

WA Architects Ltd.

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wa-arch.ca

January 17, 2023

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

Attn: Planning

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 reconstructed 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

DP1297 2023-FEB-09



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.

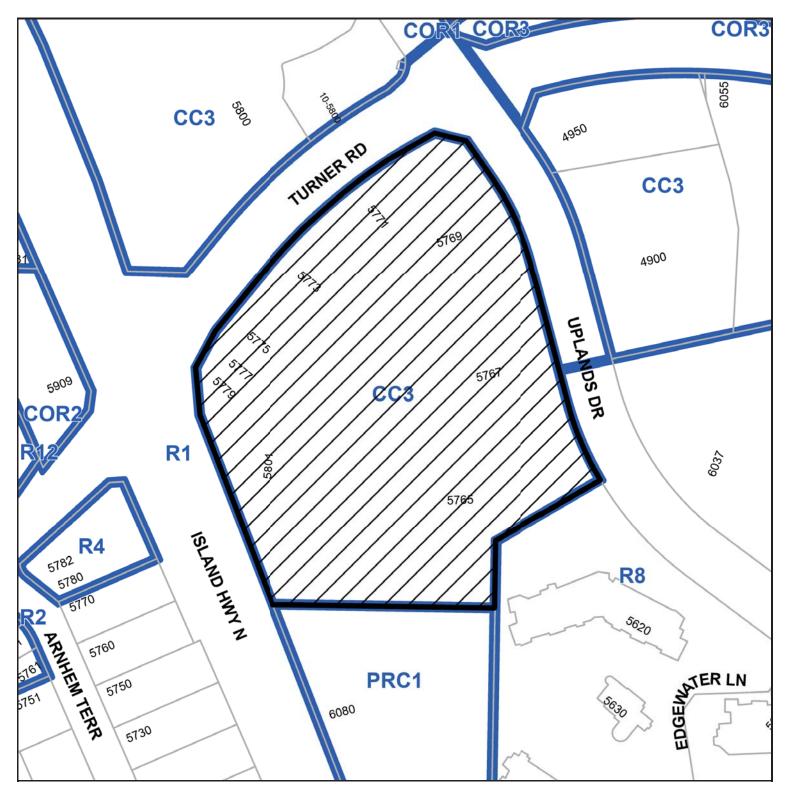
Sincerely,

Barry Weih - Principal

Architect AIBC, AAA, SAA, LEED® AP, B.Arch., BA



SUBJECT PROPERTY MAP







THRIFTY FOODS

LONGWOOD - NANAIMO, B.C. PROPOSED TENANT IMPROVEMENTS & RENOVATION

ISSUED FOR DEVELOPMENT PERMIT **JANUARY 18, 2023**

CONTACT LIST

SOBEYS WESTERN CANADA 1020-64 AVENUE NE CALGARY, A.B. TEL: 1-800-723-3939

WA ARCHITECTURE LTD. 950-1500 W GEORGIA STREET VANCOUVER, B.C. TEL.: 604-685-3529

LEGAL ADDRESS

PID: 023-941-278 LOT C OF DISTRICT LOTS 14 23G AND 30 WELLINGTON DISTRICT PLAN VIP66085

CIVIC ADDRESS:

