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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

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

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

LANDSCAPE:

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



Rick Jones, Founding Principal
URBAN DESIGN GROUP ARCHITECTS LTD

(RJ/jf)

LOCATION PLAN

Legal: LOT A, SECTION 3 & 5

Subject Property



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



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



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



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

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



architects ltd.

420-745 THURLOW ST
VANCOUVER BC V6C 5S5

TELEPHONE (604) 687-2334

project number **4922**

sheet no. **RENDERINGS**

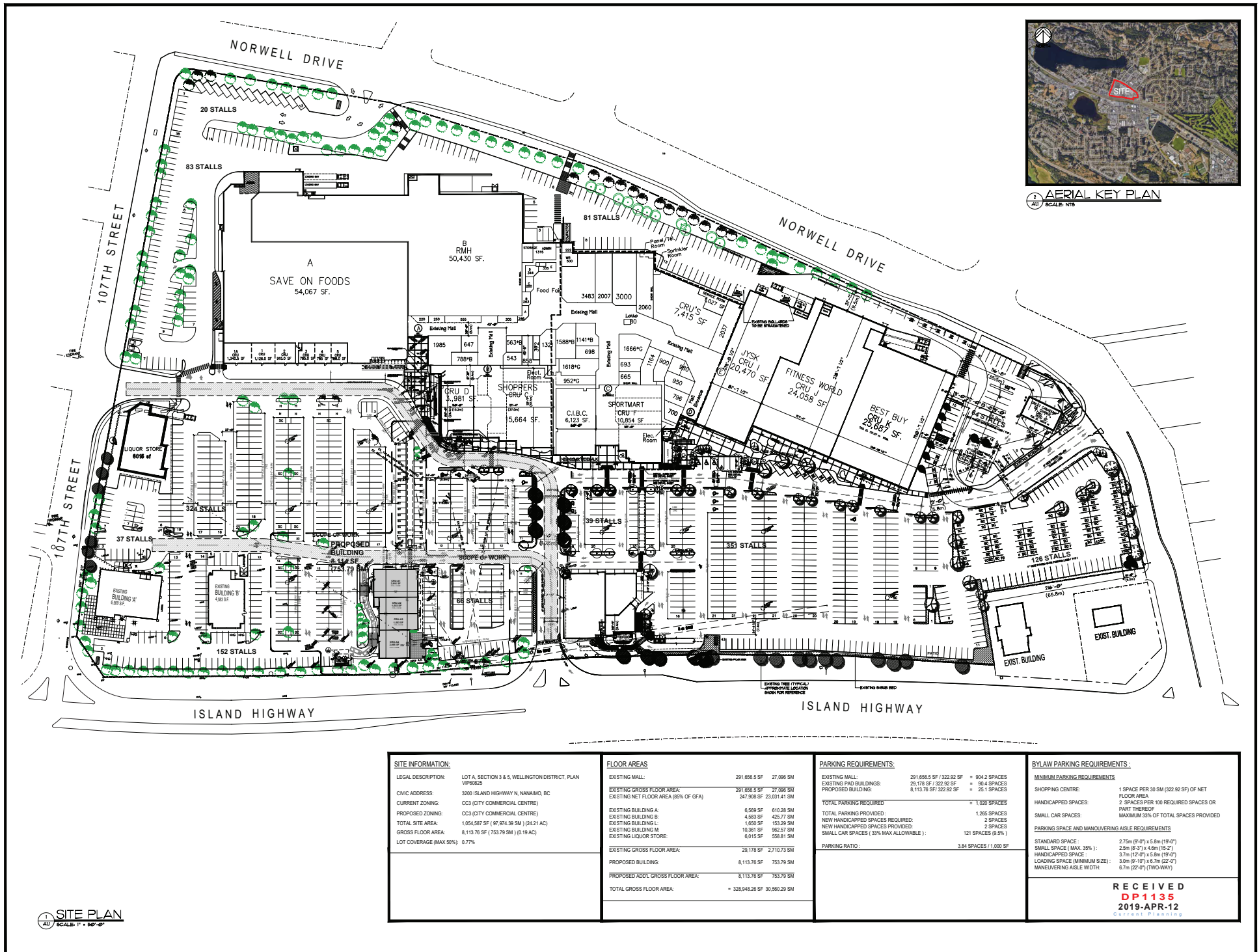
date 2019-01-30 sheet number **A-32**

drawn AS NOTED

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project no.

