

DATE OF MEETING August 8, 2016

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT NO. DP998 – 3690 COUNTRY CLUB DRIVE

OVERVIEW

Purpose of Report

To present Council with a development permit application for a 36-unit, multi-family, rental development at 3690 Country Club Drive.

Recommendation

That Council issue Development Permit No. DP998 at 3690 Country Club Drive with the following variances:

- reduce the required minimum front yard setback from 3.5m to 1.68m for the two principal buildings;
- reduce the required minimum front yard setback from 3.5m to 0.61m for the main entrance mailbox pergola;
- increase the fence height along the west property line from 1.8m to 2.4m;
- reduce the required parking from 59 parking spaces (1.66 parking spaces/unit) to 38 spaces (1.06 parking spaces/unit); and,
- increase the maximum allowable percentage of small car parking spaces from 33% to 37%.

BACKGROUND

A development permit application, DP998, was received from 3690 Country Club GP Ltd. (Mr. Doug Bromage).

Subject Property:

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is located on the west side of Country Club Drive at the intersection of Divot Drive and Country Club Drive.
<i>Total Area</i>	4,236m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

DISCUSSION

Proposed Development

The proposed multi-family rental development consists of 36 dwelling units which are housed in two, two-storey buildings. The units vary in size as follows:

- Apartments (1-bedroom) - 4 units - 43.6m² to 50.1m²
- Townhouses (2-bedroom) - 4 units - 78.9m²
- 20 units - 87.7m²
- 8 units - 100.4m² to 112.9m²

The two buildings are sited with a good street presence along Country Club Drive. Onsite parking is provided at the rear of the buildings.

Site Context

The vacant subject property is located on the western edge of an established 1960 -1970's neighbourhood. There is a new rental apartment (Madrona Green) across the road at 3701 Country Club Drive.

The four properties that abut the west property line have the potential to develop into a mixed use edge along Norwell Drive. The north property line is next to a church property.

Kal Tire is located on a panhandle lot. A private lane abuts the subject property line and is used as a shortcut to Norwell Drive and/or the Kal Tire site. At this time, the subject property does not have an access agreement to use this land; and as such, access will be limited to Country Club Drive unless an access agreement is secured with the adjacent private property.

The applicant will use a portion of the community contribution, which was provided during the rezoning, to complete a hard surface pedestrian trail-way. The trail-way will be constructed along the north property line of the subject property in an existing, dedicated laneway. The construction of the pedestrian trail-way will extend along the north property line of 2912 Norwell Drive in order to allow direct pedestrian access to Norwell Drive and the associated services within the area.

Site Design

The proposed two-storey multi-family development will consist of two buildings separated by an open breezeway.

The parking area is at-grade and to the rear of the site and is accessed from Country Club Drive at the north end of the site.

The two-storey townhouse units all have at-grade patio amenity spaces in front of the unit entry.

Building Design

The building form is traditional in expression yet is a modern interpretation of the Craftsman style without the details; bracketing and detailed porches. Modern exterior finishes enliven and articulate the building elevations.

Large gables on the building elevations highlight building bays and reduce the long horizontal mass of the main roof system of each building.

An entrance pergola, which doubles as a mailbox kiosk, announces the pedestrian breezeway or access between the two buildings, from the public sidewalk on Country Club Drive.

Landscape Plan

The landscape plan provides the necessary street trees and planted property edges.

The internal townhouse courtyards are planted with tree and shrub beds that provide a shaded and textured patio area. The landscape design uses a rhythm of stone covered posts, small fence sections and individual gates to provide a strong entrance to each unit.

PROPOSED VARIANCES

Required Front Yard Setback

The required minimum front yard setback is 3.5m. The proposed setback to the townhouse entrance features is 1.68m, a proposed variance of 1.82m.

The building wall face is sited 2.89m from the front property line, creating an encroachment into the minimum front yard; however, the street design, with a narrow boulevard behind the public sidewalk, allows the appropriate visual separation for the building siting to work.

The building siting is located toward the street to accommodate an onsite, private, pedestrian sidewalk alongside the internal drive aisle, for access to the rear townhouse units.

The front yard setback is to the new property line after road dedication of 2.25m.

Main Entrance Mailbox Pergola

The required minimum front yard setback is 3.5m. The proposed setback for the pergola is 0.61m, a proposed variance of 2.89m.

The pergola location highlights the breezeway between the two buildings which directs pedestrians to the rear townhouse units in both buildings.

Fence Height

The maximum allowable fence height for a rear yard is 1.8m. The proposed fence height is 2.44m, a proposed variance of 0.64m.

