

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

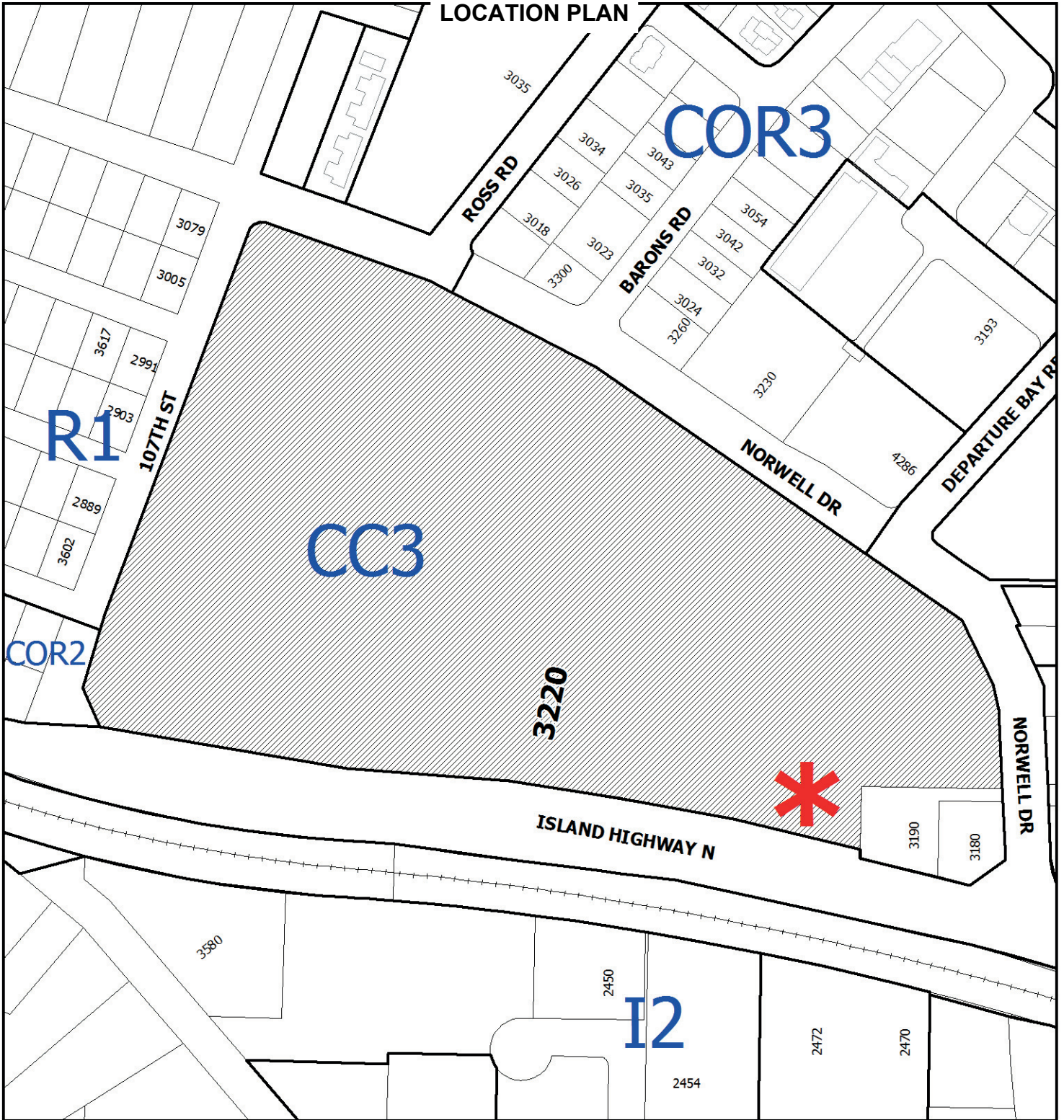
The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is hereby varied as follows:

1. *Section 3 (6)* prohibits a sign or portion thereof that extends or projects above the roofline of a building. *Section 5 (4)(D)* permits fascia signage when located on an architectural feature to project 1.2m above the roofline. The proposed fascia signage within the architectural feature is 2.1m above the roofline, a variance of .9m.