THRIFTY FOODS LONGWOOD 5801 TURNER ROAD NANAIMO, BC V9T 6L8

DRAWING LIST

ARCHITECTURAL

A000 - COVER SHEET A100 - SITE PLAN

A301 - EXISTING & PROPOSED ELEVATIONS A302 - EXISTING & PROPOSED ELEVATIONS

A303 - FXISTING & PROPOSED FI EVATIONS

A304 - EXISTING & PROPOSED ELEVATIONS

A400 - CONTEXT PLAN

A401 - CONTEXT PLAN

A402 - PROPOSED SECTION A500 - MATERIALS BOARD

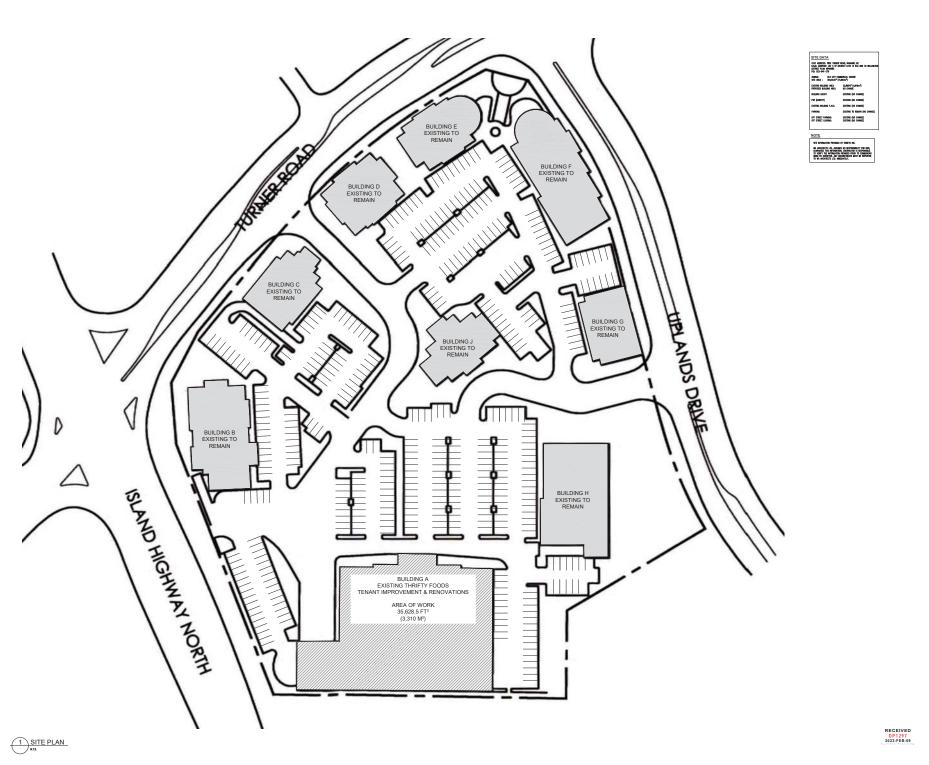






SCALE: AS NOTED

THRIFTY FOODS



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OWNER/CLIENT: OLENT:SOBEYS

CLENT: SOBEYS 1020 SEAVENUE NE | CALGARY , AS TOE THE



GENERAL NOTES:

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ACCOUNTS

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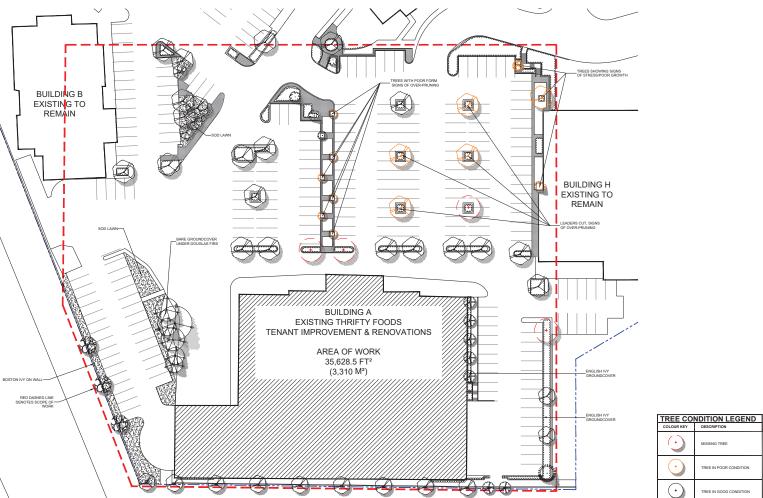
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

EXISTING & PROPOSED ELEVATIONS

VAN 350 - 1503 W. Georgia Street Vancouver, V6G 226 VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5 804.885.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: A100



