



January 17, 2023

City of Nanaimo – City Hall
Development Services
455 Wallace Street
Nanaimo, BC V9R 5J6

Attn: Planning

WA Architects Ltd.

| PRINCIPALS

Barry Weih
ARCHITECT AIBC, AAA,
SAA, LEED® AP

Neil Banich
DESIGN DIRECTOR

Joel Smith
ARCHITECT AIBC, AAA, SAA

David Echaiz-McGrath
ARCHITECT AIBC, AAA, SAA

| STUDIOS

VAN
950 – 1500 W Georgia Street
Vancouver, BC V6G 2Z6
604.685.3529

VIC
104 – 3212 Jacklin Road
Victoria, BC V9B 0J5
250.391.4933

wa-arch.ca

PROJECT SUMMARY – THRIFTY FOODS LONGWOOD

On behalf of our client Sobeys Inc., we outline below our rationale in support of our application for the renovation of the Thrifty Foods Store located at 5801 Turner Road, Nanaimo, B.C. in the City Commercial Centre District CC3.

The proposed development consists of an exterior update to the existing Thrifty Foods building at 5801 Turner Road. The current building was last updated during a remodel of an existing pharmacy department in 2008.

Having reviewed the applicable general development permit area design guidelines, we acknowledge the typical pitched roofs of adjacent buildings and the surrounding area. However, retail has moved into a contemporary esthetic era, where the storefront establishes customer expectations and how they learn the brand. This is very important for the food store.

The proposed exterior modifications bring the building up to the current brand standards of Thrifty Foods and include a mix of high-quality contemporary exterior finishes and colours. The majority of the existing exterior wall finishes (exposed masonry brick, concrete, stucco and EIFS) that runs the perimeter of the building is to be pressure washed and re-painted with modern colours. This is to bring together the whole West Coast colour palette and to integrate the existing building with the new façade treatment. The existing center gable feature at the front elevation is to be re-constructed using Exterior Insulation and Finish Systems (EIFS) as well as clad in anodized aluminum storefront with spandrel glazing creating a glass box feature. The existing sloped roof structures adjacent to the existing center gable feature and over the two existing entrances are to be re-constructed as flat roof structure using Exterior Insulation and Finish Systems (EIFS). Exterior grade cedar will also be used as structural supports and to create an accent feature that complements the contemporary new look and the remaining existing building structure. The choice of these durable materials will ensure the building maintains it's clean appearance for years to come with little maintenance.

The new building signage are designed in accordance with the Sign Bylaw and are limited in size as not to distract from the design intent. The new Thrifty Foods sign is to be relocated to the west side of the front elevation to direct customer to the store entrance. Both the new Thrifty Button signage and the Pharmacy signage are integrated under the revised roof line of the center glass box feature to increase brand awareness and to inform the community of its services and products. Signage areas are shown on the exterior elevations for reference and sign details will be provided under separate sign permit.

All existing site conditions including on-site parking and landscaping will remain as is. Existing cart corrals will be replaced with new covered corrals in their current



locations. The existing building entrances are currently accessible with accessible parking nearby.

This building's exterior update has been thoughtfully designed creating a high impact presence at the current community area. We feel it will be a great addition to the rapidly growing neighborhood of City of Nanaimo.