The southwest corner of the rear yard requires the reconstruction of an existing Lock-Block retaining wall to improve the aesthetics. The new retaining feature will be a stepped, poured-in-place retaining wall. The first section is 1.2m high and is topped with a 1.2m wood slat fence. There is a 0.9m planting bed behind the wall.

The parking lot grade will be retained by the second section of wall behind the landscaped area.

Required Parking

The required parking ratio is 1.66 parking spaces/unit or 59 parking spaces.

The number of parking spaces provided is 38 (1.06/unit), a proposed variance of 21 parking spaces.

Applicant's Parking Proposal

The applicant is of the opinion 38 parking spaces are adequate for the 36-unit, multi-family, rental development, and outlines the following factors in support of the parking variance:

- Unit mix and type:
 - Apartments – 4 small units (1 bedroom or studio)
 - Townhouses – 32 units (2 bedroom), with a variety of floor areas
 - The proposed multi-family development is rental, not a condominium, which demands the parking rate of 1.66 parking spaces/unit.
- Proximity to a commercial centre (Country Club Mall). The commercial centre offers services as well as employment opportunities.
- Major transit hub – the to-be-constructed pedestrian walkway along the north property line will provide pedestrian access to transit within a three minute walk.
- Access to a Nanaimo CarShare car located at Country Club Mall which is currently underutilized.
- The applicant proposed a monetary contribution of \$20,000 to the Nanaimo CarShare Cooperative Program. The applicant's contribution will be utilized as follows:
 - \$5,000 towards the first 20 residents to sign up as a full member of the group
 - \$15,000 towards the acquisition of a vehicle

A Nanaimo CarShare representative has indicated that the CarShare Program accepts the applicant's contribution in principle but notes the contribution and necessary administration procedures have not been ratified by the CarShare Board.

Staff Review of Parking

The applicant initially proposed a 32-unit townhouse. Staff requested the density be increased to 36-units in order to provide a greater variety of housing forms and affordability. The applicant responded to the increased density request and added four apartments which are stacked on top of each other at the end of each building (two per building). The apartments increase the parking variance.

The 32-unit townhouse proposal has a parking ratio calculation of 1.19 parking spaces/unit. With the addition of four apartment units, the parking ratio calculation drops to 1.06 parking spaces/unit.

By comparison, Madrona Green, a 33-unit rental apartment across the street, has a parking ratio calculation of 1.39 parking spaces/unit, however, a utilization parking ratio calculation of 1.2 parking spaces/unit, based on owner statistics. Staff visited the site Monday, 2016-JUL-19 at 9:30 a.m., and noted 31 of the 43 parking spaces were being used. This represented an actual use ratio of 0.94 parking spaces/unit.

By comparison, Madrona Green, a 33-unit rental apartment across the street, has a parking ratio calculation of 1.39 parking spaces/unit, however, a utilization parking ratio calculation of 1.2 parking spaces/unit, based on owner statistics. Staff visited the site Monday, 2016-JUL-19 at 9:30 a.m., and noted 31 of the 43 parking spaces were being used. This represented an actual use ratio of 0.94 parking spaces/unit.

Ten on-street parking spaces fronting the subject property will be provided. On-street parking allows for a level of spillover, if required. If the ten on-street parking spaces were added to the parking supply, the parking ratio calculation would be 1.33 parking spaces/unit.

Required Small Car Ratio

The required small car ratio is 33%. The proposed small car percentage is 37%, a proposed variance of 4%. The increased small car ratio allows the onsite parking number to be maximized.

Staff supports the parking variance as the subject property has easy access to services, employment opportunities and transit.

DESIGN ADVISORY PANEL RECOMMENDATION

The Design Advisory Panel, at its meeting held on 2016-APR-28, accepted DP000998 as presented with support for the proposed variances.

SUMMARY POINTS

- DP998 is a 36-unit (rental) multi-family, residential project.
- The proposed development meets the intent of applicable Design Guidelines and conforms to the zoning regulations with the exception of the requested variances.
- A parking variance will need to address the balance of development feasibility and neighbourhood impact.

ATTACHMENTS

ATTACHMENT A: Development Permit No. DP000998
ATTACHMENT B: Aerial Photo

Submitted by:

Concurrence by:


D. Stewart
Acting Manager, Current Planning


D. Lindsay
Director, Community Development



DEVELOPMENT PERMIT NO. DP000998

3690 COUNTRY CLUB GP LTD
Name of Owner(s) of Land (Permittee)

3690 COUNTRY CLUB DRIVE
Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN 48786

PID No. 014-416-778

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Data
Schedule C Site Context
Schedule D Site Plan
Schedule E Building D – North Portion of Site
Schedule F Building T – South Portion of Site
Schedule G Landscape Plan
Schedule H Landscape Detail
Schedule I Retaining Wall – West Property Line
Schedule J Building Renderings

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- Section 7.5.1
- *Required Front Yard Setback*
The required front yard setback is 3.5m. The front yard setback is 1.68m to the porch structure, a variance of 1.82m.

