	NIAL			
(44)	38	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
BREE-RE	29	HEMEROCALLIS WHITE TEMPATION	DAYLILY, WHITE	#1 POT; 20CM
(I)	70	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9 CM POT
œ	62	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(62)	4	NEPETA x JR WALKER	DWARF CATMINT	15 CM POT
Œ	36	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
	17	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC_				
360C	73	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
(e)	51	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(6)	40	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
(6)	56	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
-				



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**6 STOREY BUILDING SHRUB PLAN** 

MINT CONDOMINIUM DEVELOPMENT 6340 McRobb Avenue Nanaimo, BC

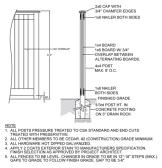
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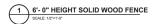
18-209

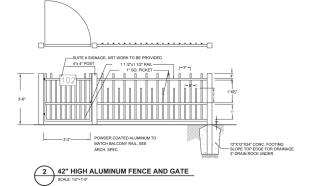
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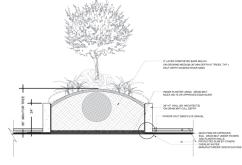
18209-1.ZIP PMG PROJECT NUMBER

DRAWING TITLE:









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

A' WIDE CONC. EDGE RESTRAINT
DO NOT INFILL AND SWEEP SAND BETWEEN
PAVERS THAT ARE ON TO PO' SLAB
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CONCRETE PAVERS
AS PER LANDSCAPE PLAN
1.5° BRID'S EY GRANUL
INLEX PEDJ OR APPROVED
EQU. DRAIN MAT PROTECTED SLAB BY OTHERS -





3 LANDSCAPE ON SLAB

CLIENT

MINT CONDOMINIUM DEVELOPMENT 6340 McRobb Avenue Nanaimo, BC

NO. DATE REVISION DESCRIPTION

DRAWING TITLE:

LANDSCAPE DETAIL

DATE: 18.NOV.07 DRAWING NUMBER: SCALE: AS SHOWN DRAWN: RJ DESIGN: CHK'D: PCM

18-209

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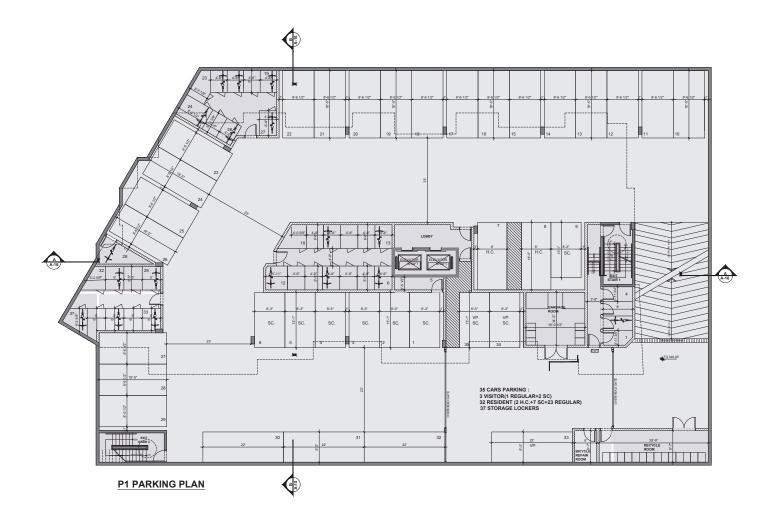
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#### SALEHI ARCHITECT INC.

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#### CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

#### PROJECT :

6340 MACROBB AVE. RESIDENTIAL APARTMENT

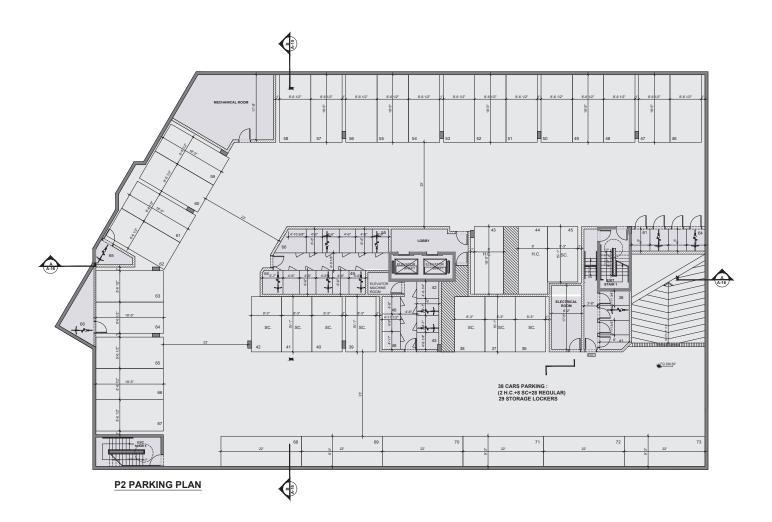
#### DRAWING TITLE :

#### P1 PARKING PLAN

SEAL	A03
DATE :03-06-2018	DRAWN : F.N.
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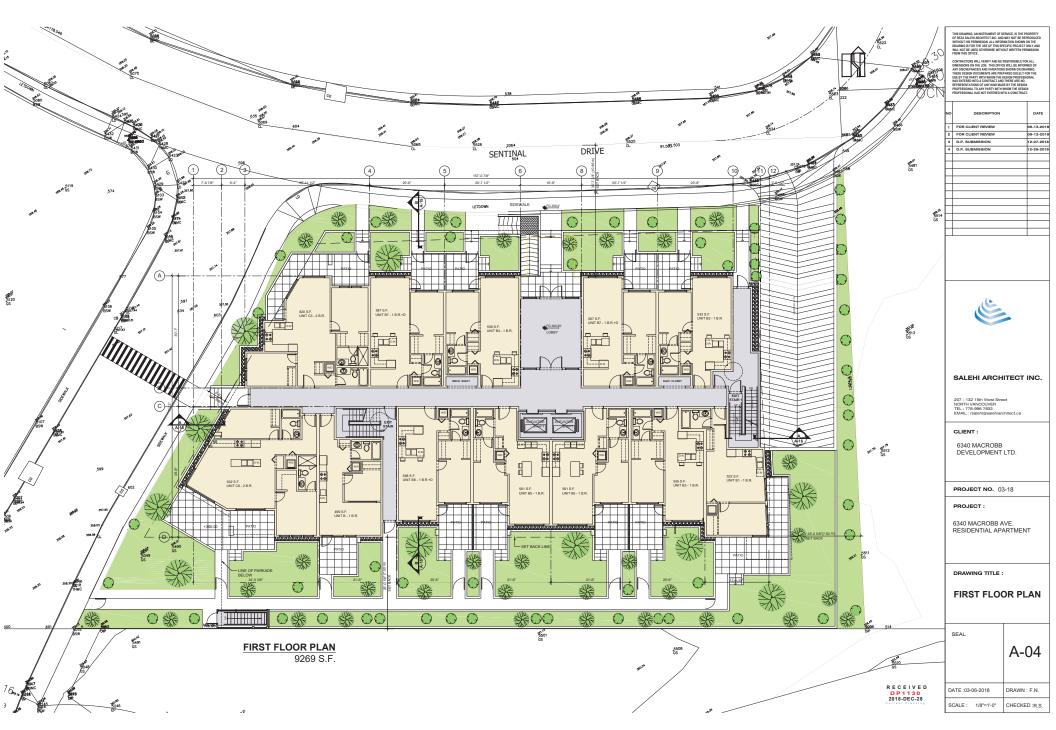
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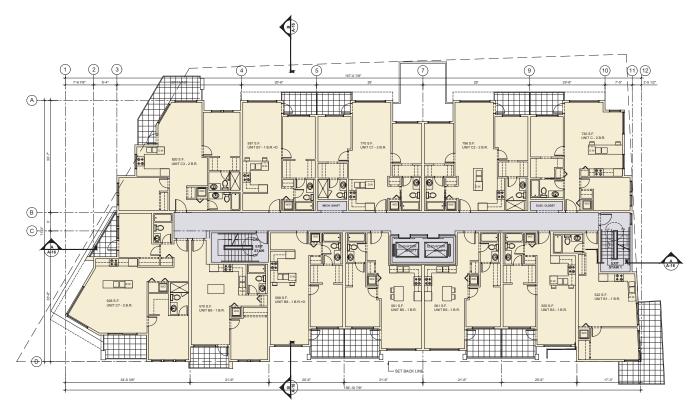
DRAWING TITLE :

## P2 PARKING PLAN

SEAL	A02
DATE :03-06-2018	DRAWN : F.N.







