

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-JUL-20

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP000937 - 2000 ISLAND HIGHWAY N

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP000937 at 2000 ISLAND HIGHWAY N with the following variances:

- To allow a main entry sign, to project 3.96m above the roofline of a building.

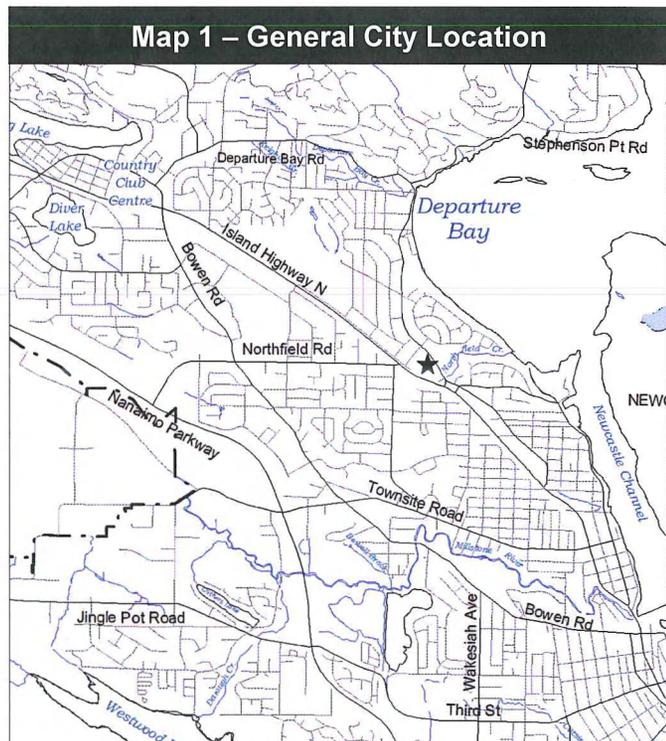
PURPOSE:

The purpose of this report is to seek Council authorization to approve a development permit to construct a tenant façade improvement on an existing portion of the mall.

BACKGROUND:

A development permit application was received from ABBARCH ARCHITECTURE INC., on behalf of BROOKS LANDING CENTRE INC, to construct a façade improvement inclusive of signage to project above the roofline of a building.

Council previously approved a development variance permit (DVP250) on 2015-JAN-19 to allow a fascia sign to project 0.56m above the roofline. The grocery tenant had taken over the commercial rental unit which was once a Thrifty Foods store. This was an interim signage program.



Council
 Committee.....
 Open Meeting
 In-Camera Meeting
Meeting Date: 2015-JUL-20

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variance and recommend Council approve the development permit.

Subject Property

Zoning	CD8 – Comprehensive Development District Zone 8 – Northbrook (Brooks Landing).
Location	The subject property is located just north of a major intersection of Departure Bay Road, Brechin Road and Highway 19A.
Total Area	4.17 ha
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – City Commercial Centre; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.

DISCUSSION:

Proposed Development

The proposed development is a façade upgrade for a major grocery store tenant, Save-On Foods. The façade upgrade includes a change in architectural features and signage.

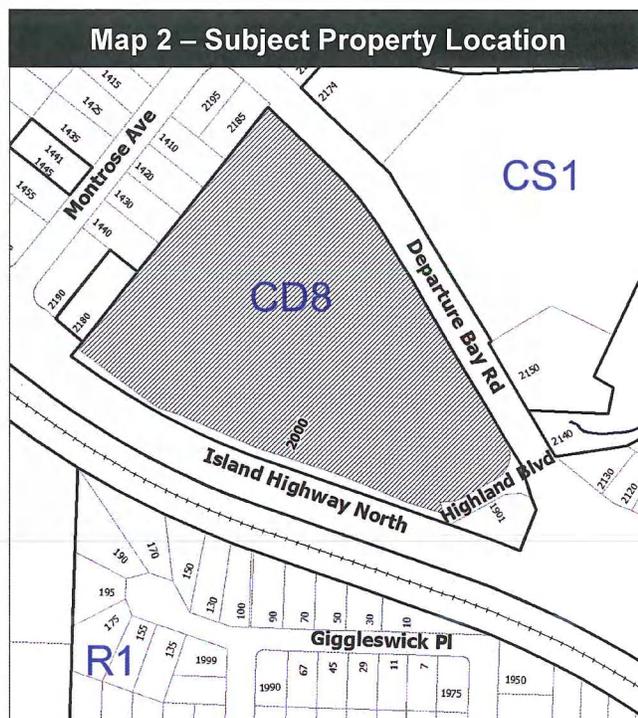
- *Façade Design*

The façade design is limited to the main store entrance and the (1 ½-storey) southeast corner of the mall building (behind the 1-storey commercial rental units on the south elevation). The façade design for the new entrance incorporates new corporate branding used by Save-On stores throughout British Columbia.