The required front yard setback is 3.5m. The setback to the main entrance mailbox pergola is 0.61m, a variance of 2.89m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:
- Part 14.8
- *Parking Ratio*
The required parking ratio is 1.66/unit or 59 parking spaces; 38 parking spaces are provided for a variance of 21 parking spaces, or 1.06 parking spaces/unit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE DAY OF _____, 2016.

Corporate Officer

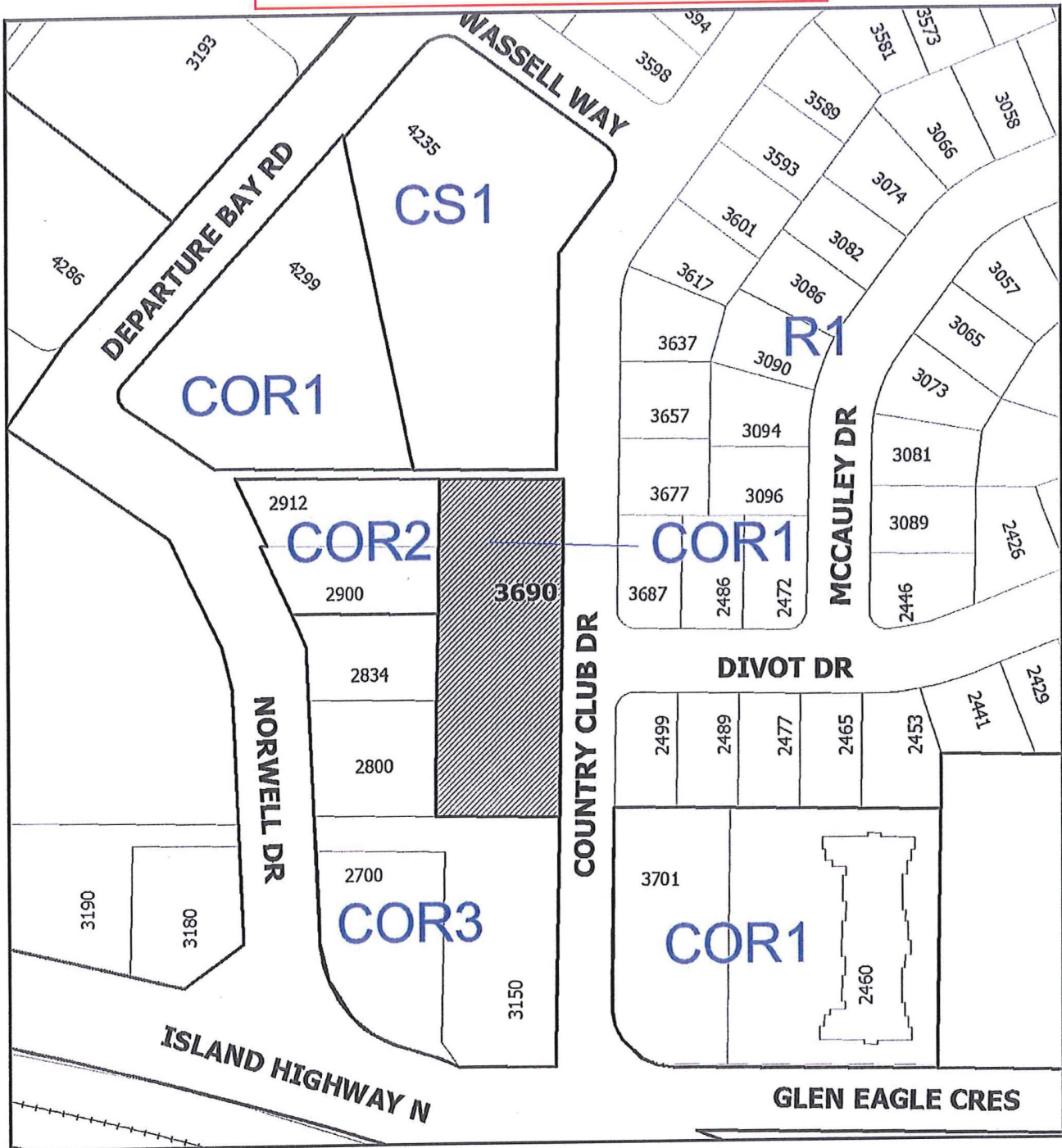
Date

GN/In
Prospero attachment: DP000998

Development Permit DP000998
3690 Country Club Drive

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000998

LOCATION PLAN

Civic: 3690 Country Club Drive
Lot B, Section 5, Wellington District, Plan 48786



 Subject Property



VIEW 01



VIEW 02



VIEW 03

PROJECT DATA:

LEGAL DESCRIPTION: LOT B, SECTION 5,
WELLINGTON DISTRICT, PLAN 48784,
FOLIO: 07455.200
PID: 014-416-778

CIVIC ADDRESS: 3690 COUNTRY CLUB DRIVE, NANAIMO, BC.