)	MIGGING TREE	
	\odot	TREE IN POOR CONDITION	
	\odot	TREE IN GOOD CONDITION	
PMG PROJECT NUMBER: 23-021			
PLANTED SIZE / REMARKS			

TREE SCHEDULE PMG PROJECT NUMBER: 23-02				PMG PROJECT NUMBER: 23-021
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
æ	7	ACER CIRCINATUM	VINE MAPLE	EXISTING
- 65	3	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	EXISTING
ব্য	41	ACER RUBRUM	RED MAPLE	EXISTING
Ø.	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA (EVERGREEN)	EXISTING
- O₁	4	MISSING TREE		
G.	4	PICEA OMORIKA	SERBIAN SPRUCE	EXISTING
Œ	7	PRUNUS SERRULATA	FLOWERING CHERRY	EXISITNG
45	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	EXISTING
Œ	1	THUJA PLICATA	WESTERN RED CEDAR	EXISTING

NOTES: "PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BIC LANDSCAPE STANDARD AND CAMADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SECURED AS PER CALL STANDARD. LATEST EDITION. CONTAINER SIZES SECURED AS PER CALL STANDARD. LATEST EDITION. CONTAINER SIZES ASSET AS PER CALL STANDARD. SECURED SECURED SECURED SECURED AS PER CALL SECURED AS PER CALL SECURED SECUR

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PROJECT:

THRIFTY FOODS **IMPROVEMENTS**

5801 TURNER RD NANAIMO, BC

LANDSCAPE PLAN

DATE: DRAWN: DESIGN: CHKD:

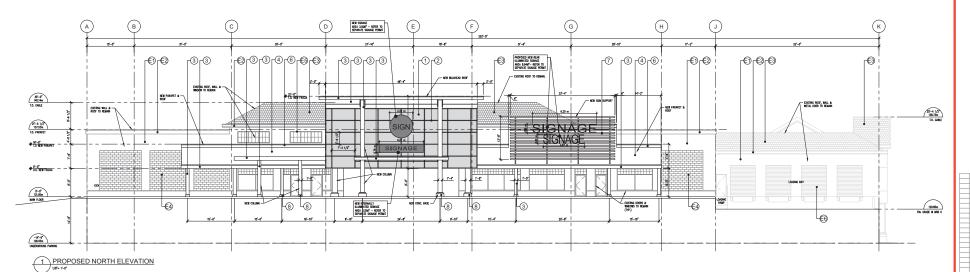
23-021

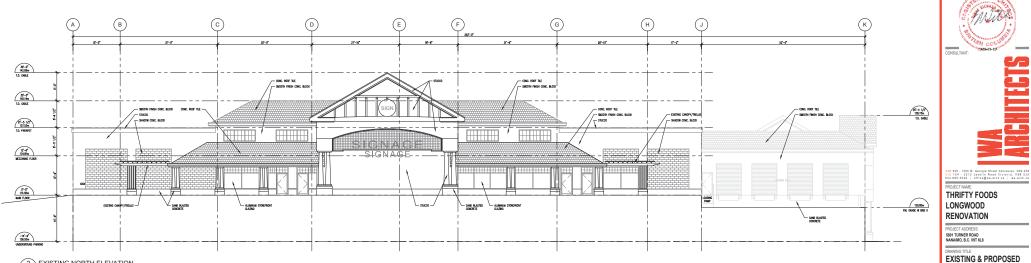
MATERIAL LEGEND				
MATERIALS	COLORS	MATERIALS	COLORS	
1 NEW SPANOREL GLAZING	OPACI-COAT 300 #5-0770 WARM CREY	ET DISTING BILL, PARTED	SHERRIN BILLIANS 239-C2 SW 7654 LATRICE	
2 NEW ALIMMAN MALIONS	BLACK ANGUIZED	(2) DISTING FASOA, PAINTED	SHETRIN BILLIANS 251-C3	
3 NEW EXT. GRADE CEDAR, PAINTED	SHERWIN MILLIAMS 287-C7 SW 7710 'BRANDYWINE'	(3) DISTING POOF, PAINTED	SHERRIN BILLIANS 226-06 SM 6278 'OLOW GRAY'	
4 NEW DIS WALL	SHERWIN WILLIAMS 226-06 SW 6278 'CLOAK GRAY'	EA EXERNO COMO BLOCK BRILL	POWER WASH AND EXISTING FINISH TO PENAM	
(5) NEW EIFS WALL	EN 6891 ATYON MYCIC, SHELMIN MITTINES 521—C2	ES DISTING WINDOW FRAME, PAINTED	SHERRIN WILLIAMS 239-C2 SW 7654 TATROE	
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	EN 6891 ATTOMR 321-C2	6 EXISTING OVERHEAD DOOR, PAINTED	SHERMIN MILLIAMS 239-C2 SM 7654 TATROE	
7 NEW ALLMINIAN CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH			
(8) NEW CONC. BASE	SACK RUBBED FINISH			