SECOND FLOOR PLAN 9161 S.F. THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEH ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AN WILL NOT SE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

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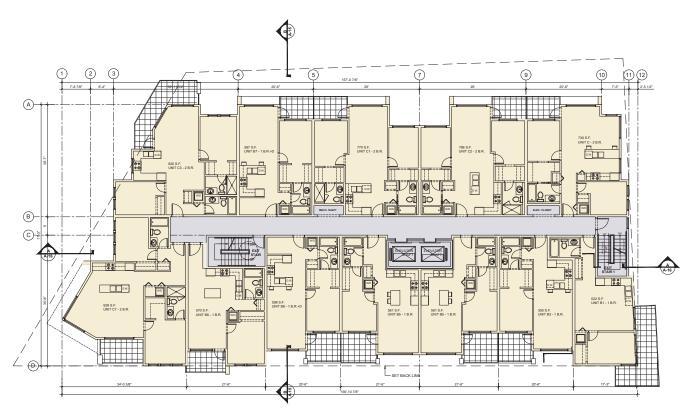
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#### SECOND FLOOR PLAN

SEAL	A-05
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.







3RD & 4TH FLOOR PLANS 9172 S.F. THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCE WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT SE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

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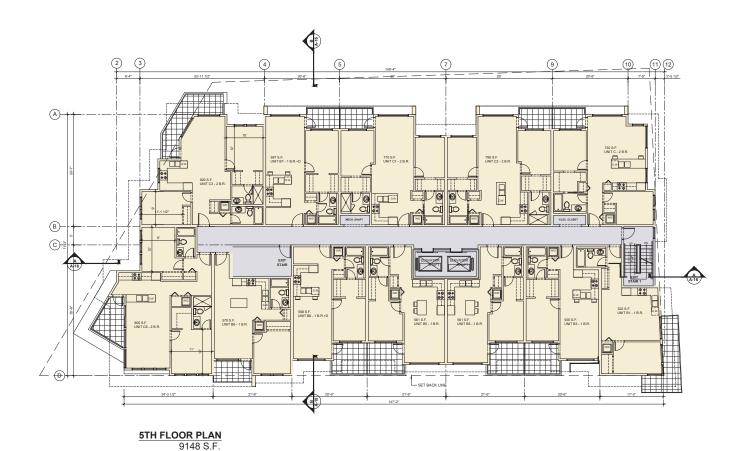
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#### 3RD & 4TH FLOOR PLANS

SEAL	A-06		
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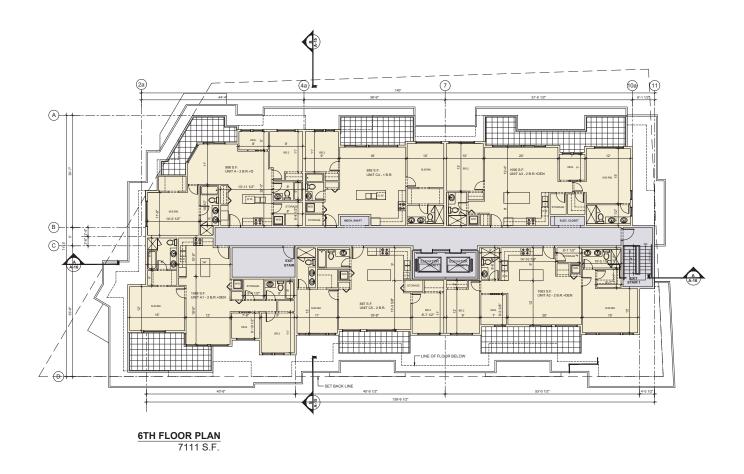
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#### DRAWING TITLE :

#### **5TH FLOOR PLAN**

SEAL	A-07
DATE :03-06-2018	DRAWN : F.N.
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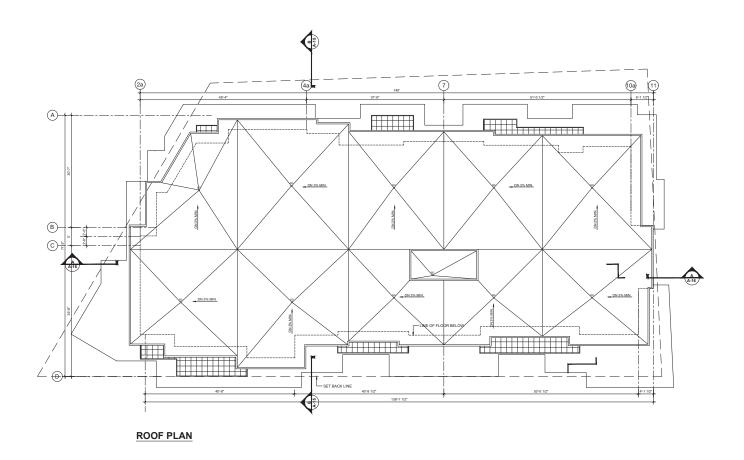
#### PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

#### 6TH FLOOR PLAN

SEAL	A-08
DATE:03-06-2018	DRAWN : F.N.
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DRAWING TITLE :

#### **ROOF PLAN**

SEAL	A-09			
DATE :03-06-2018	DRAWN : F.N.			
SCALE: 1/8"=1'-0"	CHECKED :R.S.			





#### NORTH ELEVATION

FINISH MATERIALS LIST:								
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 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6	METAL FLASHING - TO MATCH BACKGROUND COLOUR	10	EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER	14	HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)		
3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7	PRE-CAST CONCRETE CAP	11	PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT				
4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	8	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	12	HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT				

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PROJECT NO. 03-18

## PROJECT :

6340 MACROBB AVE. RESIDENTIAL APARTMENT

#### DRAWING TITLE :

R E C E I V E D D P 1 1 3 0 2018-DEC-28

#### NORTH ELEVATION

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	A-10
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED : R S



#### SOUTH 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	PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)
2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6 METAL FLASHING - TO MATCH BACKGROUND COLOUR	10 EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER	HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)
3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7 PRE-CAST CONCRETE CAP	11 PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT	
4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	8 HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	12 HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT	

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6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

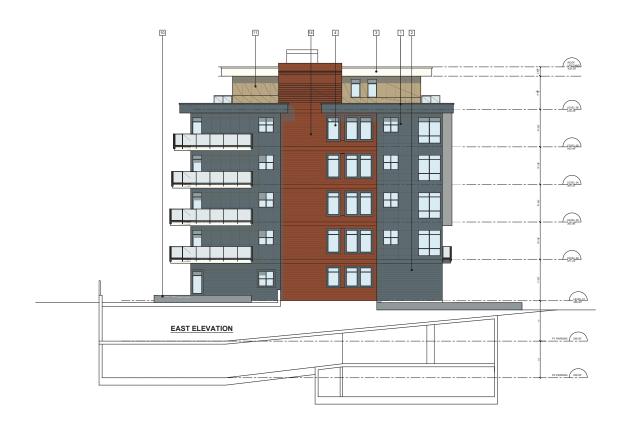
#### PROJECT :

6340 MACROBB AVE. RESIDENTIAL APARTMENT

#### DRAWING TITLE :

#### SOUTH ELEVATION

SEAL	A-12
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED -b &



FII	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	HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	6	METAL FLASHING - TO MATCH BACKGROUND COLOUR	10	EXPOSED CAST IN PLACE CONCRETE - ARCHITECTURAL FINISH COME WITH CLEAR SEALER	14	HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0426-ICI PAINT)
3	PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	7	PRE-CAST CONCRETE CAP	11	PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT		
4	RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	8	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)	12	HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2803D BY GENERAL PAINT		

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2	FOR CLIENT REVIEW	09-12-2018
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@salehlarchitect.ca

#### CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

#### PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

#### EAST ELEVATION

SEAL	
	A-11
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/9"-1' 0"	CHECKED -B 6