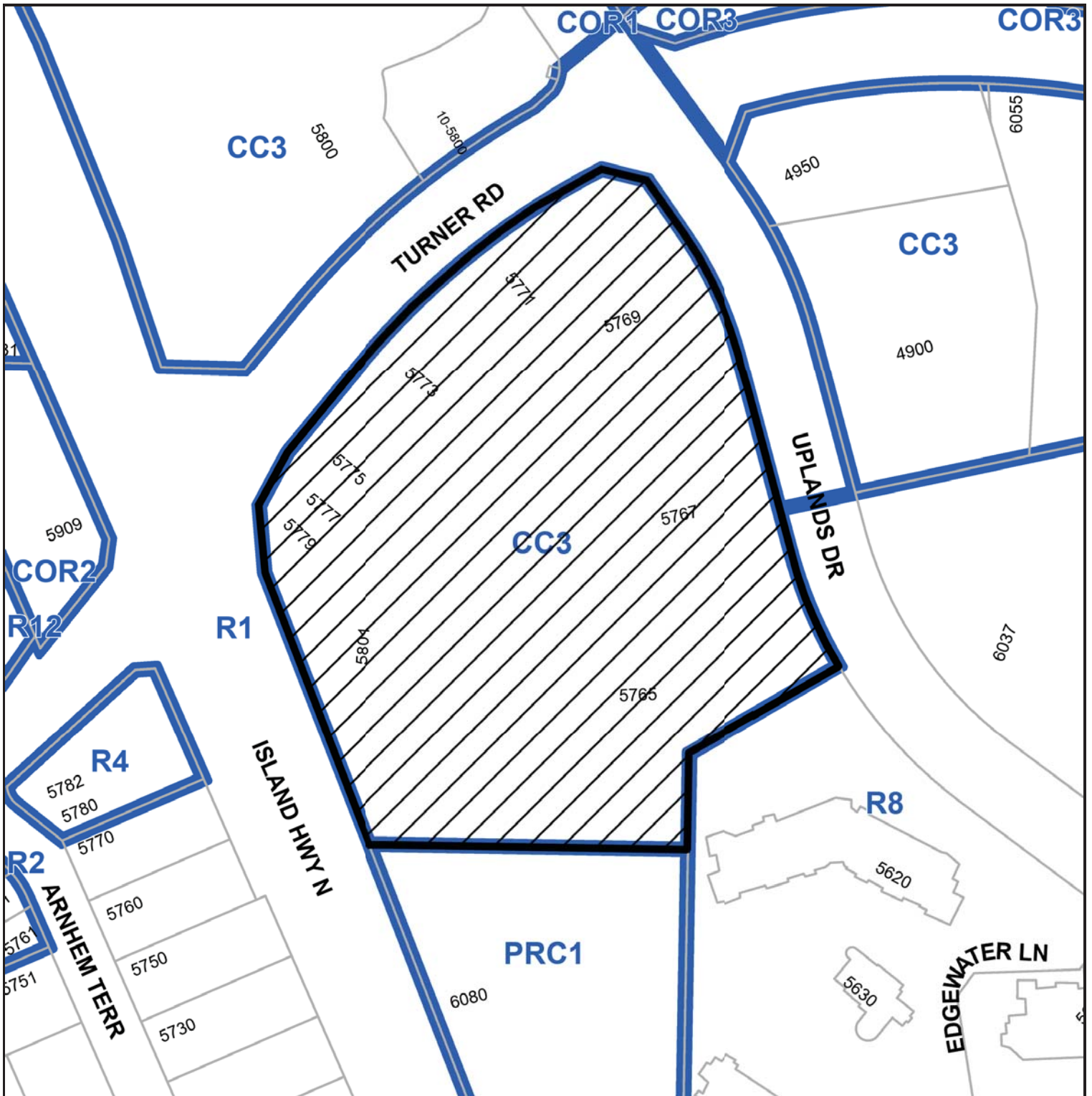
Sincerely,

A handwritten signature in black ink, appearing to read 'Barry Weih'.