CLJENT : SOBEYS 1020 M AVENUE NE | CALGARY ; AS 12E TAS

FOODS W

GENERAL NOTES:





EXISTING NORTH ELEVATION

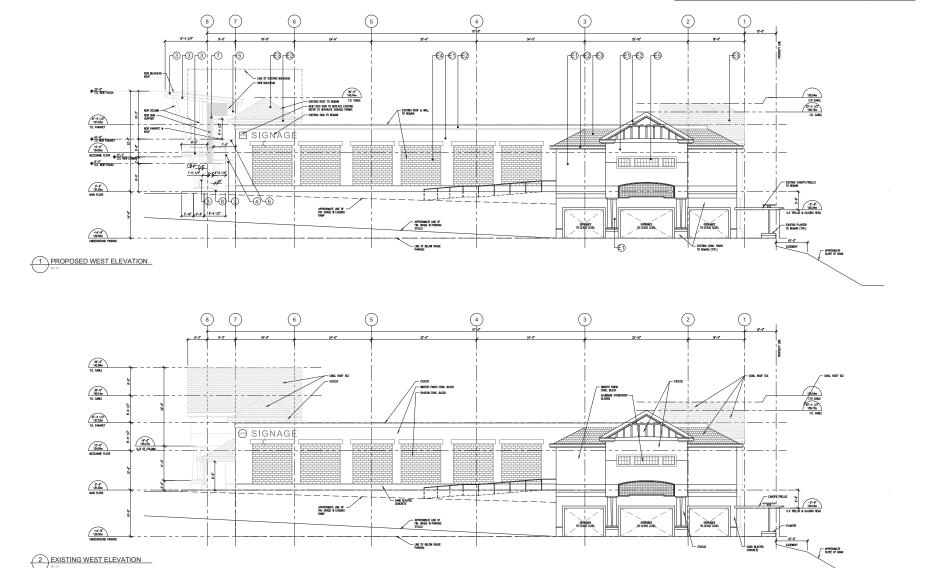
ELEVATIONS

PROJECT NO: 20048 DISSUITE SCALE: AS NOTED REVIEW BY: EY

A301



MATERIALS	COLORS	MATERIALS	COLORS
1) NEW SPANSKEL GLAZING	OPACI-COAT 300 #3-0770 WARM CREY	DISTING WILL, PARTED	SHERRIN WILLIAMS 239-C2 SW 7654 YATTICE"
2) NEW ALMINIAN MALLIONS	BLACK ANODIZED	DISTING FASCIA, PAINTED	SHERMIN MILLIAMS 251-C3
3) NEW EXT. GRADE CEDAR, PAINTED	SHERBIN MILLIAMS 287-C7 SW 7710 'GRANDYBINE'	(3) DISTING ROOF, PAINTED	SM 6538 ATTENNO 558-08
4 NEW EIFS WALL	SHERWIN MILLIAMS 228-06 SW 6278 'CLOAK CRAY'	EA EXISTING COMO. BLOCK WILL	POWER WASH AND EXISTING FINISH TO FEMAN
(5) NEW EIFS WALL	SHERMIN MILLIAMS 221-C3 SW 6001 'BLACK WACK'	ES EXISTING WINDOW FRAME, PAINTED	SW 7654 TATTICE"
6 NEW EXT. GRADE CEDAR FASCIA, PANTED	SHERWIN MILLIAMS 221-C3 SW 6001 'BLACK WACK'	EG EXISTING OVERHEAD ECOR, PAINTED	SW 7654 TATTICE"
7) NEW ALUMINUM CHANNEL SION SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
(8) NEW CONC. BASE	SACK RUBBED FINISH		