WEST ELEVATION

FINISH MATERIALS LIST:					
PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA (CL3076A-GENERAL PAINT)	ALUMINUM GUARDRAIL WITH FROSTED GLAZING - 9 CULTURED STONE CHARCOAL	13 PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (A0426-ICI PAINT)			
2 HORIZENTAL PAINTED HARDIE SIDING - ALRAMIRA (CL3076A-GENERAL PAINT)	METAL FLASHING - 10 EXPOSED CAST IN PLACE CONCRETE - TO MATCH BACKGROUND COLOUR ARCHITECTURAL FINISH COME WITH CLEAR SEA	HORIZENTAL PAINTED HARDIE SIDING - DEEP SPICE (A0428-ICI PAINT)			
3 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)	PRE-CAST CONCRETE CAP 11 PAINTED HARDIE PANEL WITH REVAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT				
4 RESIDENTIAL VINYL WINDOW FRAMES BLACK WITH CLEAR GLAZING	HORIZENTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)  12 HORIZONTAL PAINTED HARDIE SIDING ASTRON - CL 2603D BY GENERAL PAINT				

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CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCES AND VARATIONS SHOWN ON DRAWNON. THESE DESIGN DOCUMENTS ARE PREADED SILLEY FOR THE USE OF THE PARTY WITH WHOM THE DESIGN PROFESSIONAL REPRESENDED OF ANY KIND MADE BY THE DESIGNAY PROFESSIONAL TO ANY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL TO ANY THIS DRAY WITH WHOM THE DESIGN PROFESSIONAL. TO ANY THIS DRAY WITH WHOM THE DESIGN PROFESSIONAL TO ANY THE DESIGN PROFESSIONAL. TO ANY THE PROFESSIONAL THE PROFESSIONAL TO ANY THE PROFESSIONAL TO ANY THE PROFESSIONAL THE PROFES

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#### CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

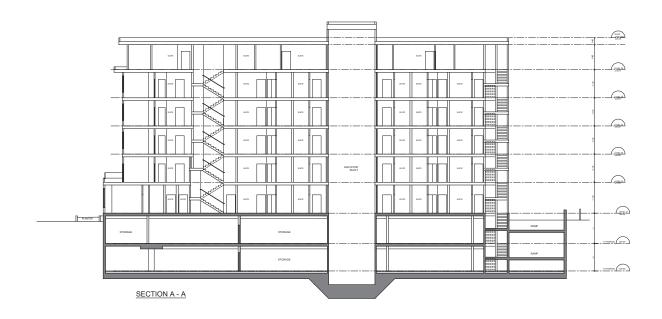
#### PROJECT:

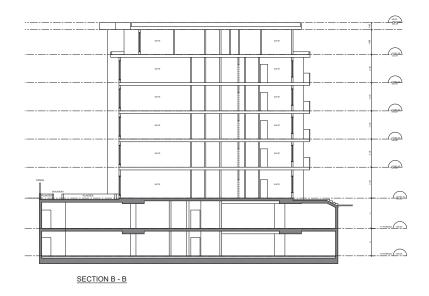
6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

## WEST ELEVATION

1	
SEAL	A-13
DATE :03-06-2018	DRAWN : F.N.
SCALE: 1/8"=1'-0"	CHECKED :R.S.





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#### CLIENT:

6340 MACROBB DEVELOPMENT LTD.

PROJECT NO. 03-18

#### PROJECT:

6340 MACROBB AVE. RESIDENTIAL APARTMENT

DRAWING TITLE :

#### SECTION A-A & B-B

SEAL	A-14
DATE :03-06-2018	DRAWN : F.N.
SCALE : 3/16"=1'-0"	CHECKED - P &

# **AERIAL PHOTO**





# **DEVELOPMENT PERMIT NO. DP001130**

Subject Property

#### 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:

Zoning	CC3 – City Commercial Centre
Location	The subject property is located at the corner of Island Highway North and Norwell Drive
Total Area	9.8ha
Official Community Plan (OCP)	Map 1 – City Commercial Centre Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
Relevant Design Guidelines	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 107<sup>th</sup> 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 Crosbby 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.

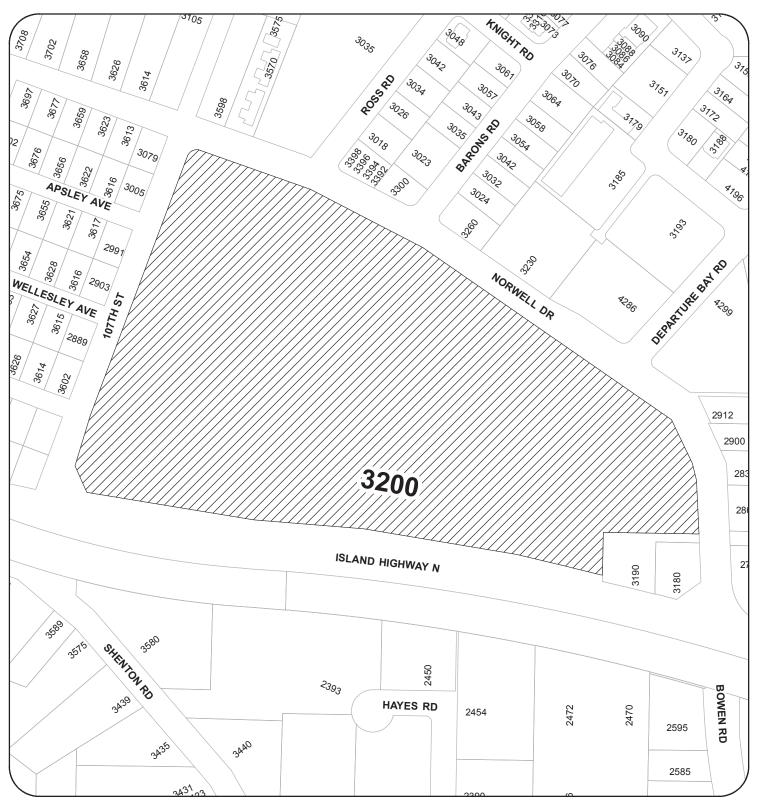
# LANDSCAPE:

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 LID

(RJ/jf)

# **LOCATION PLAN**



# DEVELOPMENT PERMIT NO. DP001135 LOCATION PLAN



Subject Property

Civic: 3200 ISLAND HIGHWAY N Legal: LOT A, SECTION 3 & 5

WELLINGTON DISTRICT, PLAN VIP60825

project number 4922

RENDERINGS





NORTHEAST VIEW



2 SOUTHEAST VIEW 433 SCALE NTO

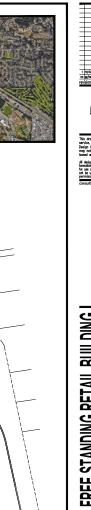




SOUTHWEST VIEW

432 SCALE: NTB

R E C E I V E D D P 1 1 3 5 2019-APR-12



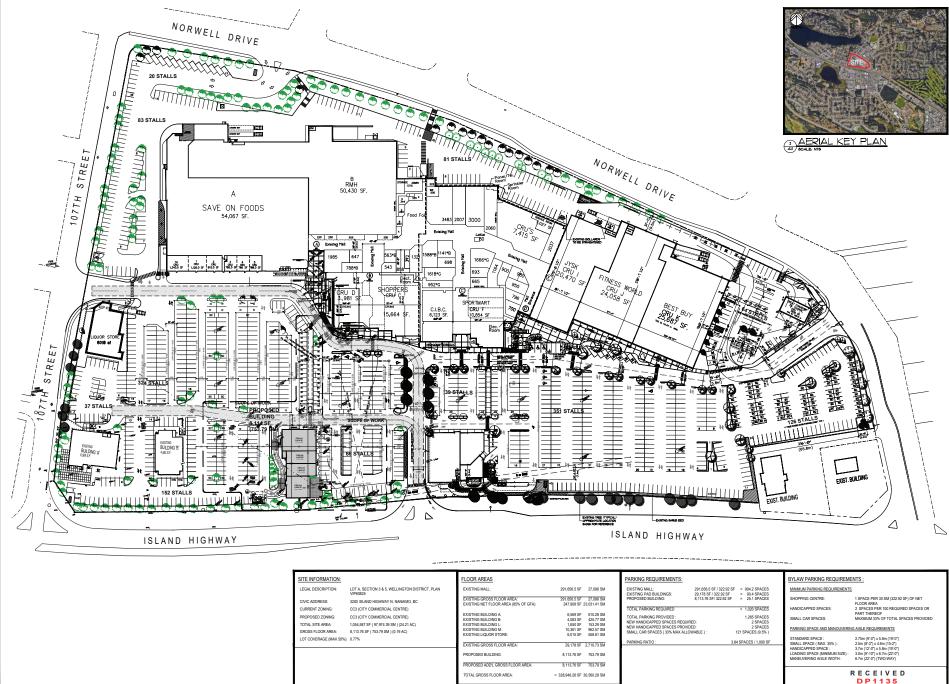




SITE PLAN

2019-APR-12

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324 STALLS

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**EXISTING** 

BUILDING 'B' 4.583 S.F.