Barry Weih – Principal
Architect AIBC, AAA, SAA, LEED® AP, B.Arch., BA

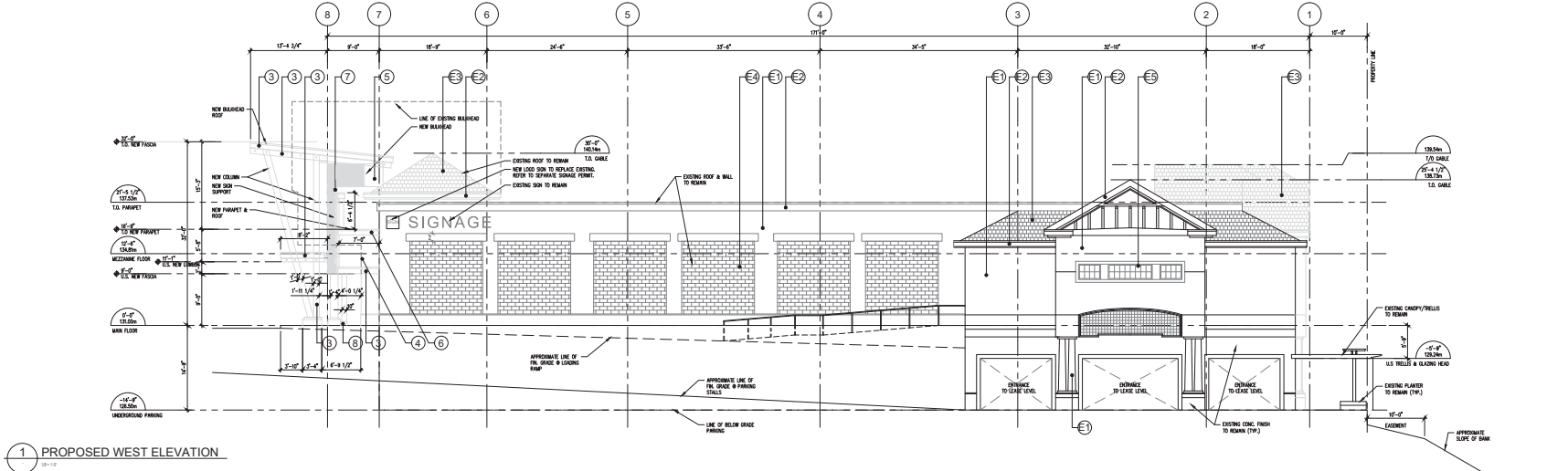


SUBJECT PROPERTY MAP

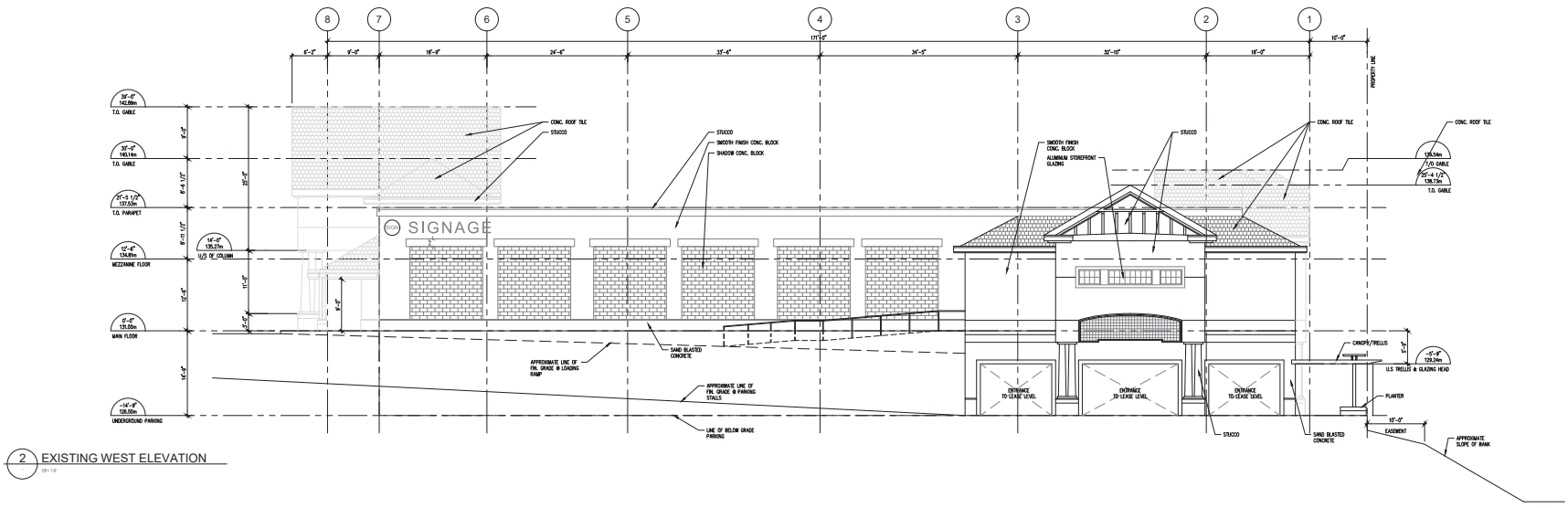


 5801 TURNER ROAD

MATERIAL LEGEND			
MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANDREL GLAZING	SPAND-004T-300 (A)-2770 IRAN GREY	21 EXISTING WALL, PAINTED	23 EXISTING WALLINGS 23B-C2 1/2" 800L BLACK BRICK
2 NEW ALUMINUM WALLINGS	BLACK ANODIZED	22 EXISTING FACIA, PAINTED	24 EXISTING WALLINGS 23B-C3 1/2" 800L BLACK BRICK
3 NEW EXT. SPACE CEILING, PAINTED	25 EXISTING WALLING 23B-C7 1/2" 800L BLACK BRICK	23 EXISTING ROOF, PAINTED	25 EXISTING WALLINGS 23B-C4 1/2" 800L BLACK BRICK
4 NEW EIFS WALL	26 EXISTING WALLING 23B-C3 1/2" 800L BLACK BRICK	24 EXISTING CONG. BLOCK WALL	26 POWER WALL AND EXISTING FACIA TO REMAIN
5 NEW EXT. SPACE FACIA, PAINTED	27 EXISTING WALLINGS 23B-C3 1/2" 800L BLACK BRICK	25 EXISTING BRICK CHASE FRAME, PAINTED	27 EXISTING WALLINGS 23B-C2 1/2" 800L BLACK BRICK
6 NEW ALUMINUM CHANNEL SIDA SUPPORT	28 ALUMINUM 1125 BLACK FINISH SMOOTH	26 EXISTING OVERHEAD DOOR, PAINTED	28 EXISTING WALLINGS 23B-C3 1/2" 800L BLACK BRICK
7 NEW CONG. BASE	29 BLACK RUBBER FINISH		



1 PROPOSED WEST ELEVATION
10-10