The grocery store façade design is a departure from the overall mall façade. The mall context drawings illustrate how tenant facades will change over time and have a similar architectural vocabulary to the proposed façade.

The façade design announces the main entrance and makes reference to the corner of the mall which the grocery store occupies.

The proposed signage, which is located above the mall roofline, is an integral part of the proposed façade upgrade.



Proposed Variances

The City of Nanaimo Sign Bylaw only allows a sign to project 1.2m above the roofline of the building. The tenant's proposed signage extends above the roofline of the tenant's main entrance 3.96m, a proposed variance of 2.76m.

DAP RECOMMENDATION

DAP, at its meeting held on 2015-JUN-11, accepted DP000937 as presented and provided the following recommendations:

- *Consider increasing the scale of the signage above the main entrance way to reflect the applicant as being a major tenant in the building;*
 - *Look at enhancing the scale of the southeast corner signage;*
- *Look at ways to enhance the side (east elevation), giving consideration to alternatives that reflect the charcoal colour on to the side of the building;*
- *Look at the durability of the material at the base of the main entrance column;*
- *Look at removing 2 or 3 parking stalls on the east elevation, and possibly converting them to planting bays to include street trees – If required, the Panel would support a parking variance; and,*
- *Look at ways to improve the pedestrian experience at the main entrance way.*

The applicant has responded to the DAP recommendations as follows:

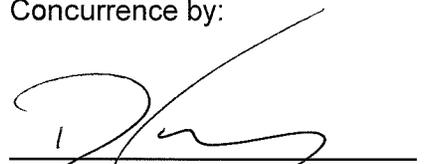
- *In response to this recommendation we have raise the new entrance portal two feet, refer to the attached update drawings.*
- *We have raised the corner element a couple inches higher. We have further highlighted the element with the green colour to match the entrance, refer to the attached update drawings.*
- *In response to this recommendation we have added addition painting including the green, charcoal grey & light grey, as to better reflect and match the front elevation & better define the full extent of the store, refer to the attached update drawings.*
- *The bottom four feet of entrance base will be concrete painted green to match.*
- *We have asked the landlord to review & look at additional screening options for this elevation, refer to the attached proposed additional landscaping shown on the east elevation.*
- *We will update the entrance sidewalk exterior lighting, as to provide pedestrians & site traffic better visibility.*

Staff supports the applicant's recommendation.

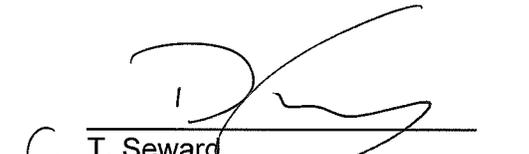
Respectfully submitted,


B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2015-JUN-17
Prospero attachment: DP000937
GN/ln

SITE PLAN / SITE CONTEXT

DIRECTORY:

OWNER: TERRACAP MANAGEMENT INC.
 100 SHEPPARD AVENUE EAST, SUITE 503
 TORONTO, ON M2N 6L9
 CONTACT: ANDREW TERRACAP
 TEL: 416-223-2300 ext 5137
 FAX: 416-223-2372
 E-MAIL: andrew@terracap.com

TENANT: OVERWAITEA FOOD GROUP
 1842-810 AVENUE, SURREY B.C. V3R 3A9
 CONTACT: ANDREW MANNING
 TEL: 604-591-2000
 FAX: 604-591-2421
 E-MAIL: andrew@overwaitea.com

ARCHITECT: ABBARCH ARCHITECTURE INC
 5050 17A, ONE BIRCHALL CENTRE, 265 BIRCHALL ST. BOX 71
 VANCOUVER B.C. V7E 1A0
 CONTACT: THEODORE BIRCHALL - PRINCIPAL
 HANSEL LIU - PROJECT MANAGER
 TEL: 604-684-8414
 FAX: 604-625-5333
 E-MAIL: info@abbarch.com / info@abbarch.com

STRUCTURAL ENGINEER: READ JONES CHRISTOFFERSEN
 300-783 WEST BROADWAY, VANCOUVER B.C. V6C 2B8
 CONTACT: BOB BIRCHALL
 TEL: 604-726-0842
 FAX: 604-726-1147
 E-MAIL: bob@rjc.ca