> H/C H/C

152 STALLS

ENLARGED SITE PLAN

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sc

SC

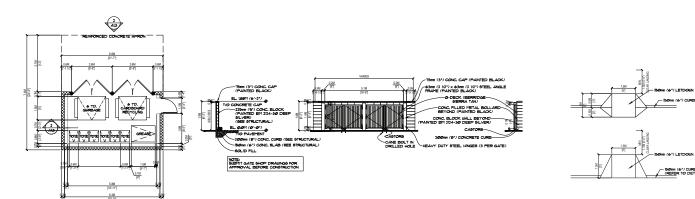
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6PEAKER POST (BY TENANT)

DRIVE-THRU DETECTOR LOOP SPECIAL ORDER

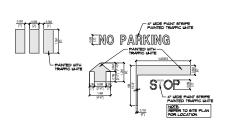
PECIAL ORDER

TELEPHONE 404 6872334
project number 4922
sheet title

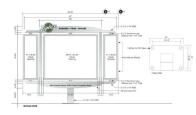


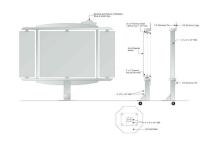
2 GARBAGE ENCLOSURE DETAILS
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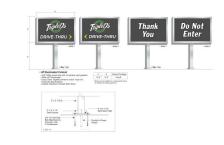
3 CONCRETE LETDOWN DETAILS