2 EXISTING WEST ELEVATION
10-10

NO.	ISSUED FOR DEVELOPMENT PERMIT SUBMIT

1 ISSUED FOR DEVELOPMENT PERMIT SUBMIT
 NO. ISSUE
 SEAL:



CONSULTANT:

W.A. ARCHITECTS



MATERIAL LEGEND

MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANREL GLAZING	SPAN-00AT 300 (A)-070 WARM GREY	E1 EXISTING WALL, PAINTED	C1 EXISTING WALLING 230-C2 / 3/8" PEBA LATTICE
2 NEW ALUMINUM WALLINGS	BLACK ANODIZED	E2 EXISTING FACIA, PAINTED	C2 EXISTING WALLING 230-C3 / 3/8" BRN BLACK WOOD
3 NEW EXT. GRADE CEILING, PAINTED	C1 EXISTING WALLING 230-C7 / 3/8" BRN "SHIMMERING"	E3 EXISTING ROOF, PAINTED	C3 EXISTING WALLING 230-C4 / 3/8" BRN "BLACK WOOD"
4 NEW EPS WALL	C1 EXISTING WALLING 230-C3 / 3/8" BRN "SHIMMERING"	E4 EXISTING CONC. BLOCK WALL	FORMER WALL AND EXISTING FACIA TO REMAIN
5 NEW EPS WALL	C1 EXISTING WALLING 230-C3 / 3/8" BRN "BLACK WOOD"	E5 EXISTING WINDOW FRAME, PAINTED	C4 EXISTING WALLING 230-C2 / 3/8" PEBA LATTICE
6 NEW EXT. GRADE CEILING FACIA, PAINTED	C1 EXISTING WALLING 230-C3 / 3/8" BRN "BLACK WOOD"	E6 EXISTING WINDOW FRAME, PAINTED	C5 EXISTING WALLING 230-C2 / 3/8" PEBA LATTICE
7 NEW ALUMINUM CHANNEL SS&N SUPPORT	ALCOBY OR 1152 BLACK FINISH SMOOTH	E7 EXISTING OVERHEAD DOOR, PAINTED	
8 NEW CONC. BASE	SACK RUBBED FINISH		