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AERIAL KEY PLAN
SCALE: NTS

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

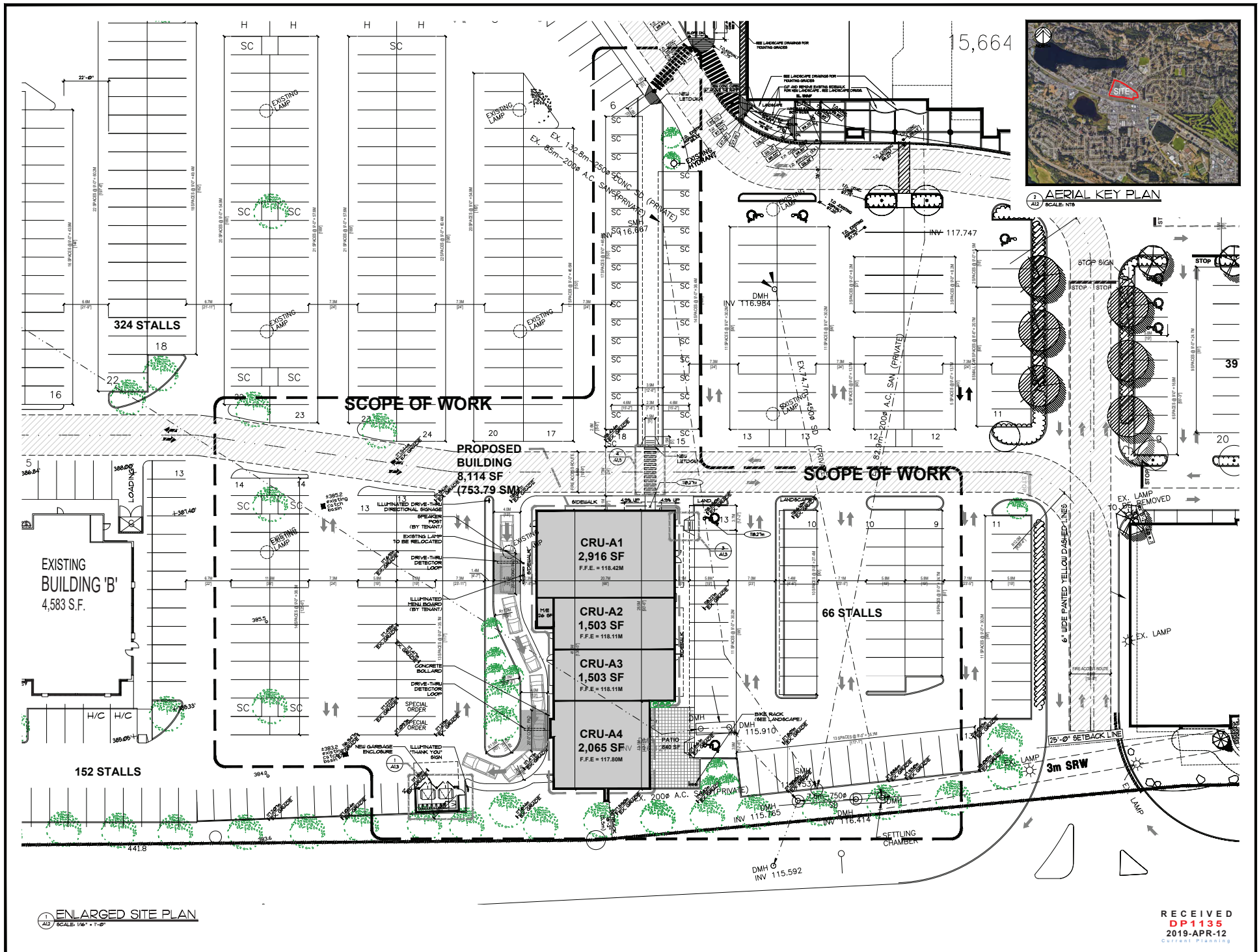


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SITE INFORMATION:		FLOOR AREAS		PARKING REQUIREMENTS:		BYLAW PARKING REQUIREMENTS:	
LEGAL DESCRIPTION:	LOT A, SECTION 3 & 5, WELLINGTON DISTRICT, PLAN VPM0221	EXISTING MALL:	291,656.5 SF 27,086 SM	EXISTING MALL:	291,656.5 SF / 322.92 SF = 904.2 SPACES	MINIMUM PARKING REQUIREMENTS:	
CHWC ADDRESS:	3200 ISLAND HIGHWAY N, NANAIMO, BC	EXISTING GROSS FLOOR AREA:	291,656.5 SF 27,086 SM	EXISTING PAD BUILDINGS:	29,178 SF / 322.92 SF = 90.4 SPACES	SHOPPING CENTRE:	1 SPACE PER 30 SM (322.92 SF) OF NET FLOOR AREA
CURRENT ZONING:	CC3 (CITY COMMERCIAL CENTRE)	EXISTING NET FLOOR AREA (85% OF GFA):	247,908 SF 23,031.41 SM	PROPOSED BUILDING:	8,113.76 SF / 322.92 SF = 25.1 SPACES	HANDICAPPED SPACES:	2 SPACES PER 100 REQUIRED SPACES OR PART THEREOF
PROPOSED ZONING:	CC3 (CITY COMMERCIAL CENTRE)	EXISTING BUILDING A:	6,589 SF 610.28 SM	TOTAL PARKING REQUIRED:	= 1,030 SPACES	SMALL CAR SPACES:	MAXIMUM 33% OF TOTAL SPACES PROVIDED
TOTAL SITE AREA:	1,054,587 SF (97,874.38 SM) (24.21 AC)	EXISTING BUILDING B:	4,583 SF 426.77 SM	TOTAL PARKING PROVIDED:	1,285 SPACES	PARKING SPACE AND MANOEUVERING AISLE REQUIREMENTS:	