GARBAGE ENCLOSURE PLAN



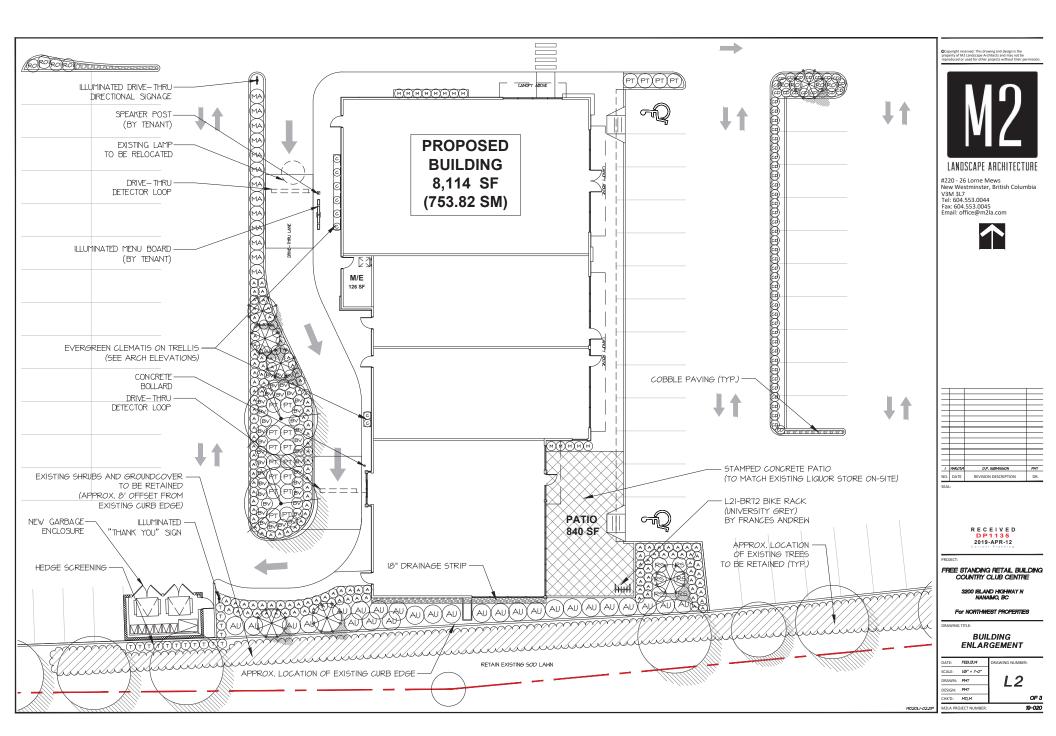


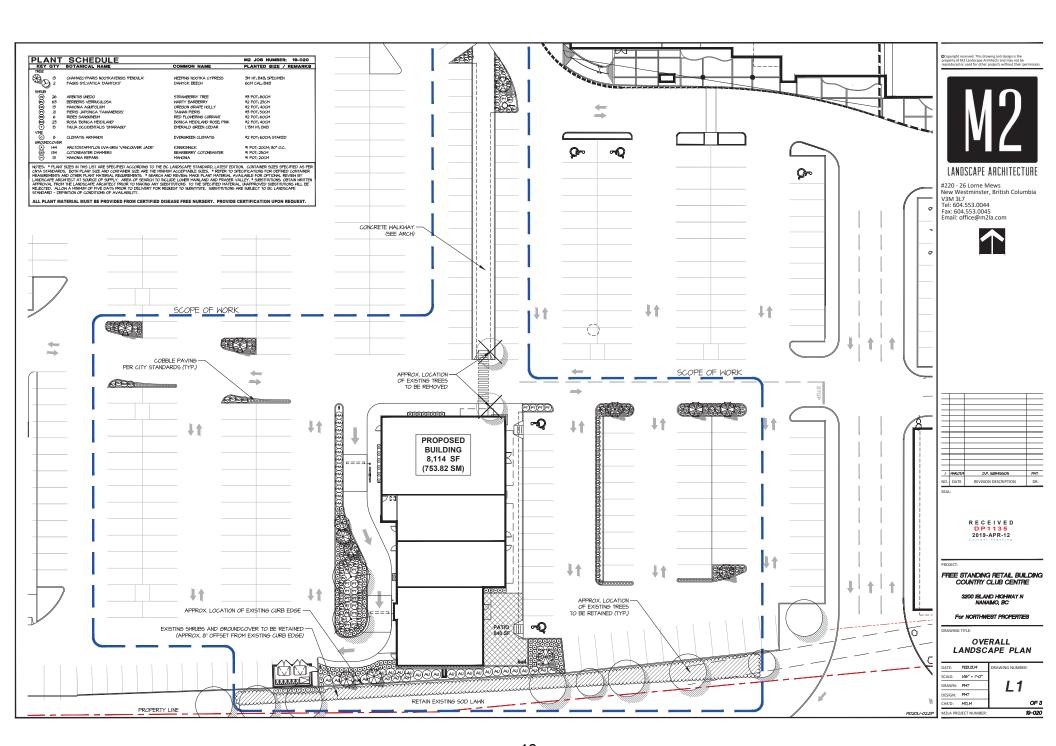


PAINTED LINE DETAILS

DRIVE-THRU MENU BOARD DETAILS

DRIVE-THRU DIRECTIONAL SIGNAGE DETAILS





#### PART ONE GENERAL REQUIREMENTS PROPERTY S 3. CCDC for 2 3989 Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in conjunction with this section unless superseded by other Centrard Documents. \*\*Comply with all articles in the General Conditions of Centrard in Conditions of Centrard in Conditions of Centrard in Centrard Incomments. \*\*Comply with all articles in the General Conditions of Centrard in Centrard Incomments. \*\*Comply with all articles in the General Conditions of Centrard in Centrard Incomments. \*\*Comply with all articles in the General Conditions of Centrard in Centrard Incomments. \*\*Comply with all articles in the General Conditions of Centrard Incomments. \*\*Comply with all articles in Centrard Incomments. \*\*Comply with all articles 2 B.C. Landscape Standard, 7th edition 2590, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly, All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction. 3. MASTER MANCHAL SPECEFCATIONS & STANDARD DETACS, 2000 editor, prepared by the Consulting Engineers of British Columbia, Resolutions and Heavy Construction Association, and the Municipal Engineers Division A STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008 Prepared by the Irrigation Industry Association of British Columbia. .5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED. 12 TESTING J. A current feet nere than one month) heat for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Leedagag Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 14 Growing Medium Testing for enrenders. 2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not need specification. Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect STEETON. The third is indicate Architect Control with the flower periodents be activated to the dispetal or motion. This periodent is the dispetal or motion. This periodent is not dispetal to the dispetal or motion and the second in the dispetal or motion and the second is the dispetal or motion. 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Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor. All win and superintendence shall be performed by personnel skilled in tandscape contracting. In addition, all personnel applying berbloides and/or pesticides shall hald a current items issued by the appropriate authorities. 5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans. 6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be considered prior to final acceptance. 1.6 WARRANTIES Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion. 2 Refer to individual sections for specific varranties. PART TWO SCOPE OF WORK 1 SCOPE OF WORK Other conditions of Contract may apply. Confirm Scope of Work at time of tender. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following: combin of the Noteway 12. Relation of College Trees where shown on drawings. 13. Relation of College Trees are shown on drawings. 13. Relation of College Trees are shown on the Note II. 14. Relation of College Trees are shown on the Note II. 15. Deep and starting represents and such that the III. 15. Deep and interpretation of College Trees are represented and batter and Fallin day. 15. Deep and interpretation of College Trees are represented and batter and Fallin day. 16. The present and interpretation of College Trees are shown on the III. 17. Deep and III. 18. TABLE ONE PROPERTIES OF GROUWS MERBH FOR LEVEL 2 GROOVED AND LEVEL 3 MODERATE AREAS Canadam System of Sel Classification Technic Class: Level Seef' in "Sandy Lean". Applications Low Traffic Areas. Trees and Lerge Shouls Least Areas larger than 25em All Gravel: 0 - 1% 0 - 1% 0 - 5% 0 - 5% 0 - 5% larger than 2nm Weight of Growing Medi Send larger than 0.05mn smaller than 2.0mn 50 - 80% 70 - 90% 40 - 80% 10 - 25% 0 - 15% 10 - 25% larger than 0.002nm smaller than 0.05nm smaller than 0.002nm 0 - 25% 0 - 15% 0 - 25% 10 - 20% 15 - 20% 3 - 5% Acidity (pH): 2 Fertilizer: An ansanic and/or increase; compand containing Nitroper INI Photohele (25), and Patesh (suitable 2) in proportions required by soil test. 3 Line: Ground pericultural linestone. Meet requirements of the B.C. Landscape Standard. A. Organic Additive Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Frasor Richmond Solis & Films, Stream Organics Management. 5 Sand: Clean, washed owns sand to meet requirements of the B.C. Landscape Standard. 4. Composted Bark Holch: Mann (3/4") ninus fir/Henlack bark chips and fines, free of chunks and sticks, dark brown in colour and free of all sail, stones, roots or other extraneous matter. Fresh arrange in colour bank will be rejected. 3. Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hald current licenses issued by the appropriate authorities in the area. 3. Filter Fabric. A non biology addite blanket or either filtering membrane that will allow the passage of water but not fine soil particles. (Such as MPART NO NL, GECCON NAG OR AMECO 1545 or alternate product pre-approved by the Landscape Architect.)

.III Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free manager, Provide proof of certification.

.3 Supplier and installars of segmental block walls to provide engineered drawings for all walls signed and scaled drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer; include cost of engineering services in Teacher price.

.N. Miscellaneous. Any other material necessary to complete the project as shown on the drawings and described herein.