PROJECT INFORMATION

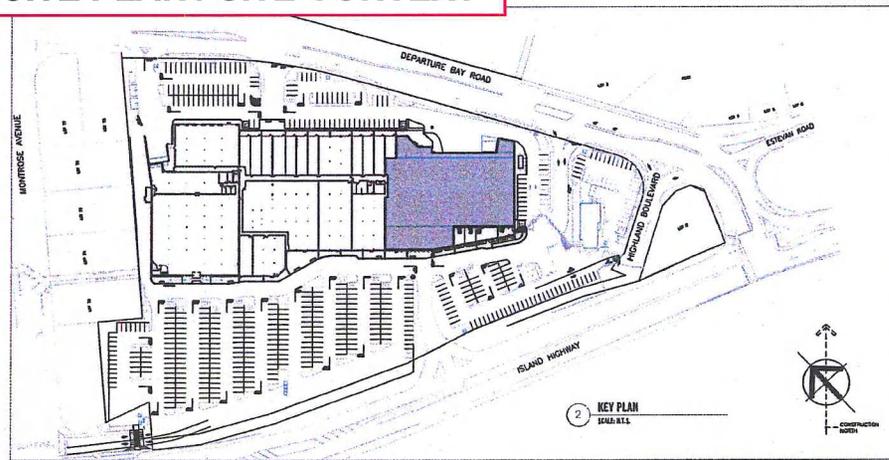
CIVIC ADDRESS:
 2000 ISLAND HIGHWAY NORTH
 (BROOKS LANDING MALL)
 NANAIMO, BC

LEGAL DESCRIPTION:
 LOT A, SECTION 1, LD 32,
 PLAN VP 84049

APPLICABLE CODE:
 BC BUILDING CODE (2012)

DRAWING LIST

ARCHITECTURAL:
 A1 SITE PLAN
 A2 EXISTING PHOTOS
 A3 ELEVATIONS/PERSPECTIVES
 A4 WALL SECTIONS & DETAILS



**Save on Foods Rebranding: Brooks Landing Shopping Mall, Nanaimo BC
 Design Rationale**

The Save-on-Foods supermarket has recently been enlarged by absorbing some of the adjacent CRU space in the mall. Corporately, the Overwaitea Food Group is in the process of establishing a new branding programme so that all the brands within the group, while keeping their names, and the customer identity and loyalty attached to them, are nevertheless recognisable as part of the group, by the entrance portal and fascia plane elements, which are being applied to all the existing stores with their varying architectural character.

There is a recognition that throughout the Province, different local architectural styles have evolved which should be respected by the group.

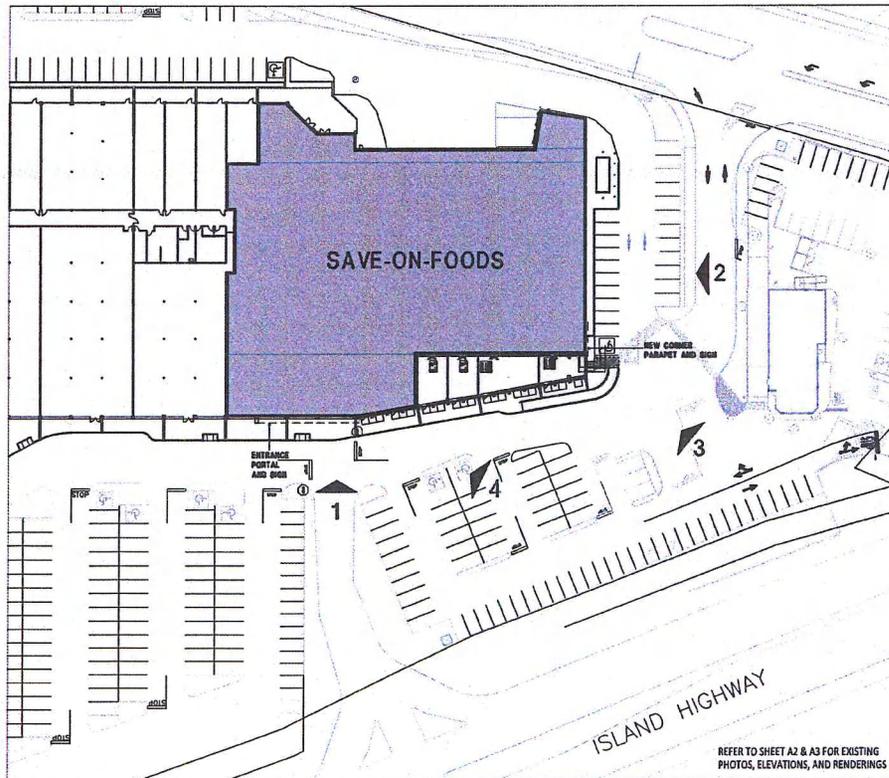
For Brooks Landing this requires the West facing entrance of the supermarket to have a new entrance portal with the distinctive green colour as an element on which the 'Save on Foods' text can be mounted on a dark grey background, which also appears on the facade flanking the entrance element providing a background for the informational 'pharmacy' sign.