GROSS FLOOR AREA:	8,113.76 SF (753.79 SM) (0.19 AC)	EXISTING BUILDING L:	1,693 SF 157.29 SM	NEW HANDICAPPED SPACES REQUIRED:	2 SPACES	STANDARD SPACE:	2.75m (9'-0") x 5.8m (19'-0")
LOT COVERAGE (MAX 30%):	0.77%	EXISTING BUILDING M:	10,361 SF 962.57 SM	SMALL CAR SPACES PROVIDED:	121 SPACES (9.9%)	SMALL SPACE (MAX 30%):	2.5m (8'-3") x 4.6m (15'-2")
		EXISTING LIQUOR STORE:	6,015 SF 558.81 SM	PARKING RATIO:	3.84 SPACES / 1,000 SF	HANDICAPPED SPACE:	3.7m (12'-0") x 5.8m (19'-0")
		EXISTING GROSS FLOOR AREA:	29,178 SF 2,710.73 SM			LOADING SPACE (MINIMUM SIZE):	3.0m (9'-10") x 6.7m (22'-0")
		PROPOSED BUILDING:	8,113.76 SF 753.79 SM			MANOEUVERING AISLE WIDTH:	6.7m (22'-0") (TWO-WAY)
		PROPOSED ADD'L GROSS FLOOR AREA:	8,113.76 SF 753.79 SM				
		TOTAL GROSS FLOOR AREA:	= 328,948.26 SF 30,590.29 SM				

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

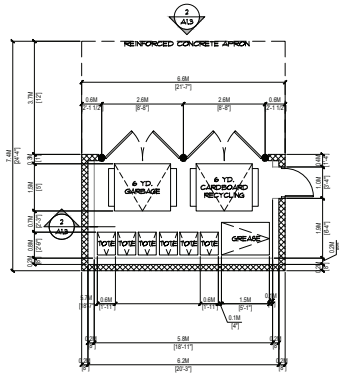


FREE STANDING RETAIL BUILDING
 COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES

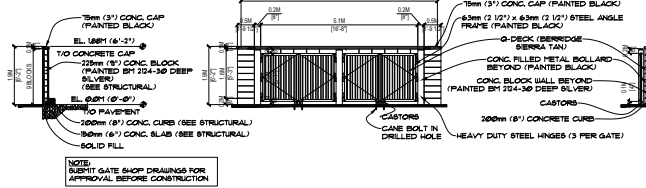


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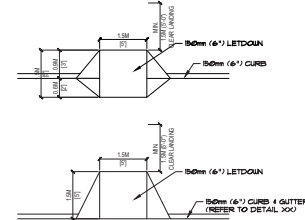
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 Date: 2019-01-04
ENLARGED SITE PLAN
 Scale: AS NOTED
 Sheet: **A-12**