CONDITIONS OF PERMIT

2. The subject property is developed in general accordance with the site plan prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06.
3. The development is in general compliance with the building elevations prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06.
4. The development is in general compliance with the landscape plan prepared by PMG Landscape Architects, dated 2018-FEB-06.

ATTACHMENT B
LOCATION PLAN





DEVELOPMENT PERMIT NO. DP001078

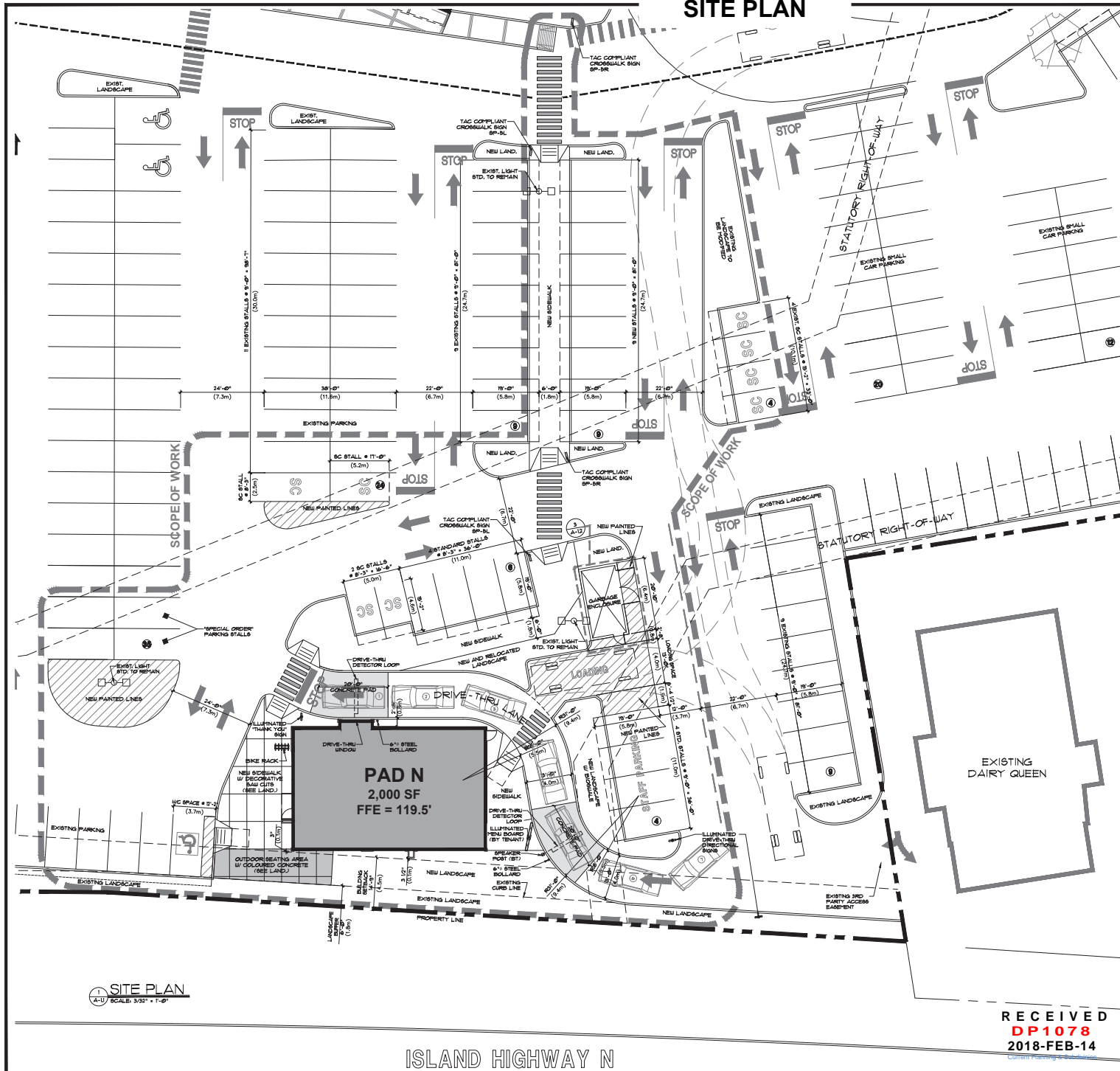


LOCATION PLAN

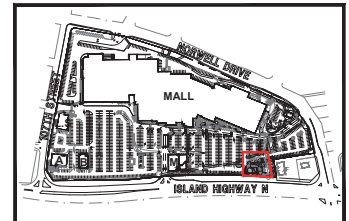
Civic: 3200 Island Highway North
(Triple O's) Lot A. Sections 3 and 5,
Wellington District, Plan VIP60825