Reflective of the increased store size a raised parapet element at the south west corner provides a location for the important sign seen by northbound traffic on the Island Highway. The Architectural treatment and colour scheme of this corner element is reflective of the West Portal, with its overlapping planes and the inverted 'L' form.

The portal is designed to also integrate and compliment the glazed canopies which have been a significant character element of the Brooks Landing facades since the remodelling which took place more than a decade ago.

The proposed remodelling and rebranding of the former Staples store uses strong fascia elements with cornices while a proposed 2 storey free standing building will be a strongly modern architectural composition.

We do not believe it is necessary to apply a 'one-style-fits-all' approach to the mall as the different architectural themes will be reflective of its evolution by the additions and tenant changes which have occurred since it was first built, much the same way streetscapes evolve over decades, and give a richness of texture and form to urban life.



REFER TO SHEET A2 & A3 FOR EXISTING PHOTOS, ELEVATIONS, AND RENDERINGS

RECEIVED
 By Planning & Design Section at 2:02 pm, Jun 25, 2014

1 SITE PLAN
 SCALE: 1" = 30'-0"

NOTES

REVISIONS / ISSUE DATE

SAVE-ON-FOODS 047
 EXTERIOR RENOVATION
 BROOKS LANDING
 NANAIMO, BC

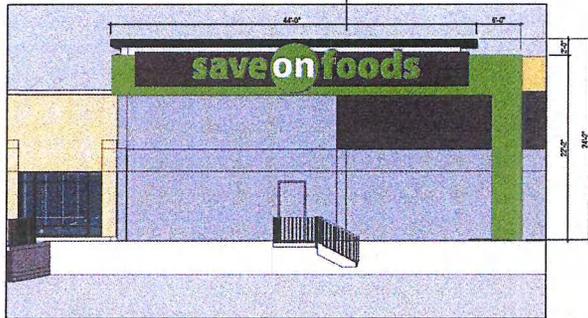


ABBARCH
 ARCHITECTURE INC.
 VANCOUVER, BC V6L 0A9 (416)
 SEASIDE, BC V6L 4L9 (604)
 TORONTO, ON M5S 1A2 (416)

SITE PLAN

SCALE	AS NOTED	PROJECT No.
DRAWN BY:	CA	2456
CHECKED:	-	SHEET No.
		01

FACADE ELEVATIONS & SIGNAGE



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



4 PERSPECTIVE



B PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

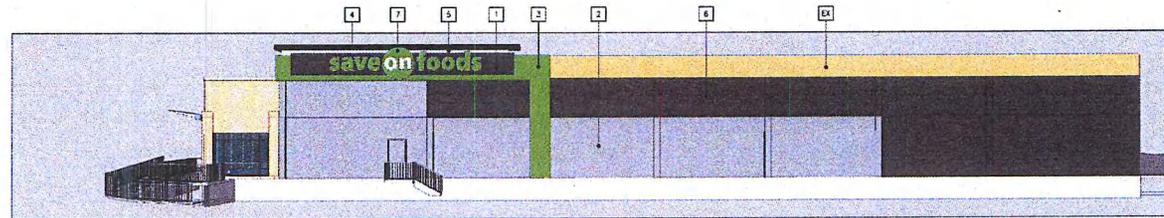


3 PERSPECTIVE

49

MATERIAL LEGEND:

- EXISTING WALL
- 1 METAL PANEL - DARK GREY
- 2 EPS - DOVE GREY
- 3 EPS - GREEN
- 4 METAL CAP FLASHING - BLACK
- 5 METAL - WHITE
- 6 EPS - DARK GREY TO MATCH METAL PANEL
- 7 SIGN