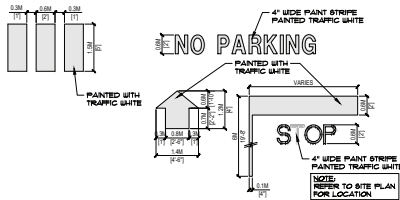
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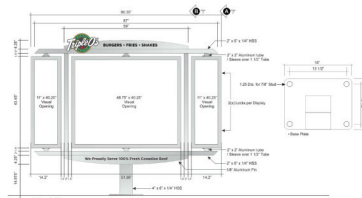
2 GARBAGE ENCLOSURE DETAILS
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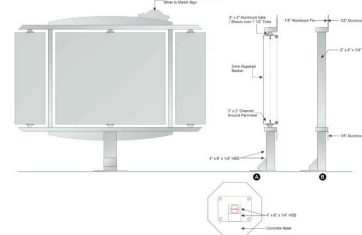
3 CONCRETE LETDOWN DETAILS
SCALE: 3/8" = 1'-0"



4 PAINTED LINE DETAILS
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5 DRIVE-THRU MENU BOARD DETAILS
SCALE: 1/2" = 1'-0"



6 DRIVE-THRU DIRECTIONAL SIGNAGE DETAILS
SCALE: 1/2" = 1'-0"



FREE STANDING RETAIL BUILDING
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project number 4922
sheet 10
SITE DETAILS

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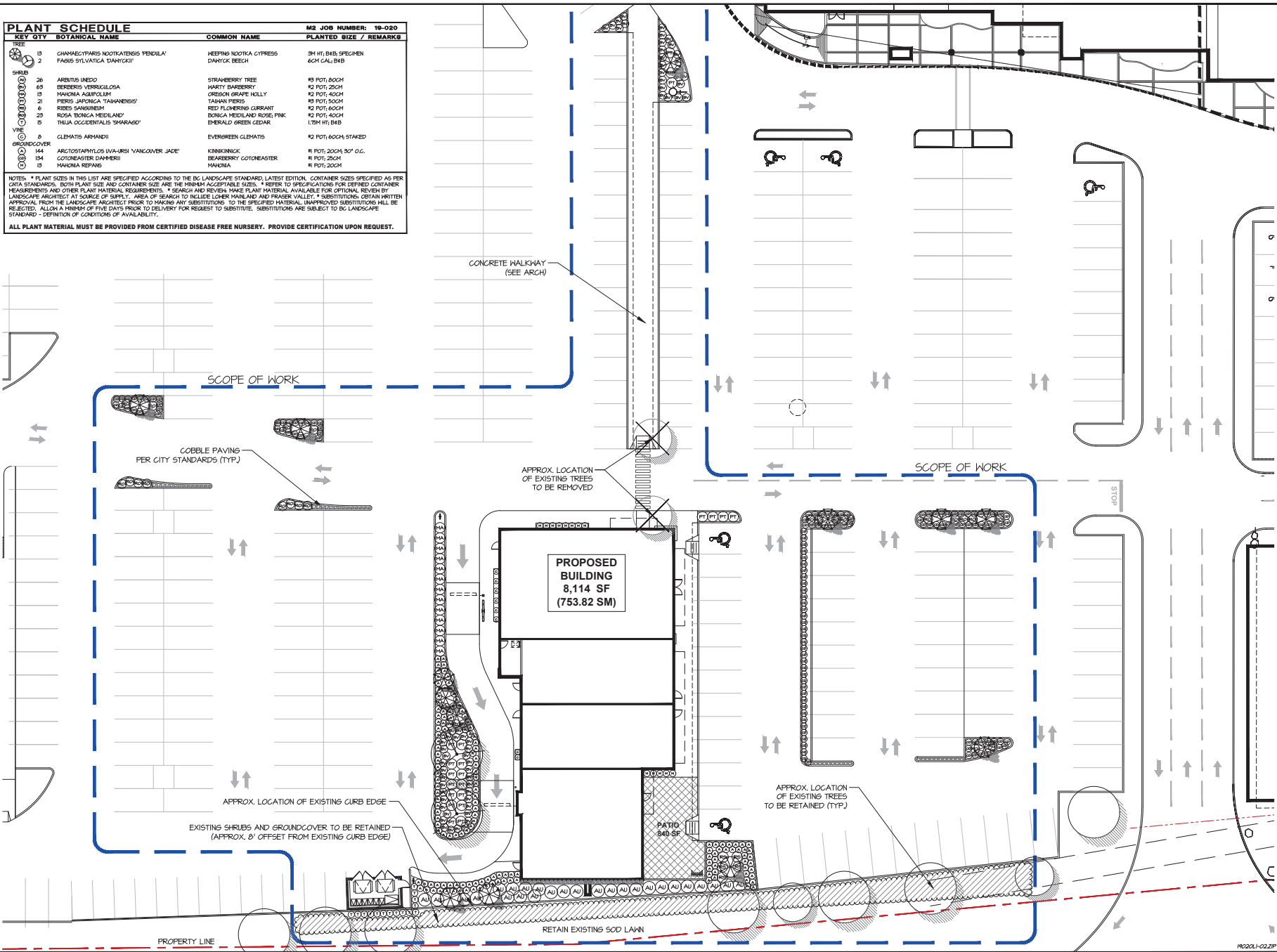
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drawn AS NOTED
check MC
designed A-13