LOT AREA: 1.05 ACRES - 42,492.2 SQ.M (45,738 SQ.FT.)

EXISTING ZONING: COR 1
RESIDENTIAL CORRIDOR

PROPOSED ZONING: COR 1
RESIDENTIAL CORRIDOR

EXISTING BUILDING: VACANT LOT

PROPOSED SETBACK:

FRONT (EAST) 5'-0" ENTRY WEATHER PROTECTION 3'-3" SET BACK 5'-6"
REAR (WEST) 55'-0" ENTRY WEATHER PROTECTION 3'-3" SET BACK 51'-9"
SIDE (NORTH) 30'-3"
SIDE (SOUTH) 9'-6"
MAIN ENTRY PERGOLA 2'-0"
BUILDING SEPARATION (BREEZEWAY) 10'-0"

PROPOSED BUILDING HEIGHTS: BLDG D BLDG T
427.73' 425.98'

DENSITY / FLOOR AREA: (LEVEL 1- 8,489 SQ.FT. = LEVEL 2- 8,278 SQ.FT.) = 16,765 SQ.FT.
BUILDINGS 1 & 203,530 SQ.FT. (16,765 SQ.FT. X 2) = 0.74

LOT COVERAGE: LEVEL 1- 8,489 SQ.FT. X 2 = 16,978 SQ.FT.
16,978 SQ.FT. / 45,738 SQ.FT. = 37.1%

PARKING PROVIDED: 22 REGULAR + 13 SMALL + 3 HANDICAP = 38 SPACES
1.03 PER UNIT

UNIT AREA & COUNT:

	LEVEL 1	LEVEL 2	TOTAL	NUMBER OF UNITS
UNIT A	601 SQ.FT.	601 SQ.FT.	1,202 SQ.FT.	4
UNIT B	541 SQ.FT.	521 SQ.FT.	1,062 SQ.FT.	4
UNIT C	481 SQ.FT.	469 SQ.FT.	950 SQ.FT.	20
UNIT D	416 SQ.FT.	412 SQ.FT.	828 SQ.FT.	4
UNIT E	472 SQ.FT.		472 SQ.FT.	2
UNIT F	29 SQ.FT.	524 SQ.FT.	553 SQ.FT.	2
TOTAL				36

ARCHITECTURAL DRAWING LIST

A000	COVER
A001	PROJECT DATA & PERSPECTIVES
A002	CONTOUR PLAN
A003	GRADING PLAN
A101	SITE PLAN
A102	WATERSHED PLAN
A103	SURVEY
A201	LEVEL 1-TYPICAL
A202	LEVEL 2-TYPICAL
A203	ROOF PLAN-TYPICAL
A301	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A501	UNIT PLANS
A502	UNIT PLANS
A701	CONSTRUCTION SCHEDULE
A1000	RENDERINGS
A1001	RENDERINGS
A1002	RENDERINGS

WINDOW SCHEDULE TYPICAL BUILDING

LEVEL	WINDOW #	WIDTH	HEIGHT	COUNT
LEVEL 1	W1	6'-6"	6'-0"	12
LEVEL 1	W2	2'-6"	4'-6"	2
LEVEL 1	W3	6'-0"	6'-0"	4
LEVEL 1	W4	2'-0"	6'-0"	6
LEVEL 1	W5	8'-0"	6'-0"	1
LEVEL 1	W6	4'-0"	6'-0"	2
LEVEL 1	W7	5'-0"	6'-0"	2
LEVEL 2	W1A	6'-0"	5'-0"	16
LEVEL 2	W2A	6'-0"	5'-0"	4
LEVEL 2	W4A	2'-0"	5'-0"	19
LEVEL 2	W5A	8'-0"	5'-0"	2
LEVEL 2	W6A	4'-0"	5'-0"	2
LEVEL 2	W7A	5'-0"	5'-0"	10
LEVEL 2	W8	5'-0"	3'-0"	2

LANDSCAPE DRAWING LIST

L-1	LANDSCAPE CONCEPT PLAN
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By Laurie Mielsook at 9:42 am, Jul 22, 2016

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Drawing Sheet Data

Revision Schedule

Rev #	Date	Description
1	2016.07.22	ISSUED FOR PERMIT
2	2016.07.22	ISSUED FOR PERMIT
3	2016.07.22	ISSUED FOR PERMIT

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NORTH VANCOUVER, BC.
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Project Name:
MAGNOLIA

Project Address:
3690 COUNTRY CLUB DR, NANAIMO, BC.