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



1 SOUTH FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
By Planning & Design Section at 9:51 am, Apr 25, 2018

NOTES

REVISIONS / DATES	DATE

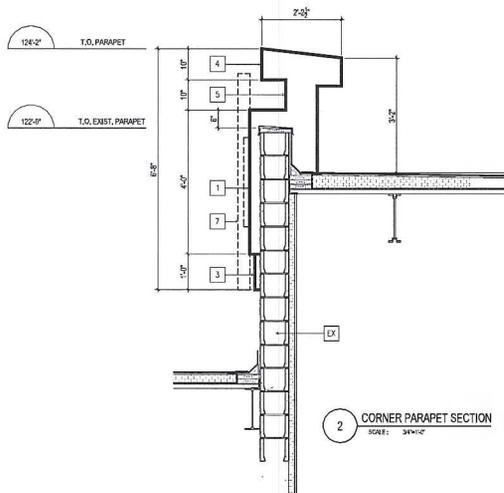
SAVE-ON-FOODS 047
EXTERIOR RENOVATION
BROOKS LANDING
NANAIMO, BC

ABBARCH
ARCHITECTURE INC
VANCOUVER, BC V6C 2N1
EDMONTON, AB T6C 2C4
TORONTO, ON M5S 1A4

ELEVATIONS AND
PERSPECTIVES

SCALE	AS NOTED	PROJECT No.
DRAWN BY:	CA	2458
CHECKED:	CA	SHEET No. 03

FAÇADE SIGNAGE HEIGHT CALCULATION



2 CORNER PARAPET SECTION
SCALE: 3/8"=1'-0"



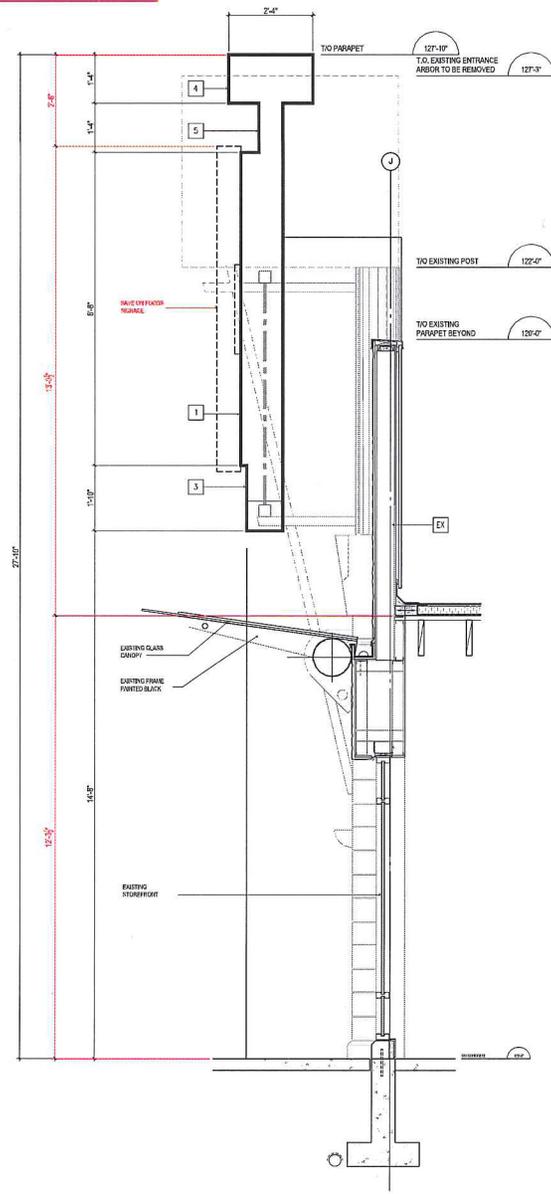
C EXISTING ENTRANCE PARAPET
SCALE: NTS



B EXISTING CORNER PARAPET
SCALE: NTS



A EXISTING CORNER PARAPET
SCALE: NTS



1 ENTRANCE WALL SECTION
SCALE: 3/8"=1'-0"

MATERIAL LEGEND:

- EX EXISTING WALL
- 1 METAL PANEL - DARK GREY
- 2 EIFS - DOVE GREY
- 3 EIFS - GREEN
- 4 METAL CAP FLASHING - BLACK
- 5 METAL - WHITE
- 6 EIFS - DARK GREY TO MATCH METAL PANEL
- 7 SIGN

NOTES

REVISIONS / ISSUES	DATE

SAVE-ON-FOODS 947
EXTERIOR RENOVATION
BROOKS LANDING
VANUVER, BC



ASBARCH
ARCHITECTURE INC.
VANCOUVER, BC 604.568.4941
EDMONTON, AB 780.424.4041
TORONTO, ON 416.390.8111

WALL SECTIONS AND DETAILS

RECEIVED
By Planning & Design Section at 2:23 pm, Jul 05, 2019

SCALE: 3/8" = 1'-0"
PROJECT No. 2456
DRAWN BY: CB
SHEET No. 14
CHECKED: -