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 19-020	PLANTED SIZE / REMARKS
1	QUERCUS PARVA 'NORTON'S' PENDULA'	KEEPS NORTON CYPRESS	3M HT, BAB SPECIMEN	
2	FABUS SYLVATICA 'DANCING'	DANCING BEECH	60" CAL, BAB	
26	ARENUS UNEDO	STRAWBERRY TREE	#3 POT, 60CM	
63	BERBERIS VERNICULOSA	HARTY BARBERRY	#2 POT, 25CM	
13	MAHONIA AQUIFOLIUM	OREGON GRATE HOLLY	#2 POT, 45CM	
21	PIERIS JAPONICA 'TAKAMENIS'	TAIWAN PIERIS	#3 POT, 50CM	
4	RIESES SANBURNI	RED FLOWERING CURRANT	#2 POT, 60CM	
23	ROSA BONICA 'HEIDLAND'	BONICA HEIDLAND ROSE, PINK	#2 POT, 40CM	
5	THUJA OCCIDENTALIS 'SHARAD'	EMERALD GREEN CEDAR	1.5M HT, BAB	
8	CLEMATIS ARMANDI	EVERGREEN CLEMATIS	#2 POT, 60CM, STAKED	
144	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKIDINK	#1 POT, 20CM, 30" O.C.	
134	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	#1 POT, 25CM	
13	MAHONIA REPENS	MAHONIA	#1 POT, 20CM	