Drawing Title:
PROJECT DATA & PERSPECTIVES

Date:
JAN 2016

Scale:
1" = 1'-0"

Project No:
A001

Drawing No:
BUILDING PERMIT

PROJECT DATA:

LEGAL DESCRIPTION: LOT B, SECTION 5,
WELLINGTON DISTRICT, PLAN 48786.
FOLIO: 07655.200
PID: 014-416-778

CIVIC ADDRESS: 3690 COUNTRY CLUB DRIVE, NANAIMO, BC.

LOT AREA: 1.05 ACRES - 4,249.2 SQ.M (45,738 SQ.FT.)

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RESIDENTIAL CORRIDOR

PROPOSED ZONING: COR 1
RESIDENTIAL CORRIDOR

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BUILDING SEPARATION: 10'-0"
(BREEZEWAY)


PROPOSED BUILDING HEIGHTS: BLDG D BLDG T
427.73' 425.98'

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LEVEL 1	W7	5'-0"	6'-0"	2
LEVEL 2	W1A	6'-6"	5'-0"	16
LEVEL 2	W3A	6'-0"	5'-0"	4
LEVEL 2	W4A	2'-0"	5'-0"	19
LEVEL 2	W5A	8'-0"	5'-0"	2
LEVEL 2	W6A	4'-0"	5'-0"	2
LEVEL 2	W7A	5'-0"	5'-0"	10
LEVEL 2	W8	5'-6"	5'-0"	2

84

LANDSCAPE DRAWING LIST	
L-1	LANDSCAPE CONCEPT PLAN

SITE CONTEXT



1



2



3



4



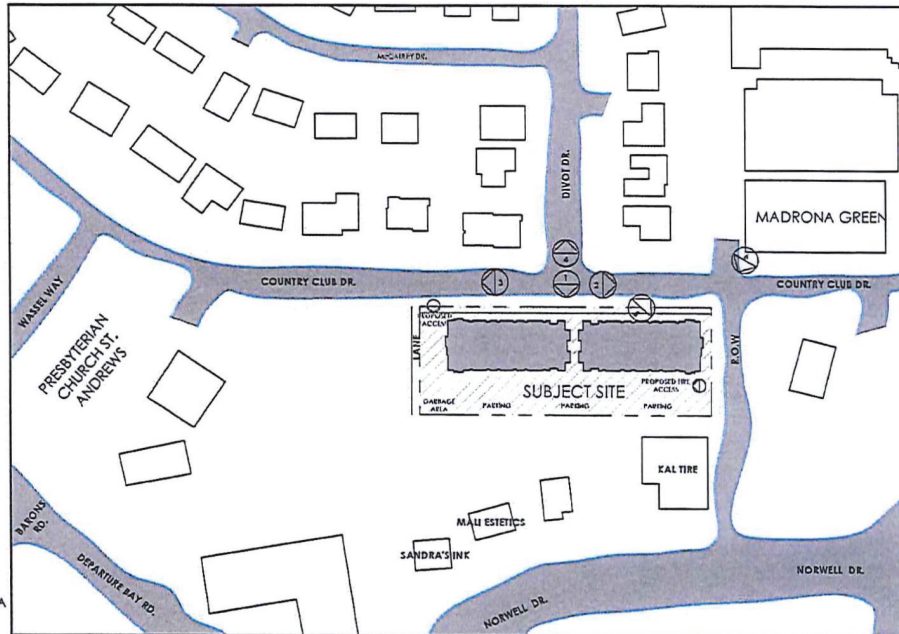
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6



AERIAL VIEW



NEIGHBOURHOOD AMENITIES & LOCATION

- INDEX**
- A. AUTO MALL
 - B. SHOPPING MALL
 - C. SECONDARY SCHOOL
 - D. ELEMENTARY SCHOOL
 - E. VETERINARY HOSPITAL
 - F. PUBLIC LIBRARY
 - G. RETIREMENT RESIDENCE
 - H. TRANSIT STOP
 - I. BC SPCA
 - J. ST. JOHN AMBULANCE
 - K. PROVINCIAL OFFICES
 - L. SPORTS GROUND
 - M. SOCIAL CENTRE & ARENA
 - N. CHURCH

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Drawing Issue Date

Issue #	Date	Description
1	2016.07.22	ISSUE FOR PERMIT
2	2016.07.22	ISSUE FOR PERMIT

Revision Schedule

Issue #	Date	Description
1	2016.07.22	ISSUE FOR PERMIT
2	2016.07.22	ISSUE FOR PERMIT

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Project Name:
MAGNOLIA

Project Address:
3690 COUNTRY CLUB DR, NANAIMO, BC.