GENERAL NOTES:



VAN 936 - 1960 W. Georgia Street Vancouver, V6G 926
V1C 194 - 3212 Jackila Road Victoria, V38 935
614.685.392 | office@www.arch.cs | www.arch.cs
PROJECT NAME:
THRIFTY FOODS

DRAWING TITLE:

EXISTING & PROPOSED

REVIEW BY: EY
A302

LONGWOOD RENOVATION

PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

ELEVATIONS

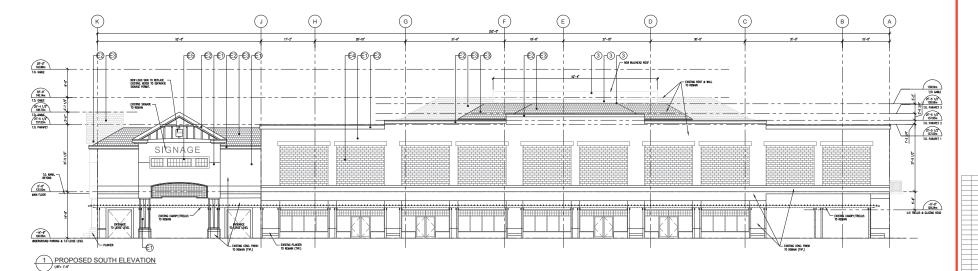
SCALE: AS NOTED

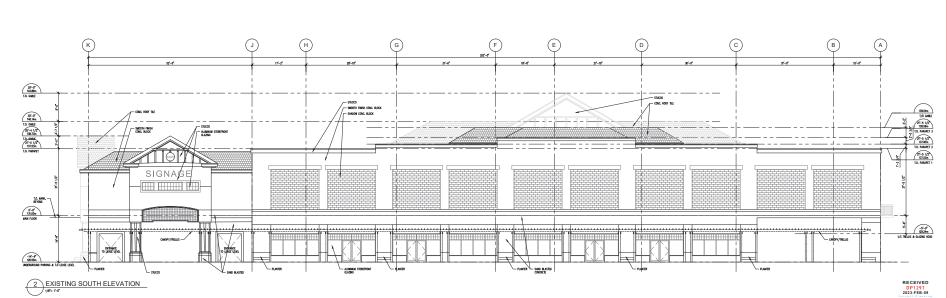
MATERIAL LEGEND				
MATERIALS	COLORS	MATERIALS	COLORS	
1 NEW SPANISHE CLAZING	OPACI-COAT 300 #3-0770 WARM CREY	ET DISTING BALL, PAINTED	SHERRIN WILLIAMS 239-C2	
2 NEW ALLAMMAN MALIONS	BLACK ANGUZED	© DISTING FASON, PAINTED	SHERRIN WILLIAMS 251-C3	
3 NEW EXT. GRADE CEDAR, PANTED	SHERWIN MILLIAMS 287-C7 SW 7710 "SHANDYWINE"	(E3) DISTING POOF, PANTED	© SHESSEN BITTING 559-OR	
4 NEW EPS WILL	SHERWIN MILLIAMS 226-06 SW 6278 'CLOAK CRAY'	EA EXISTING COM2 BLOCK BINLL	POWER WASH AND EXISTING FINISH TO FEMAN	
(5) NEW EPS WALL	CAN EGGI, ATTOMS 324—C2	ES DISTING WINDOW FRAME, PAINTED	SHERRON WILLIAMS 239-C2 SHE YISH TATTICE	
6 MEN EXT. GRADE CEDAR FASCIA, PANTED	SHELMIN MITTIMES 524-C2	6 DISTING OVERHEAD EXCOR, PAINTED	SHERRAN MILLIAMS 239-C2 SHE 7654 TATTICE	
7 NEW ALLMINIAN CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINSH SMCOTH			
(8) NEW CONC. BASE	SACK RUBBED FINISH			