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

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



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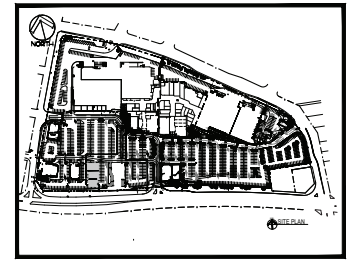
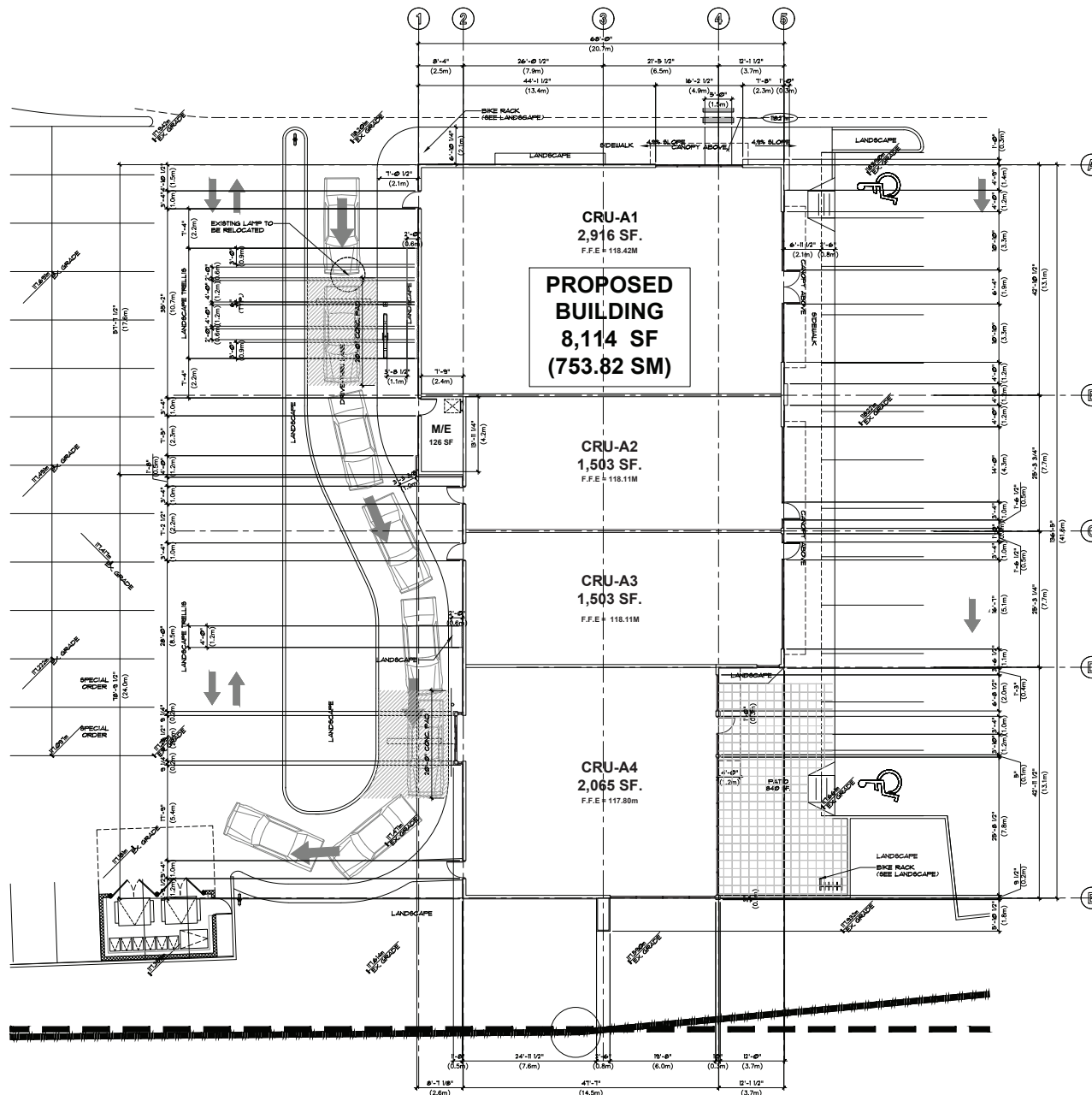
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PROJECT:
**FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE**
3200 ISLAND HIGHWAY N
NANAIMO, BC
For NORTHWEST PROPERTIES