-  **Subject Property**
-  **Location of Triple O's**

ATTACHMENT C SITE PLAN



1 AERIAL KEY PLAN
SCALE: N.T.A.



2 KEY PLAN
SCALE: N.T.A.

SITE INFORMATION

LEGAL DESCRIPTION:	LOT 4, SECTION 3 & S. WELLINGTON DISTRICT, PLAN V90825
CIVIC ADDRESS:	3200 NORTH ISLAND HIGHWAY, NANAIMO, B.C.
ZONING:	CC-3 - CITY COMMERCIAL ZONE
TOTAL SITE AREA:	1,054,587 SF (97,974 SM)
EXISTING BUILDING AREA:	321,644 SF (29,882 SM)
PROPOSED ADD'L BUILDING AREA:	2,000 SF (185 SM)
TOTAL PROPOSED BUILDING AREA:	323,644 SF
LOT COVERAGE (MAX 50%):	(323,644 SF / 1,054,587 SF) x 100 = 30.7%

FLOOR AREAS

EXISTING PAD A	=	6,569 SF
EXISTING PAD B	=	4,563 SF
EXISTING PAD L	=	1,657 SF
EXISTING PAD M	=	10,361 SF
EXISTING LIQUOR STORE	=	6,015 SF
EXISTING PAD BUILDINGS GROSS FLOOR AREA	=	28,178 SF
EXISTING PAD BLDG. NET FLOOR AREA (80% OF GFA)	=	28,269 SF
EXISTING MALL GROSS FLOOR AREA	=	291,656 SF
EXISTING MALL NET FLOOR AREA (85% OF GFA)	=	247,908 SF
PROPOSED PAD N	=	2,000 SF
PROPOSED ADD'L GROSS FLOOR AREA	=	2,000 SF
PROPOSED ADD'L NET FLOOR AREA (80% OF GFA)	=	1,800 SF
TOTAL GROSS FLOOR AREA (GFA)	=	322,834 SF
TOTAL NET FLOOR AREA (NFA)	=	276,968 SF

PARKING CALCULATIONS

EXISTING BUILDINGS (NFA)	274,168 SF / 1,076 SF x 4.3 =	1,095.7 SPACES
PROPOSED BUILDINGS (NFA)	1,800 SF / 1,076 SF x 4.3 =	7.2 SPACES
TOTAL PARKING REQUIRED	=	1,103 SPACES
EXISTING PARKING PROVIDED:		1,373 SPACES
PROPOSED NET PARKING REDUCTION:		-32 SPACES
PROPOSED DRIVE-THRU STACKING:		7 STALLS
TOTAL PARKING PROVIDED:		1,348 SPACES
SMALL CAR STALLS PROVIDED (MAX 33%):		94 SPACES (6.9%)
PARKING RATIO (GROSS FLOOR AREA):		4.2 SPACES / 1000 SF
DISABLED PARKING REQUIREMENTS:		
NEW DISABLED SPACES REQUIRED:		1 SPACE
NEW DISABLED SPACES PROVIDED:		1 SPACE

BYLAW REQUIREMENTS

MINIMUM PARKING REQUIREMENTS

SHOPPING CENTRE:	4.3 PARKING SPACES PER 100 SM (1,076 SF) OF NET FLOOR AREA
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DISABLED PARKING SPACES: 1 SPACE PER FOR 11-20 REQUIRED SPACES

PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS

STANDARD SPACE:	2.75m (9'0") x 5.8m (19'0")
SMALL SPACE (MAX 30%):	2.5m (8'2") x 4.6m (15'0")
HANDICAPPED SPACE:	3.7m (12'2") x 5.8m (19'0")
LOADING SPACE (MINIMUM SIZE):	9.2m (30'0") x 4.0m (13'0")
MANEUVERING AISLE WIDTH:	6.7m (22'0")
PARKING CURB OVERHANG:	1.0m (3'3 1/2")

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

project number: 4700
sheet no: **PROPOSED SITE PLAN**
date: 2018-02-13
drawn: AS NOTED
check: BC
designed: BC

TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES

architects ltd.