CLJENT : SOBEYS 1020 M AVENUE NE | CALGARY ; AS 12E TAS

THRIFTY W





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PROJECT NAME
THRIFTY FOODS
LONGWOOD
RENOVATION

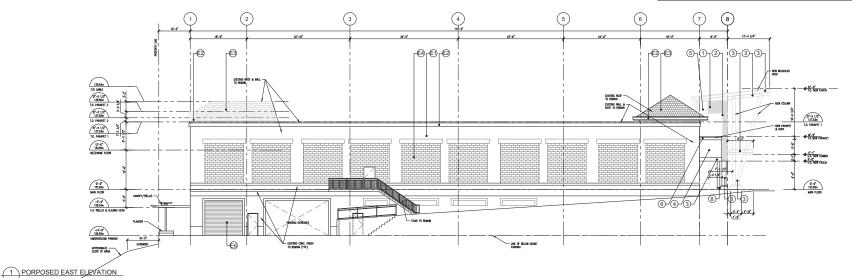
PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

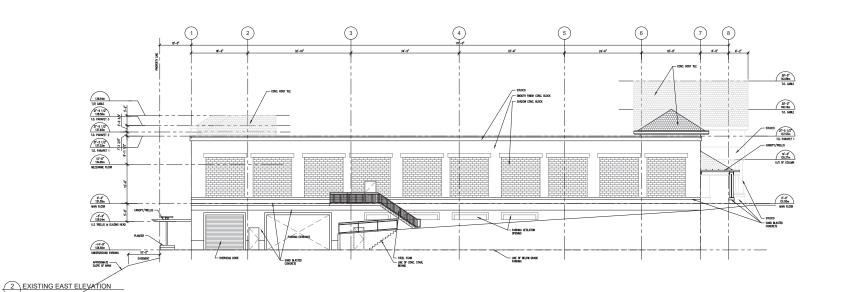
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EXISTING & PROPOSED ELEVATIONS

DRAWN BY: MP
REVIEW BY: EY
A303 SCALE: AS NOTED

MATERIAL LEGE	ND		
MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANSHEL GLAZING	OPACI-COAT 300 #5-0770 WARM CREY	E) DOSTING MALL, PARKTED	SHERRIN WILLIAMS 239-C2 SW 7654 "LATRICE"
2) NEW ALAMANA WALLIAMS	BLACK ANGUIZED	DISTING FASCIA, PAINTED	SM 6664 BLACK MYOL,
(3) NEW EXT. GRADE CEDAR, PAINTED	SHERWIN MILLIAMS 287-C7 SW 7710 'BRANDYWINE'	(E3) EXISTING POOF, PAINTED	SM 6538 (STOWN ORKY)
4 NEW EIFS WALL	SHERWIN MILLIAMS 226-06 SW 6278 'CLOAK GRAY'	EA EXECUTE COMO BLOCK BRILL	POWER WASH AND EXISTING FINISH TO FEMAN
(5) NEW EPS WALL	EN 6881 ,BTYCK MYCK, SHELANN MITTINGS 521—C3	ES EXISTING WINDOW FRAME, PAINTED	SHERRIN WILLIAMS 239-C2 SW 7654 "LATTICE"
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	EN 6881 ,BTYCK MYCK,	EG) EXISTING OVERHEAD EXCOR, PAINTED	SHERRIN MILLIAMS 239-C2 SM 7654 "LATTICE"
7 NEW ALLMINILM CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
8 NEW CONC. BASE	SACK RUBBED FINISH		





RECEIVED

OWNER/CLIENT: CLENT: SOBRYS 1020 A MEMUE NE (CALGARY; AS TZE TVI)



GENERAL NOTES:



VAN 950 - 1500 W. Georgia Streat Vancouver, V6G 226 VIC 194 - 3212 Jackila Road Victoria, V98 035 e14.685.285 j. office@wa-arch.cs | wa-arch.cs

LONGWOOD RENOVATION

PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

DRAWING TITLE:

EXISTING & PROPOSED

ELEVATIONS

 PROJECT NO:
 20048
 DRAWN BY:
 MP

 SCALE:
 AS NOTED
 REVIEW BY:
 EY

 DWG NO:
 A304



PERSPECTIVE - LOOKING SOUTH



PERSPECTIVE - LOOKING SOUTH EAST

OWNER/CLIENT: CLENT: SOBEYS 1020 N AVENUE NE | CALGARY, AB T2E T/8

THRIFTY W

GENERAL NOTES:



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111 613 3232 | official venture. | venture.
111 FROMET VANCE
THRIFTY FOODS
LONGWOOD
RENOVATION

PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

CONTEXT PLAN

SCALE: AS NOTED REVIEW BY: EY DWG NO: A400

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PERSPECTIVE - LOOKING NORTH

OWNER/CLIENT: CLENT: SOBEYS 1020 N AVENUE NE | CALGARY, AB T2E T/8

THRIFTY W

GENERAL NOTES:

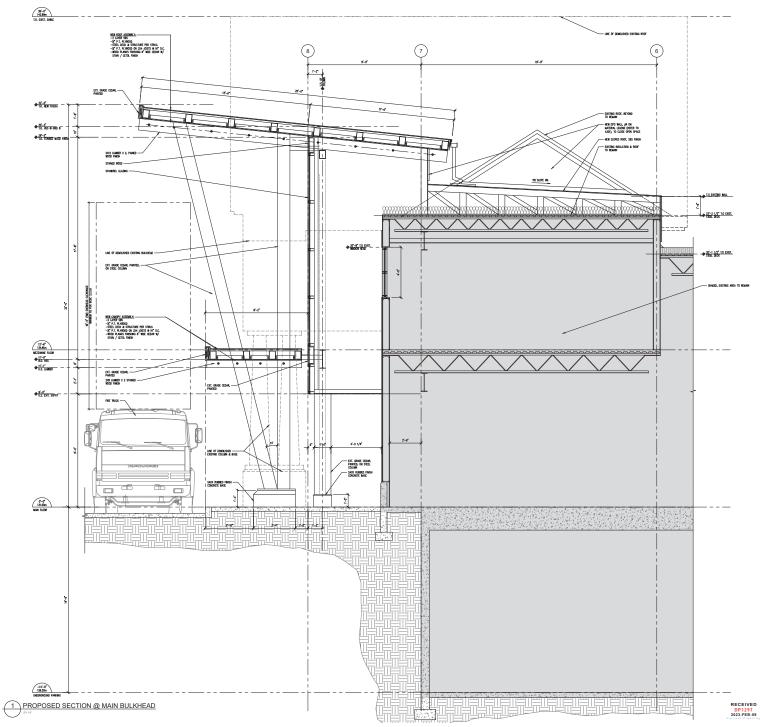


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111 FROMET VANCE
THRIFTY FOODS
LONGWOOD
RENOVATION PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
CONTEXT PLAN

RECEIVED DP1297 2023-FEB-09

PROJECT NO: 20048 DRAINN BY: MM
SCALE: AS NOTED REVIEW BY: EY
A401



OWNER/CLIENT:

CLJENT : SOBEYS 1020 M AVENUE NE | CALGARY ; AS 12E TAS



GENERAL NOTES:



VAN 950 - 1508 W. Georgia Street Vancouver, V6G 226 VIC 104 - 3212 Jacklin Road Victoria, V98 0J5 604-655.3529 | office@wa-arch.ca | wa-arch.ca PROJECT NAME:

THRIFTY FOODS LONGWOOD

RENOVATION PROJECT ADDRESS: 5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

PROPOSED SECTION

SCALE: AS NOTED REVIEW BY: EY
A402

AERIAL PHOTO