DRAWING TITLE:
**OVERALL
LANDSCAPE PLAN**

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



KEY PLAN
SCALE: NTS

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

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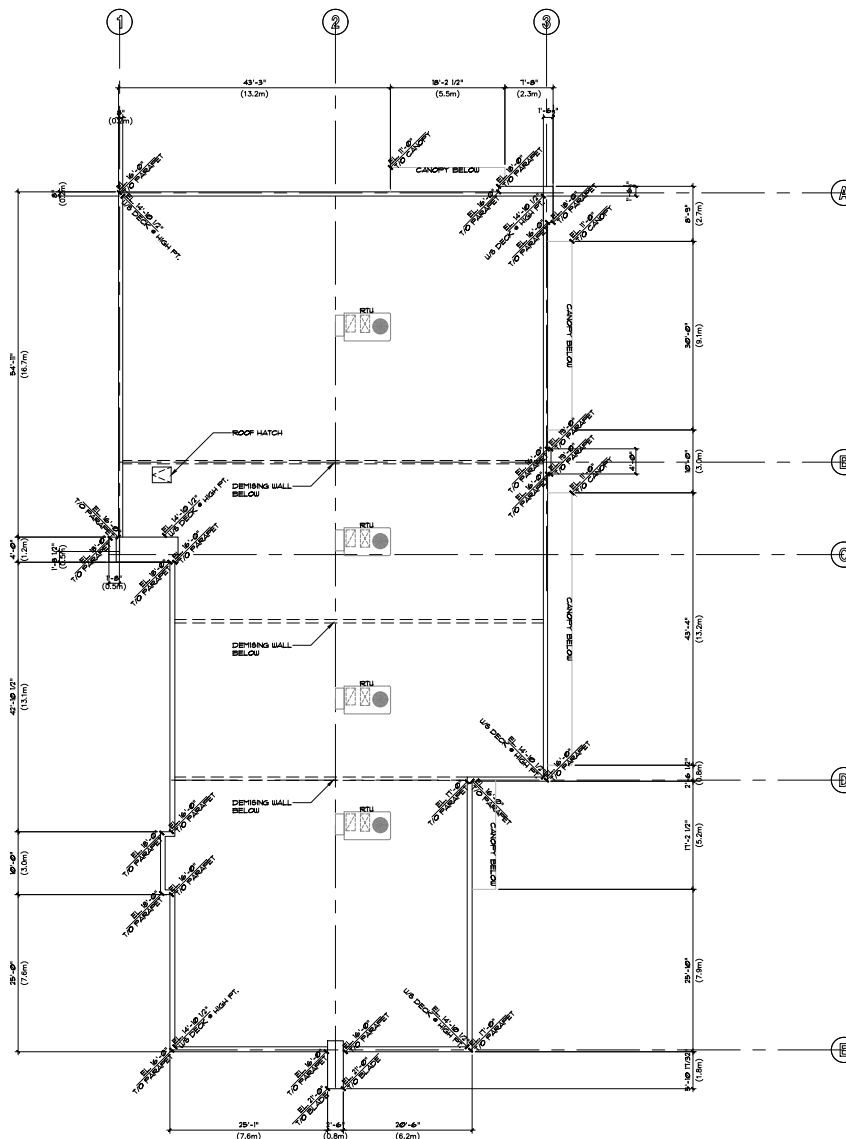
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FREE STANDING RETAIL BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES

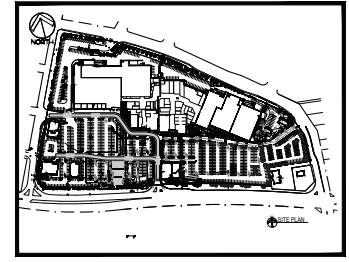


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project number	4922
sheet number	FLOOR PLAN
date	2019-01-04
drawn	AS NOTED
checked	LC
approved	AS