_		
7	PART THREE SOFT LANDSCAPE DEVELOPMENT 3.1 RETENTION OF EXISTING TIPES	PART TI
l	<ol> <li>Prior to any work on site - protect individual trees or plant groupings indicated as retained on tandscape plans as vegetation retention areas.</li> <li>In some instances the Landscape Architect will lag trees or areas to remain. Discuss tree retention areas at a shart-up meeting with the Landscape Architect.</li> </ol>	8 Appl 81 Sec 82 Fec 83 Cec 84 No 841 A 842 F 8421 8421 8422
ı	A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, camply with local monicipal requirements.     Ho machine travel through or within weget also releation areas or under crows of trees to be retained is allowed.	#4 No
ı	A Do not stockpile sall, construction materials, or excavated materials within vegetation retention areas.	#421 #422
l	Do not park, fad or service vehicles within regetation referrion areas.     Mo debris fires, clearing frees or treath burning shall be permitted within regetation retention areas.	9 Accu measurer After du
4	<ol> <li>No outers tree, channy rese or train puring shall be presented within vegetation reterrior areas.</li> <li>No outcostline, drain or service frenches nor any other disruption shall be penalthed within vegetation reterrior areas without a review of the proposed encroachment by the Landscape Architect.</li> </ol>	After du
l	the Landscape Architect.  2. Do not cut branches or roots of retained trees without the approval of the Landscape Architect.	.11 Clea
l	<ol> <li>Any damage to existing vegetation intended for preservation will be subject to evaluation by an LS.A. Certified Arborist using the "Guide for Plant Appraisal", Lighth Edition, 1992.</li> </ol>	.12 Main infervals Owner, to responsit
┨	31. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Centractor and or the personal responsible for the disturbance.	
ı	.10 In monicipalities with specific tree reterion/replacement bylaws ensure compliance to bylaws.  .11 In situations where required construction may disturb existing waget minimized for preservation, contact Landscape Architect for review prior to conservings constructions.	.13 Aco well esta days afti growing :
1	construction.	38 LAWN AR
ı	I. Ensure subgrade in prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planning is indicated close to existing frees, prepare suitable planning packets for material indicated on the planning plan. Shape subgrade to eliminate free standing under and conform to the site grading and drainage plan.	.1 Gene
ı	2 On slapes in excess of 31 french subgrade across slape to 158mm (6") minimum at 1.5m (5 ft.) intervals minimum.	.2 Gree Landscap
ı	<ol> <li>Scarify the entire subgrade innestately prior to placing growing neduct. Re-cullisate where vehicular traffic results in conpaction during the construction procedures.</li> <li>Ensure that all planting areas are snoothly contained after light compaction to finished grades.</li> </ol>	3 Tine A Set
l	A. Eliminate standing water from all finished grades. Preside a smooth, from and even surface and conform to grades shewn on the Landscape Dravings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.	.5 Spec
ı	5. Construct varies true to line and grade, smooth and free of sags or high points. Minimum slape 2%, maximum side slapes 10%. Assure positive drainage to collection points. 6. Stage not to exceed the fellowing maximums Rough Grass 31, Lave 64, Leadscape plantings 24.	TABLE
ı	7 Finished sol/mulch elevation at building to comply with municipal requirements.	CLASS CLASS
╛	8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sed, plants or mulch.	CLASS CLASS SPECIA
ı	33 LANDSCAPT CRAMAGE .1 Richard Monil: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundsceers, Planters, Crib Malis.	6 Line
ı	2 Wen include: See finish grading and serface drawings, includition of any drawing systems detailed on landscape plans. Meric Circl busins shown an inedicacy plans for consideration only, confirming and only on the Male.  2. Destroyer and confirming and only only only only only only only only	.7 Ferti
ı	2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work, as as to greened interruption of service or change to them, rehoted existing structures and attility services and be responsible for damage caused. 2.3 Plantor chains on stalls, Refer to Section 3.10 textailling tundersons or Structures.	A Sedo areas an Sed.
ı	3 Execution 3.1 Do Trendring and backfilling in accordance with engineering debils and specifications. 3.2 Lay drains an prapared back fixed to like and up about with inverts search and fixed of says an high points. Essure barrel of each pipe is in contact with bad throughout full	
ı	3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of saps or high points. Ensure barrel of each pipe is in contact with bed throughout full length.	.9 Main fron dan infervals until the through t
ı	tenty.  3. Comment imprigate of and let of promet is quite and brighted.  3. Comment imprigate of and let of promet is quite and brighted.  3. The prometting is part of and let of promet is quite and brighted.  3. The prometting is part of prometting in the prometting is prometting in the prometting is prometting in the prometting is prometting in the prometting in the prometting in the prometting in the prometting is prometting in the	until the through t
ı	3.6. Do not allow value to fixe intrough the pipes during construction except as approved by trageneer. 3.7. Make valuetright connections to existing chains, one or existing manifoles or calcibasins where indicated or as directed by Landscape Architect. 3.8. Play appricase ends of pipe with valetright clean out caps.	.10 Aco Landscap lawn has
4	3.9 Surround and caser page with drain reck in waterin 15thin layers to samus depths as shown in debats, nominum 10thin. 3.50 Cover drain rook with non-awaren filter clath lag all edges and seams minimum "Sfinin. 3.11 Assure positive drainage.	3.9 PLANTS
ı	3.37 Sect in remarker of french as obstained. 3.38 Protect subdrains from ficultation during inchallation. 3.4 Orbitally Section 1.5 Final Section Sec	.1 Confr
╡	3. Government (cannot)  1. Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Feet results to knowledge.	.2 Obta 3 Maio
┨	11 Physical properties, X content of greets, sand, sit), days and organics. 12 Addity Pit and quantities of line or sulphur required to bring within specified range. 13 Martinal treats of principle and trace elements and recommendations for required sail amendments.	A Tine A1 Pla ensure s
I	16. General Control Pricing Pr	ersure s
ı	Conget	5 Stan 5:1 All 5:11 Ri 5:12 Ri 5:2 Piz
ı	<ol> <li>Sogy of graving motion administrace as required by the soil test. Accorded growing motion must meet the specification for growing motion as defined in Table the for the sames server.</li> <li>Theoremity als required assessments levic best fill display that the growing assistant.</li> <li>Special interne payle required research surfaces. Serving and serving areas for instructions.</li> </ol>	
ı	22 Special lances hay be required for visious prisarials. Here'n a crawing neets no increazione.  3. Place the amended graving medium in all greas and planting areas. Spread graving medium in uniform layers and exceeding 6" (155mm), over uniforcen subgrade free of standing valety.	6 Revi
ı	standing water.  A. Minimum depths of growing medium placed and compacted to 80%:	.7 Aspl .7.1 Are .7.2 Su
ı	This depth of growing studies placed and composed in BEX     The STATE of the	# Subs #1 Ost #2 #8 #3 Sul
┨	A.13 Grountcoer only areas, if defined an plan	
ı	Site 1. A policy of the control of t	.9 Plan .9.1 Pla above or
ı	Lean without automatic impation. 17* Different     AL2 Stretch Symmetric impation. 15* Different     LA2 Stretch Symmetric impation. 15* Different     LA25 Trees and Specimen transfers. 15* (Wildman) were columns and/or edge of stab (werity column locations on-site for tree locations.)	above gr 9.2 Pia encounte 9.3 Day
ı	A.2.6 Depth noted includes I'm or 105-Simmi sand over filter faint: A.2.7 Maximum II' depth growing medium except where manded for trees over column points.	.10 Exc .10.1 To the origin
ı	Nameally apread growing medium/planting sell around existing trees, shrubs and obstacles.     In perimeter seeded grass areas, freather growing medium out to nothing all edges and bland into existing grades.	
ı	.7 Finished grades shall conform to the elevations shown on Landscape and site plans.	.11 Oral .11.1 Pro to raise t
ı	3.6 ROUGE (BASS AREA - SEZDOS)  1. General: Rough greas areas are noted on the drawings as "Rough Greas". Treat all areas defined an rough greas between all property lines of the project including all bedwarrocks to appe	.12 Plan .12.1 Pl
ı		burlap fr wire. .12.2 Fil grade. L .12.3 W .12.4 W
ı	2. Proparation of Serfaces: To S.C. Landucage Standard (Saso 3 Areas (Brugh grand) Section 2.113 2.1 Clust enabling set by reducted seasor of decks now "Data" in any observation. 2.2 Roughly set varieties to deliver for enablements specified on the profilms dealings. 2. Roughly set varieties to deliver deminients specified on the profilms dealings.	9rade. U .12.3 W .12.4 W
ı	<ol> <li>Time of Seeding-Seed from early spring (generally April 1st) is late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.</li> </ol>	.13 Stat .13.1 Us .13.2 Le .13.3 Ti .13.4 Go .13.5 Te .13.6 Ms
ı	A. Seed Supply & Testings. All seed must be obtained from a recognised seed supplier and shall be No. 1 grass sixture delivered in containers bearing the following information: A.1. Analysis of the seed informe A.2. Proceedings of soch seed type:	.13.2 Le .13.3 Ti .13.4 Ce
ı	5. Seed Mixture: All varielles shall be rated as strong performers in the Pacific Northwest and are subject to client approval.	.13.5 Tr .13.6 Ma
1	Seat Mixer All services shall be rated as shong performers in the Polific Berthands and are subject to disent approved.  This Company Bed Forces  This Company Bed Forces  All States Proceeding by  All Seatons's Reagress  The William Company are andown of Williams's with New Forces of Company  The William Company are andown of Williams's with New Forces of Company  The William Company are andown of Williams's with New Forces of Company  The William Company  The W	.14 Pro .14.1 Lis tools. H
1	The Widdlewer Areas use a nichure of Widdlewers with Hard Fescues [Terraink Coastal Widdlewers] with Hard Fescue or pre-approved alternate.	.15 Mai .15.1 Ma 3.17.1900
1	<ol> <li>Fertilizer Mechanical seeding Apply a complete synthetic slave-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-19-19 - 50% sulphur urea coated, 100 high participation of the control of 18-19 - 50% sulphur urea coated, 100 high participation of 18-19-19 - 50%</li> </ol>	11
1	.1 Seeding: Apply seed at a rate of 102/H1 (100bs /screl with a sechanical apreador: locorporate seed into the log IV4" (finite) of soil and lightly compact.  8 Acceptance Provide adequate protection of the seeded areas suft conditions of acceptance have been set. Comply with Section 3.7 Illydroseeding.	.% Aco .%1 Th
1	Image select remove adopting processes on the second areas with constraints or accept more over selections, a report account, a report seconds,     They be seed as an alternate to auctorical secoling in rough grass areas.	.17 Plac .17.1 Ma .17.2 W .17.2.1 V The Own .17.3 Pl .17.4 Pl .17.5 Re .17.6 M
1	2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.	.17.2.1 V The Ourse 17.3 III
1	3 Proporation and Growing Medium 3.1 In Jerus of Disuppl Gross, Confly with Section 3.6 Rough Gross. 3.2 Where approved for use in secure of Linux, comply with Section 3.8 Linux Avezus Sodding.	.17.4 PI
1	3.2 Where appreced for use in areas of laws, comply with Section 3.8 Laws Areas Sedding.  A Protection: Ensure that fertilizer in solution does not cone in contact with the folloge of any trees, shrubs, or other susceptible wegetation. On not sorve seed or much on	.17.6 Mg
1	A. Protection: Ensure that fertitizer in solution does not come in center with the foliage of any trees, shroks, or other susceptible septialism. Do not spray send or models on eligible set expenses the spray server. Protect coulding this explained, readough, Ledenburgh, set eleves point, normalism, services and phrotects from disange, Where contributions notes, reviews scaling larger, severable community, reviews scaling larger, selection community, reviews scaling larger selection.	.35 Plan .18.1 Re plant mai
1	5. Much shall cential of virgin word fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of manifering application. If using recycled paper material for word fibre substitute use ISSX by weight). Centern to B.C. Landscape Standard for much requirements.	.18 Plat .18.1 Re plant mai these un specified .18.2 Tr the Land concerne
1	6. Mater: Shall be free of any inpurities that may have an injurious effect on the success of seeding or may be harmful to the environment.	the Land concerne

3. Equipment: Use industry standard by/maids seeder/macher equipment with the hark values certified by an identification plate or striker affixed in plain view on the equipment. The hybridals seeder/macher shall be capitale of walf-fixed against in a nich in anti-rial view to hosepensus stury and to maintain the sturry in a hosepensus study walf if it against. In declarange purpose of an artist value fixed positive of purpose in the relativistic values of the discipator purpose.