Drawing Title:
CONTEXT PLAN

Date:
JAN 2016

Project No.:
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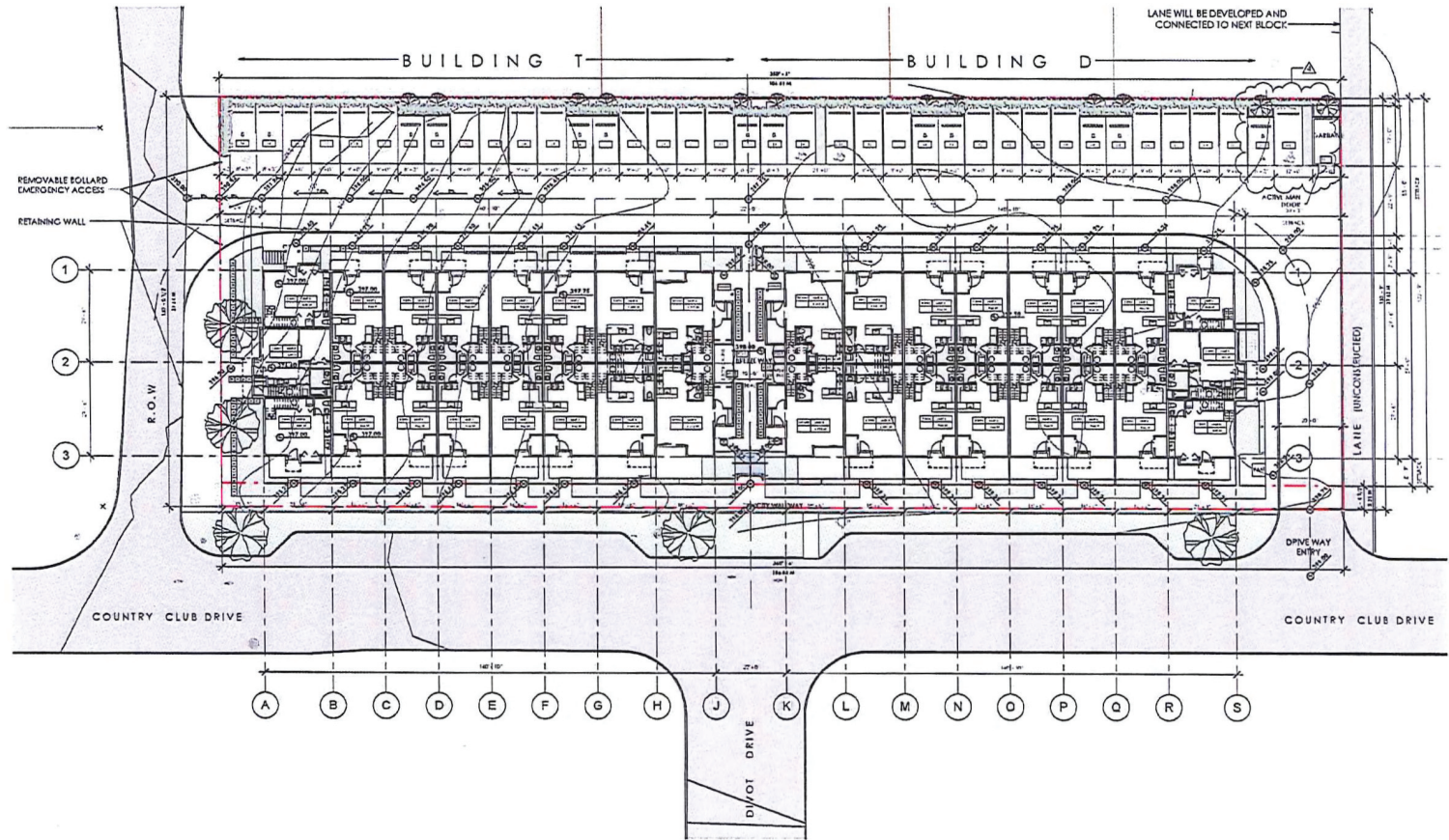
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KEY TO CONTEXT PLAN