420-745 THLOW ST
VANCOUVER BC V6C 5S5
TELEPHONE 604-6872324

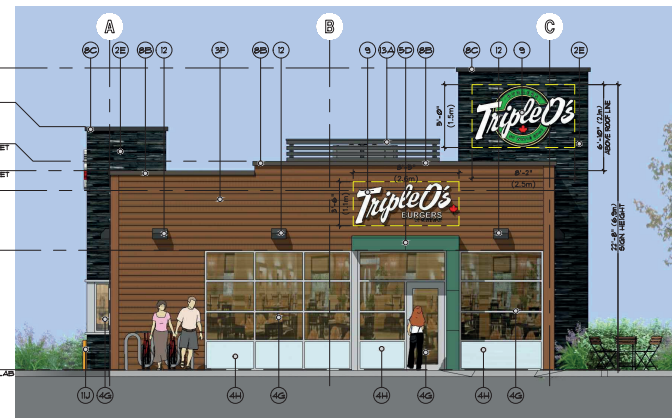
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Custom Planning & Design

ISLAND HIGHWAY N

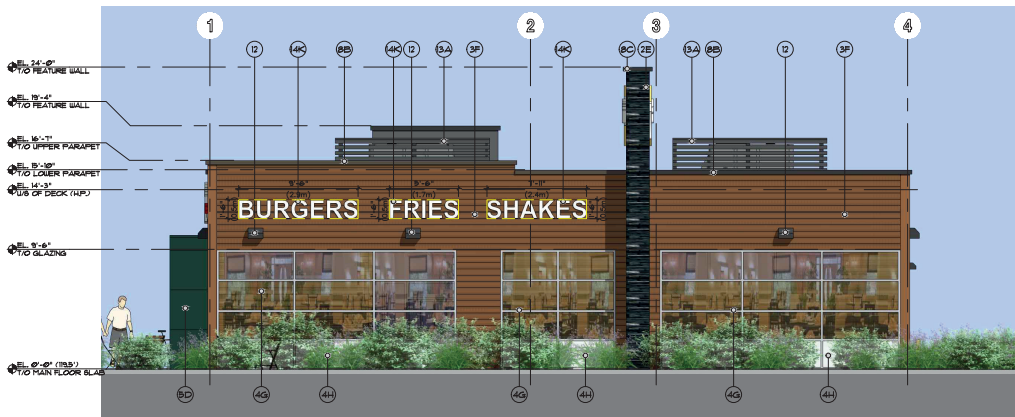
ATTACHMENT D BUILDING ELEVATIONS



1 NORTH ELEVATION
A-312 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A-312 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
A-312 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A-312 SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

1	2" EPS DRY-VIT SYSTEM	8	PRE-FINISHED METAL FLASHING
2	CULTURED STONE	9	ILLUMINATED EXTERIOR SIGNAGE, BY TENANT
3	HARDIEPLANK FIBRE CEMENT LAP SIDING	10	PRE-FIN. LOUVE DOUBLE-GLAZED THERMALLY BROKEN ALUMINUM DRIVE-THRU WINDOW
4	PRE-FIN. LOUVE DOUBLE-GLAZED THERMALLY BROKEN ALUM. STOREFRONT GLAZING & DOORS	11	CONCRETE-FILLED STEEL PIPE BOLLARD
5	PRE-FINISHED METAL PANEL	12	EXTERIOR LIGHTING, PER TENANT SPEC.
6	ALUMINUM BRACKESHAPED	13	RTU SCREEN
7	HOLLOW METAL DOOR	14	NON-ILLUMINATED METAL SIGNAGE, BY TENANT

EXTERIOR COLOURS:

A	271-10 GRAY, BENJAMIN MOORE
B	0C8326 COFFEE BROWN
C	0C8306 CHARCOAL
D	0C8697 OFFICE GREEN
E	COUNTRY LEDGESTONE, BLACK RUNDLE
F	SELECT CEDARMILL CHESTNUT BROWN, 5" EXPOSURE
G	CLEAR ANODIZED
H	SPANDREL GLAZING
J	SAFETY YELLOW
K	SATN SILVER FINISH