	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT  # Application faile  # App		
	A specimentals:  13 Senfidince (184)-bit Shalvand 14 Fellow (184)-bit Shalvand 15 Fellow (184)-bit Shalvand 16 Fellow (184)-bit Shalvand 16 Fellow (184)-bit Shalvand 17 Fellow (184)-bit Shalvand 18 Fellow (184)-bit Shal		
	A.1. At the line of londer provide, complete dear if all components of the nic proposed including much, buckflor, where etc. Sloped sites require isolation:  A.2.2 Facilities  A.2.1 Rough Gross if a sell analysis is available, comply with recibility.  A.2.2 Laws have be provided by approved, comply with sell analysis recommendations.		
	measurements. The materials shall be added to the task while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry.  After charging, add no water or other material to the mixture. Do not leave slurry in the task for more than four (4) hours.		
	.10 Distribute starry uniformly ever the surface of the area to be hydrosceded. Blend application into previous applications and existing grass areas to farm uniform surfaces.  .11 Clean-up. Renewe all materials and either debris resulting from sceding operations from the jids site.		
	3. Molecutors: Dept addresses insending after under part of large after Substantial Complaine and still scorable by the Sure. Re-search after works between sharing mental has the Substantial and scorable standards and supplies the search are two forces complained in single sufficiency in the Sure are two Books. When it is under such as the Substantial Substanti		
	responses yet usego user or no contract in the contract.  13. Acquired on the hope from Archive Programmine of all specified grass appoint in the responsibility of the Landauge Contractor. The grass shall be reasonably used inclinated, with an appoint of once for two region and make it recommend to the original Programmine Archive State (and the state of		
1	38 LAWN AREAS - 5000MS  1. General: Treat all areas defined as lawn areas on the landscape plan between all properly lines of the project including all boolerands to edge of reads and lanes.		
	<ol> <li>Grewing Medium: Camply with Section 2.21, Growing Medium. Prior ho sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.</li> </ol>		
	<ol> <li>Time of Sodding: Sod free April 1nt to October 1nt. Further extensions may be obtained on concurrence of the Landscape Architect.</li> <li>A Sod Supply: Conform 1s all conditions of B.C. Landscape Steadonf, Section 8, B.C. Standard for Turifyrass Sod.</li> </ol>		
	S. Specified Turtyrack by were Refer to Table 2 below.    TABLE 2 SPECIFIED INVERSIONS SET AFEA.   Area   Discription   Discription   Trajec Species		
	CLASS 1 Lawn, all areas noted on drawings as lawn in urban No. 1 Premium Kentucky Blue for sun, Fescues for shade		
-	QLSS2 Construction between the control of processor years and the control of the		
	S. Line: The line shall be as defined in Section 223, Nationials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.     Territizen: Rater to Section 222 Nationials. Apply upon societies deviates and rates shawn in the required soil test. Apply with a nechabolist spreader. Cultivable into section, apply upon to sodies, Apply parties to sodies, Apply parties from the societies of the section of the sec		
	nedum 4-lihours prine In sodorge, Apply separately free line.  A Sodding Program a smooth free, come surface for Laying soul Lay and staggered with sections clossly furtine, without neurispining or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain misture poeterization of 3" in 4" I7" - Yoral. Comply with requirements of IIC Landscape Standard Section 8, KC Standard for Turfigess.		
	Sed.		
	A Behavior by nethrous handonly the solid particular to 4 days the behavior Caption and III copies to 16 febre. Prote solid earns are stopped in the contract of the company of the february and the stopped into a local man by the box february into a local stopped in the copy and the copy and the copy and the february and the february and the copy and the february and the february and the february and the copy and the february a		
	Anothers of Los Areas, This hard not be recorded your of additional will no appeared that sports and not be responded your desired to the sport of the sport and the recorded your desired to the sport of the s		
	3.9 PLANTS AND FLANTING  1. Conform to planting layout as shown on Landscape Plans.		
	Obtain approval of Leedscape Architect for Layout and properation of pileting prior to commonsment of pileting operations.     Make edge of both with smooth clean defined lines.		
	A. These Planting. A. These two date of providences only during periods that are normal for such work as determined by local weather conditions shall be sessent conditions are likely to orange successful adoptation of plants to their now incution.		
	5 Standards 51 May part admind shall conform to the requirements of the E.C. Landacque Standard. This deliline 2000, visious conceided by device Plant Scholaid are this specification. 511 Refer to E.C. Landacque Standard, Exclaim 5. Thants and Franting are in Section 12, ESCLAIK Standard for Confidence Grown Plants for enhance standards. 512 Refer to Frant Scholaid are sequently part of confidence Grown and comply with requirements. 513 Practical Standards for ear seas in Marcon exclassic confidence and parts in Section 12 and to America Standards. 514 The America Standards for ear seas in Marcon exclassic confidence size was the season exclassic confidence and parts in Section 12 and the Standards.		
	.6. Review6.1 Review at the source of supply ancifor collection point does not prevent subsequent rejection of any or all planting stock at the site.		
	Availability     More of search includes the Lover Ministed and Friser Valley. Refer to Plant Schedule for any orbession of area.     Supply ground of the evailability of the specified plant material within 30 days of the evant of the Contract.		
	Socialitation     Sociali		
	9 Parti Spons Licution 31 Parti Spons Licution 321 Parti Spons Licution 321 Parti Spons Licution 322 Parti Spons Licution 323 Parti Spons Licution 324 Parti Spons Licution 325 Parti Spons Licution 326 Parti Spons Licution 327 Parti Spons Licution 327 Parti Spons Licution 328 Parti Spons Licution 328 Parti Spons Licution 329 Parti Spons Licution 329 Parti Spons Licution 330 Position 340 Parti Spons 340 Parti Spons 340 Parti Spons 350 Position 360 Parti Spons 360 Part		
	executions. 33 Decision of pion glanting incollin all only be aliesed offer project of the proposed decision by the Landscape Architect. 38 Securior of pion glanting incollin and only aliesed of the project of the pr		
	The registed year the free varse was.  11. Drawage of Armitop Series.  11. Provide drawage of parties give where required, is, on single conditions, break not the side of the planting pill to allow crisings down sings, and in fail conditions, manual to receive the continued above the conditions, manual to receive the continued above the continued and the conditions, manual to receive the continued above the continued and the conditions, manual to receive the continued and the conditions, manual to receive the continued and the conditions and the conditions are continued as the conditions are conditions.		
	.12 Planting and Fertilizing Procedures		
	Let make the desired with the property and the first of the property product is tradingly under controlled and the product of		
	.0.4 Where frees are in lawn areas, provide a clean cut mulched \$90m IB FLI disorder circle confered on the free.  3. Staking of Trees.  11. Use his 77-777 chies, unless cusprended for mulcind renalization free lawn and in the conference of the cut. In c		
	30 Single of time. 31 Section 27 Of Value, select searched by moring of regiments. Let orthon colone 2 it is not, it must be four the through restrict. 32 Letter the recentified writes. 33 Letter the recentified writes. 33 In with the present amount of the own projumption fact ball, eletter with the SIA's Approved protect information, and additional and the selection of the SIA's Approved protect information, and additional additional and additional additional and additional		
	33. Pursing 33. Listin proving to the minima recessary to resoure dead or injured transfers. Preserve the natural character of the glasts, do not not the leader. We only down, sharp seeds. Make all outs down and cut to the branch cellar leaving no shabs. Shape affected areas so as ned to retain valver. Renove damaged enterius.		
	3.5 Michings 3.1 Miching areas with an ereal type of mich to 2-1/2 - 3' MS- Triani depth. Centure placement of mich in areas tabled "Grundicreer Fere" on drawings, Mich a 3.0, 1900and disanter circle areas frees in two ireas, leave a clean edge.		
	35 Acceptace S. The establishment of all plant material in the reagonability of the Landscape Contractor.  17 Past Material Mathieum		
	.31 Medicin all plan enterior for 8 days wher landrage such has received a Certificative of Complaine32 Valency Conferes St. Custocopy Statects, Escholi 232- Valency and permanylar y Colorus322 Valency Conferes St. Custocopy Statects, Escholi 232- Valency and permanylar y Colorus323 Valency is supplied on partial partial plan that the sell encisive content is begin in SSEs of Hold capacity. Made to the full depth of the reed zone each fine. The discussion of the second content of the content of Colorus and Colorus Colorus and Colorus C		
	Page 1 Maries of patrices of the page 1 miles and page 1 miles of page 2 miles (miles 1) 2. Veries (cores in LL Landage patrice) particle (miles 1) 2. Veries (page 1 miles of page 2 miles (miles 1) 2. Veries (miles page 1 miles of page 2		
	3 Said Westell)  13 Said Westell)  13 Said Westell)  14 Said Westell)  15 Said Westell)  15 Said Westell)  15 Said Westell  1		
	the Landage Centraler with an which through halo worst longeratives blade the same of the centres science language control. It is broad, and in a region classification of control is the two control, the broad control is the language control in th		

Ocopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be eproduced or used for other projects without their i PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT 3.3. For all part series (iii), this Ladinage Architect reasons the oily in tenther for Central or any one of the Central or report to the Central mainteness student is a minimum or case larger — monos. — who we will be a construction included in the Contract II 186. The Landscape Centractur is responsible to replace any plant material or repair any construction included in the Contract II the Centracter of Completion.