Development Permit DP000998
3690 Country Club Drive

Schedule D
SITE PLAN



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Revision Schedule

Rev #	Date	Description
1	2016.01.20	ISSUE FOR PERMIT
2	2016.01.20	ISSUE FOR PERMIT (CORRECTED)
3	2016.01.20	ISSUE FOR PERMIT (CORRECTED)

64

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Project Name:
MAGNOLIA

Project Address:
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Drawing Title:
SITE PLAN

Date:
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Page # of
15-40

Scale:
1/16" = 1'-0"

Project Title:
BUILDING PERMIT

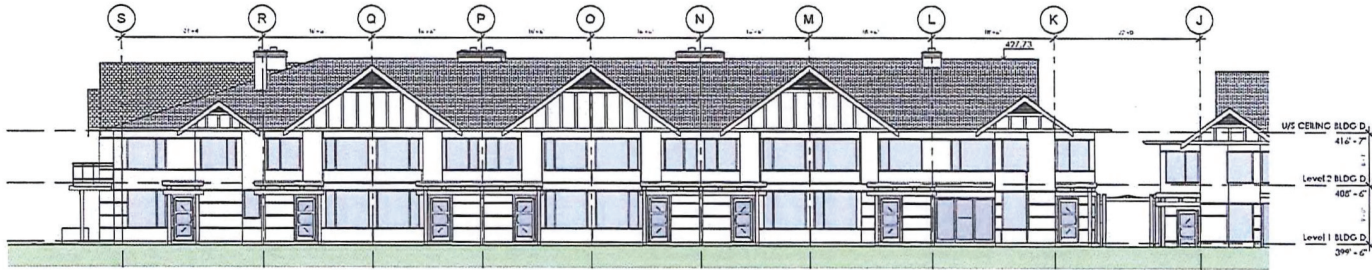
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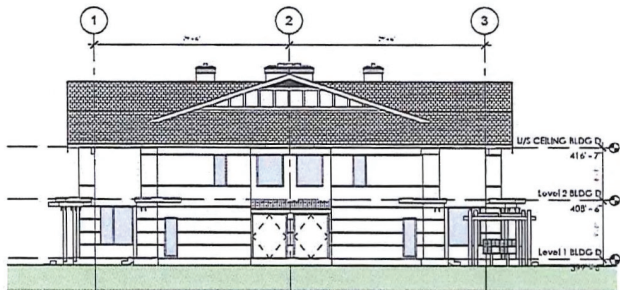
BUILDING D - North Portion of the Site



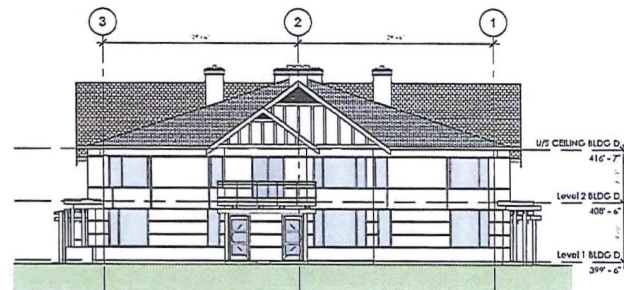
① FRONT (EAST) ELEVATION-BLDG D
1/8" = 1'-0"



② REAR (WEST) ELEVATION-BLDG D
1/8" = 1'-0"



③ SIDE (SOUTH) ELEVATION-BLDG D
1/8" = 1'-0"



④ SIDE (NORTH) ELEVATION-BLDG D
1/8" = 1'-0"

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Project Name:
MAGNOLIA

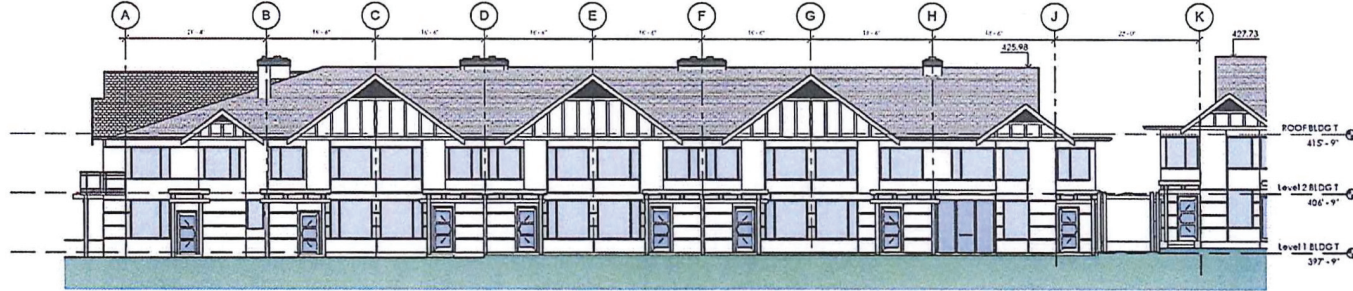
File # / Drawing #:
3690 COUNTRY CLUB DR, NANAIMO, BC.