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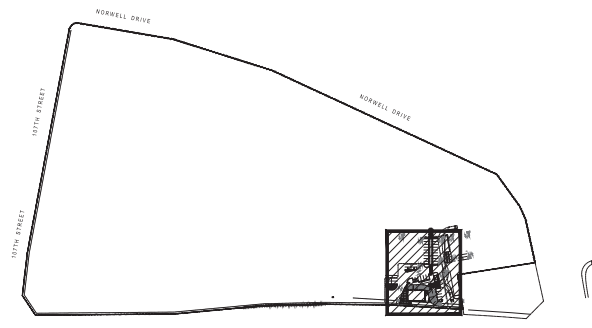
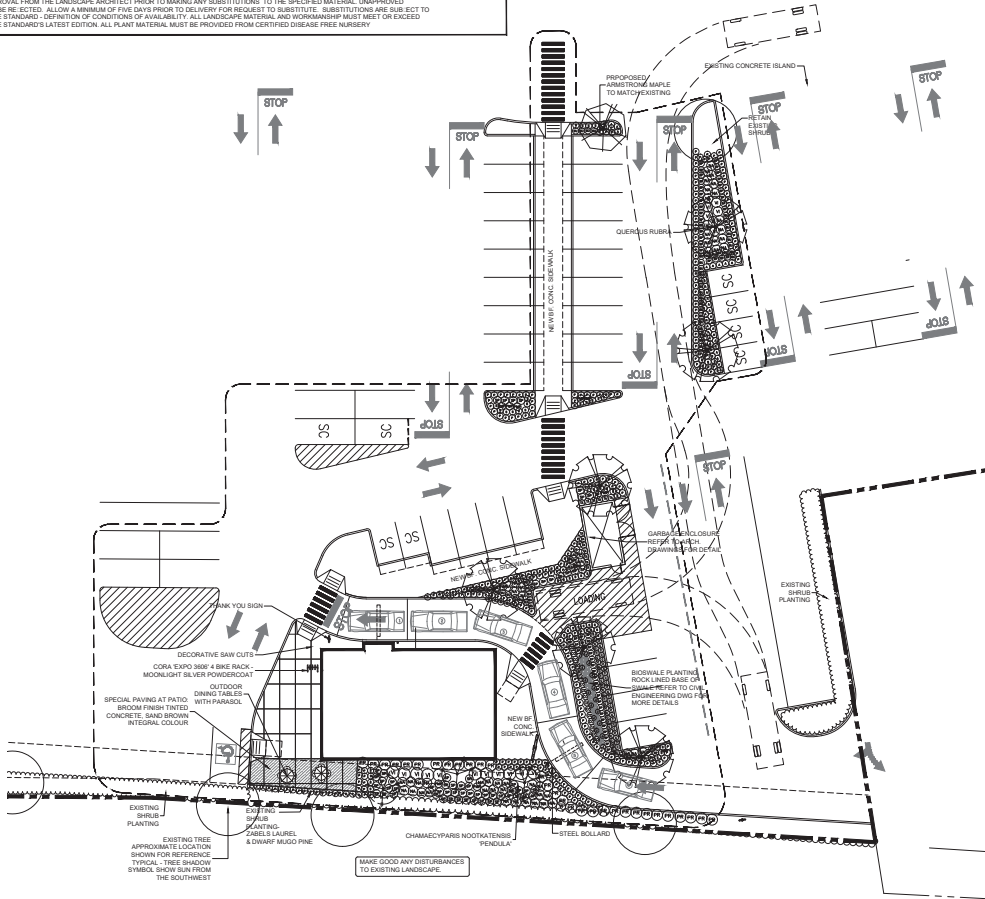
TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N., NANAIMO, BC
For NORTHWEST PROPERTIES

architects ltd.
420-745 THLOW ST
VANCOUVER BC V6C 0S5
TELEPHONE 604-687-2334
Project number: 4700
Date: 2018-02-14
Scale: 1/4"=1'-0"
Sheet: 10/10
Client: A-312