1 ROOF PLAN
A32 SCALE: 1/8" = 1'-0"



1 KEY PLAN
A32 SCALE: NTS

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

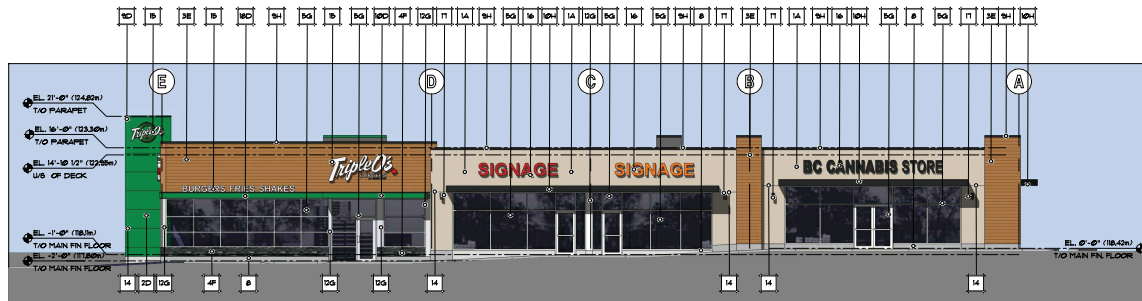


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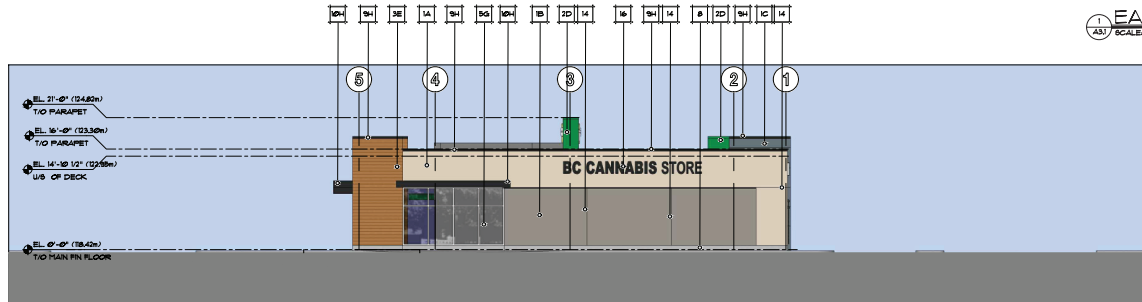
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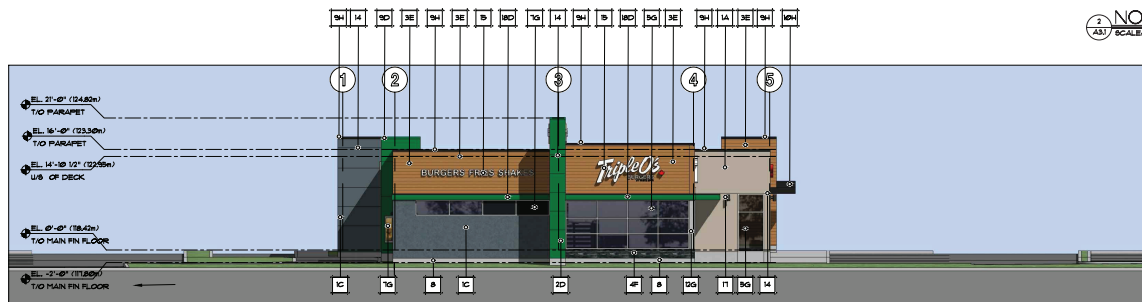
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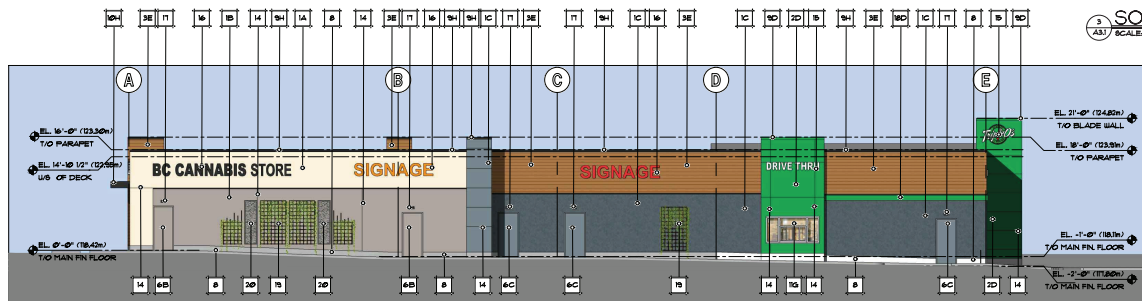
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2 NORTH ELEVATION
A3/ SCALE: 3/32"=1'-0"



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



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

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

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

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



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project number **4922**
sheet 06
BUILDING ELEVATIONS
date 2018-08-21
drawn AS NOTED
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DP1135
2019-APR-12
Current Planning



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



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



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



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

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



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project number **4922**

sheet title **RENDERINGS**

date 2019-01-30 sheet number **A-32**

drawn AS NOTED

checked TJS, MC

project NO

RECEIVED
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1. FOR ADDITIONAL SITE SURFACE, BUILDING INFORMATION, & REFER TO ARCHITECTURAL DWGS.
2. FOR LANDSCAPING DETAILS SEE LANDSCAPE DWGS.

COUNTRY CLUB CENTRE
COMMERCIAL BUILDING:
CIVIL ENGINEERING SERVICES

SITE PLAN & SITE SERVICING

DESIGNED PGR	ENGINEER'S SEAL	
DESIGN REVIEW		
DRAFTED EGAP		
DRAFTING REVIEW		
PROJECT No. 0446-010	CLIENT DRAWING No.	
SCALE H: 1:250 V: N/A	PERMIT No.	
HEL DRAWING No. SK-1	1 OF 1	REVIS A

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001135

Legend

 Subject Property