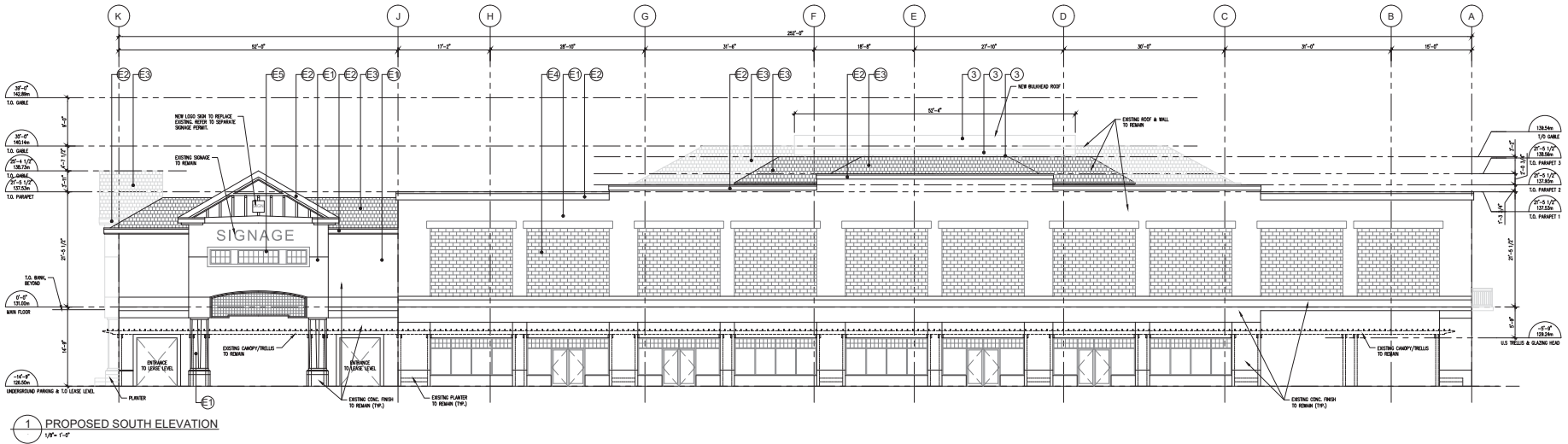
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NORTH ARROW:

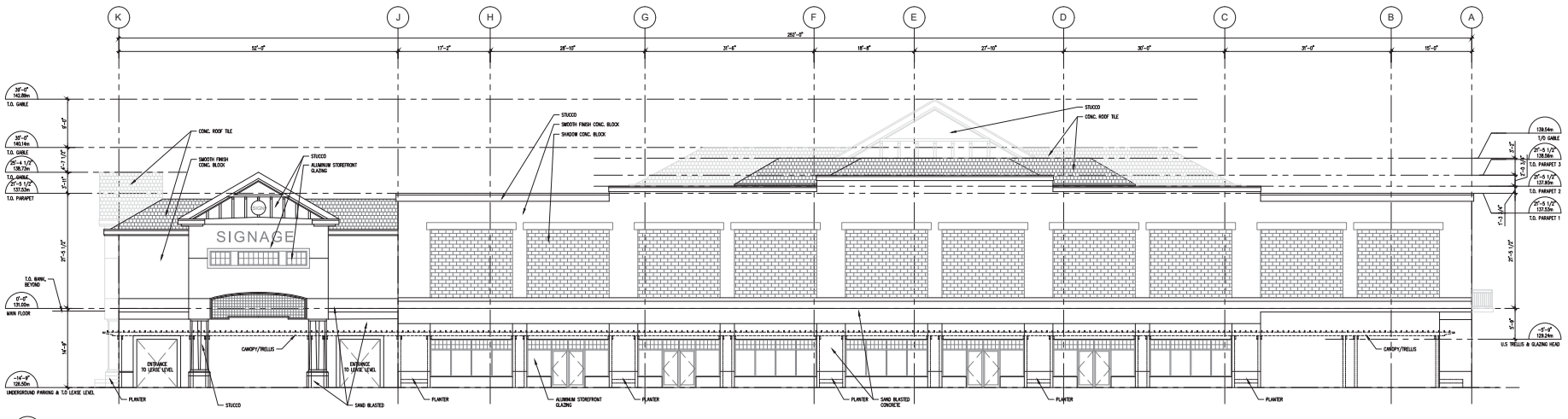
OWNER/CLIENT:
 GLENN ROBERT
 105 HWY AVE NE (DAGARY) ATL GA 30316



GENERAL NOTES:



1 PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
 1/8" = 1'-0"

1 ISSUED FOR DEVELOPMENT PERMIT SUBMIT
 NO. ISSUE
 SEAL:
 REGISTERED ARCHITECT
 DIVISION 4000
 CONSULTANT: 70654-121



WA 830 - 1550 W. Georgia Street, Decatur, GA 30032
 404.485.3328 | office@warchitects.com | warchitects.com

PROJECT NAME:
**THRIFTY FOODS
 LONGWOOD
 RENOVATION**
 PROJECT ADDRESS:
 8801 TURNER ROAD
 NANAWOOD, B.C. 99184
 DRAWING TITLE:
**EXISTING & PROPOSED
 ELEVATIONS**

RECEIVED
 DP 1297
 2024 FEB 09
 PROJECT NO: 20048 DRAWN BY: MP
 SCALE: AS NOTED REVIEW BY: EY
 DWG NO: A303

AERIAL PHOTO



 5801 Turner Road