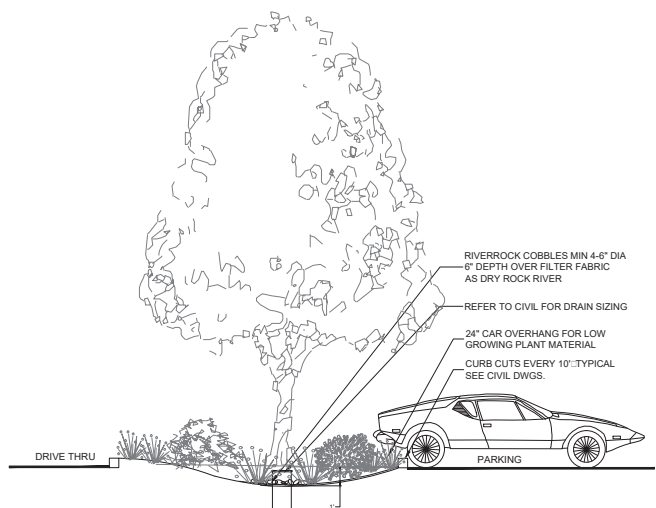
ATTACHMENT E LANDSCAPE PLAN

PLANT SCHEDULE			PWG PROJECT NUMBER: 17-211	
TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BIOSWALES
ACER RUBRUM ARMSTRONGI		COLLIMAR ARMSTRONG MAPLE		60M CAL 2M STD: B&B
CHAMAECYPARIS NODATENSIS PENDULA		WEeping KOOtKA CYPRESS		3M HT: B&B
QUERCUS RUBRA		RED OAK		60M CAL 1.8M STD: B&B
BERBERIS VERRUCULOSA	1	WARTY BARBERRY YELLOW		3 POT 40CM
BUNUS SEMIPERVENSIS	54	COMMON SCOTCHWOOD		3 POT 40CM
CORNUS SERICEA NELSLEYI	16	DWARF KELSEY DOGWOOD		2 POT 50CM
PRUNUS MUGO PUMILO	10	DWARF MUGO PINE		2 POT 25CM
PRUNUS LAUROCEPENSIS REYNOLDAII	30	RUSSIAN LAUREL		3 POT 80CM
ROSA PERSIAN YELLOW	58	PERSIAN YELLOW ROSE		2 POT 40CM
SPIRAEA AMPONICA GOLDMOUND	122	DWARF GOLDMOUND SPIREA		2 POT 50CM
TAXUS MEDIA 'M. EDDIE'	13	EDDIE'S YEW		1.5M HT: B&B
VIBURNUM P.T. 'SUMMER SNOWFLAKE'	19	SUMMER SNOWFLAKE VIBURNUM		3 POT 80CM
CAREX BEATULMANA	49	BEATULMANA SEDGE		1 POT
LINDULY EFULSUS	17	COMMON RUSH		1 POT
PENNISETUM ALOPURUROIDES	274	FOUNTAIN GRASS		1 POT
STYRA TENJUSAMA	46	MEDICAL FEATHER GRASS		1 POT
ARCTOSTAPHYLOS UVA-URSIS 'MANGOVER ADE'	34	KIMMOWICK		1 POT 20CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD'S DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



KEY PLAN



- NOTES:
1. BIOSWALES ARE MINIMUM 4' WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.
 2. THERE ARE 12" 300MM WIDE CURB-CUTS EVERY 10' 3M FEET TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE PARKING LOT SURFACE.
 3. RIVER ROCK MULCH AT BOTTOM OF SWALE TO REDUCE EROSION. 6" 150MM DEPTH - 4-6" 300-150MM DIA. STONES.
 4. RIVER ROCK MULCH AT BOTTOM OF SWALE TO REDUCE EROSION. 6" 150MM DEPTH - 4-6" 300-150MM DIA. STONES.

1 PARKING BIOSWALE: TYPICAL

SCALE: 3/8"=1'-0"

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S: C100 - 4185 S...

 B: ...

 T: 604-294-0011 F: 604-294-0022

REVISIONS:

 NO. DATE REVISION DESCRIPTION DR

CLIENT:

 NORTHWEST PROPERTIES

PROJECT:

 TRIPLE-O'S PAD BUILDING

 COUNTRY CLUB CENTRE

 3200 N. ISLAND HWY,

 NANAIMO, BC

DRAWING TITLE:

 LANDSCAPE PLAN

DATE: 17 SEP 28 DRAWING NUMBER:

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

 DRAWN: DD

 DESIGN: DD

 CHKD: PCM

OF 1

PWG PROJECT NUMBER: 17-211

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001078