187. Deviation from the specifications may require extension of the Marranty Period as determined by the Landscape Architect. 10 INSTALLING LANDSCAPE ON STRUCTURES 1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place. Coordinate wark with construction of planters and planter drainage.
 Verify that planter drains are in planters and positive drainage to roof drains is present prior to placing any drain rook or soil. 3. Provide rises out at all through, sink drain locations. Use 100mm ain dia PVF Pine filled with drain rock unless specific drawing detail shown A. Install drain rock eventy to a minimum draft of 4" (Minmior alternate steet drain if specified, install steet drain as ser manufacturer's recommendations 5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric tapping 6" (S6nm) at all edges. Obtain approval of drainage system prior to 6. Place an even layer of 75 - Sing risan washed own sand over filter fabric J. Piace graving nedium to depths specified in Section 35 shows for various surface treatments. Refer to Drawing delata for any light weight Eller required to after grade. Due Styrolous Block-over drain rock-shaped to provide sneeth surface transition air edges. But each piace lightly tegether and over with foller fabric to prevent sell from ingrating downware. LANDSCAPE ARCHITECTURE Conductions revolutions, treates a segarant part or my care parts of the conduction #220 - 26 Lorne Mews New Westminster, British Columbia Tel: 604.553.0044 3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act. Fax: 604.553.0045 Email: office@m2la.com 4. Site Review in addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 meetrs attended by the Contractor and a designated representative of the Owner. Maintain a lappook and reporting procedures and submit to the designated representative. 5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out pre-the previous season between March 1st and Movember 38th, however visits at other lines of the year may be required. .6 Maintenance Level: Comply with B. C. Landscape Standard, Section 19, Table 7, Maintenance Level "Medium". 3 Materials Cooply with Part Two of this specification.
31 Fertilizers: To the respirements of the E.C. Landscape Standard, Formulations and rates as required by soil heating. A Text Meeting During the first graving sease, value one glains at least every text 100 days believes fugilit to less at 3 (Mr., and every heart) 200 days believes fugilit to less at 2 (Mr., and a sease of the sea 3. The facility of the control of th To distance the deliberation of the companion of the comp 

D.P. SUBMISSION REVISION DESCRIPTION

> RECEIVED 2019-APR-12

FREE STANDING RETAIL BUILDING

3200 ISLAND HIGHWAY N NANAIMO, BC

For NORTHWEST PROPERTIES

LANDSCAPE **SPECIFICATIONS** 

DATE: FEB.IS.M SCALE: -DESIGN: PMT CHK'D: MTLM

L3 M2LA PROJECT NUMBER: 19-020

OF 3

19020L1-02ZIF





FREE STANDING RETAIL BUILDING COUNTRY CLUB CENTRE, 2200 ISLAND HWY N, NANAMO, BC FOR NORTHWEST PROPERTIES





FLOOR PLAN

date 2019-01-04 pheet number scale AS MORED drown UC checked RU

2 KEY PLAN A22 SCALE: NTS



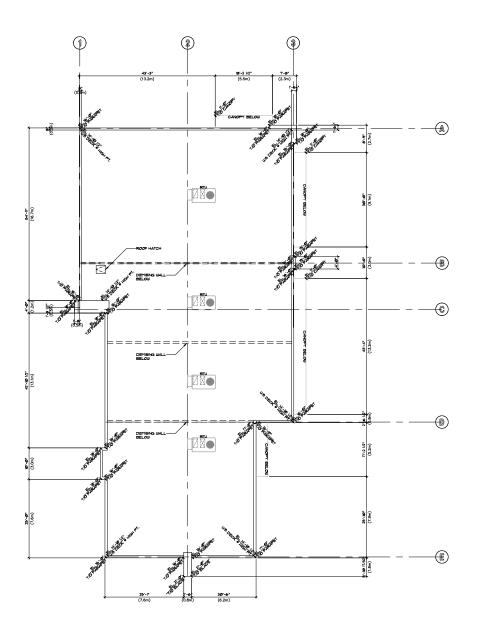
420 · 745 THURLOW ST VANCOUVER, BC V&EOS TELEPHONE 6049 687 2334

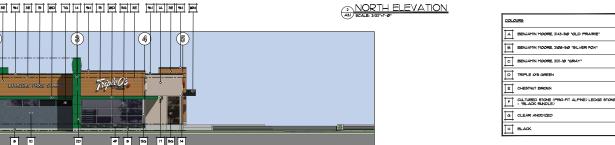
project number 4922

ROOF PLAN

R E C E I V E D D P 1 1 3 5 2019-APR-12

date YYYY-166-00 atheet number scale AS MORED drawn RJ Checked UC







76

WEST ELEVATION

SCALE 19'-1'-9'

R E C E I V E D D P 1 1 3 5 2019-APR-12 1 19/54/0" costs ron op to in jumy (4) deception cestions

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FREE STANDING RETAIL BUILDING COUNTRY CLUB CENTRE, 2200 ISLAND HWY N, NANAMIO, BC FOR NORTHWEST PROPERTIES





architects Itd.

420 · 745 THURLOW ST WANCOUVER, BC V&EOUS TELEPHONE (604) 6872334

project number 4922
sheet title
BUILDING ELEVATIONS

date 2008-08-21 sheet number code AS MORED character Rule Characte

project number 4922 RENDERINGS

date 2010-01-30 pheet number scale AS MORED checked 90 PM



NORTHEAST VIEW



2 SOUTHEAST VIEW 433 SCALE NTO

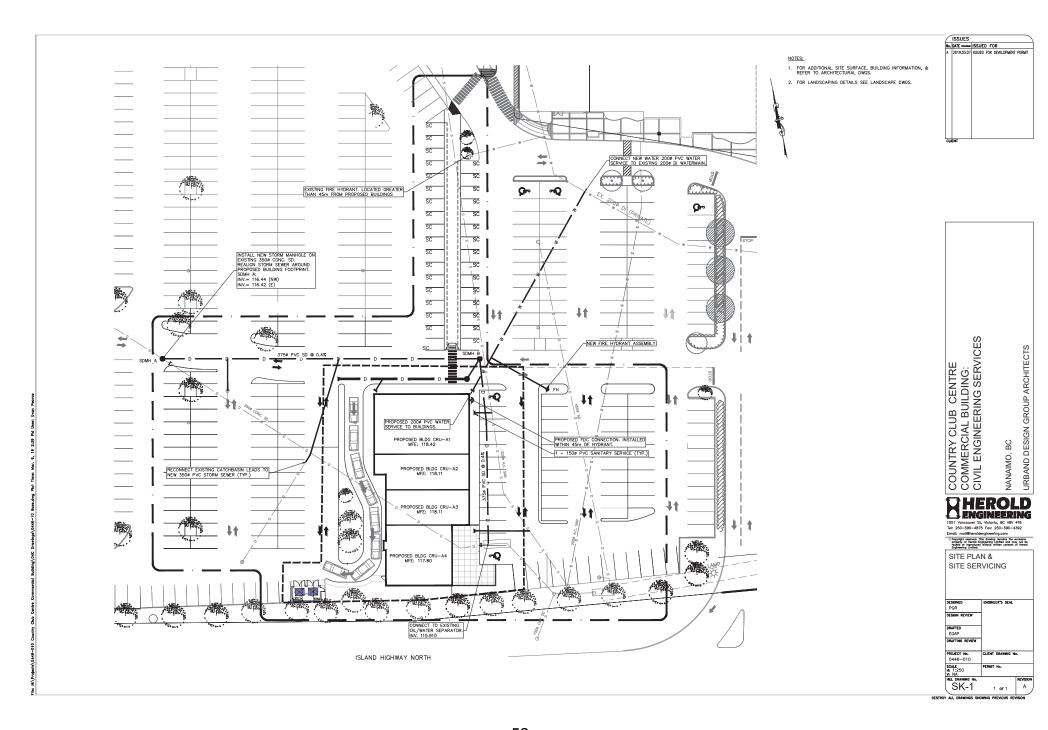




SOUTHWEST VIEW

432 SCALE: NTB

R E C E I V E D D P 1 1 3 5 2019-APR-12



# **AERIAL PHOTO**





# **DEVELOPMENT PERMIT NO. DP001135**

Legend