Drawing Title:
BUILDING ELEVATIONS

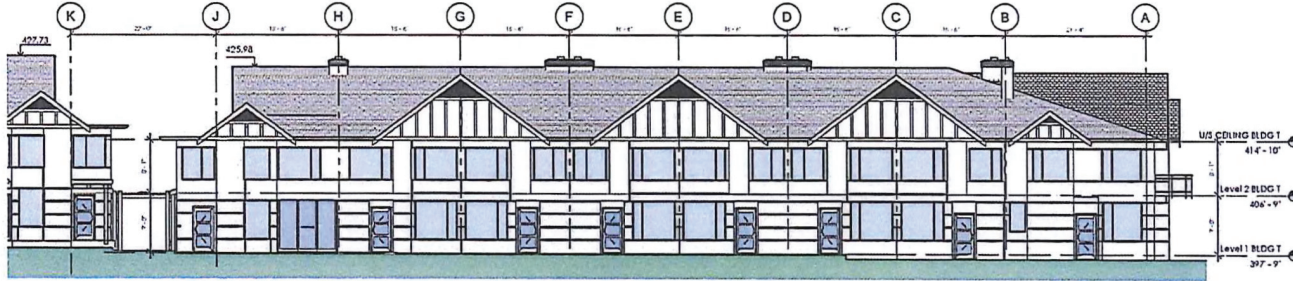
Date:	JAN 2016	Project No.:	15-40
Scale:	1/8" = 1'-0"	Issued By:	Author
Drawn By:	Author	Project Title:	BUILDING PERMIT

A301

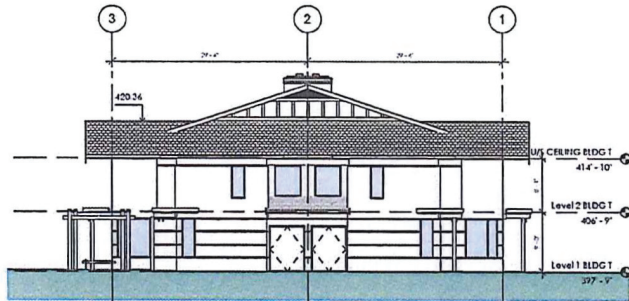
BUILDING T - South Portion of the Site



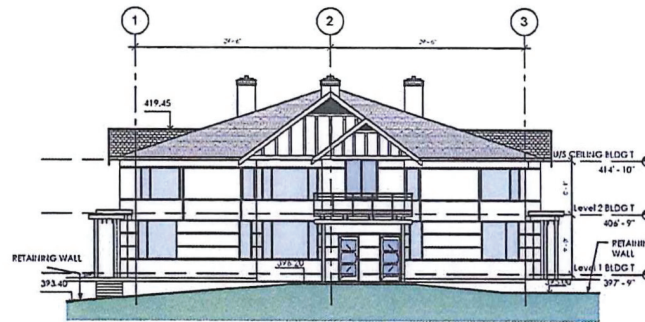
① FRONT (EAST) ELEVATION-BLDG T
1/8" = 1'-0"



② REAR (WEST) ELEVATION-BLDG T
1/8" = 1'-0"



③ SIDE (NORTH) ELEVATION-BLDG T
1/8" = 1'-0"



④ SIDE (SOUTH) ELEVATION-BLDG T
1/8" = 1'-0"

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Drawing Issue Date	

Revision Schedule	

Rev	Date	Description

RAFI ARCHITECTS INC.



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604.688.3522
rafi@rafiarchitects.com
www.rafiarchitects.com

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VANCOUVER BC
V6Z 2L9 CANADA

Client
MAGNOLIA APARTMENTS LTD.
143 E 4TH STREET
NORTH VANCOUVER, BC
V7L 1H7

Project Name:
MAGNOLIA

Project Address:
3690 COUNTRY CLUB DR, VANANCO, BC

Drawing Title:
BUILDING T ELEVATIONS

Date:
JAN 2016

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

Sheet No:
A302

25/07/2016 10:33:50 AM D:\CURREN\15-0115-15-CURRENT\REF.rvt

LANDSCAPE PLAN

EXISTING LANE

STEPPED LANDSCAPED PLANTER RETAIN WALL

GROUND COVER BACKED BY EVERGREEN HEDGE
ALONG 5' HI. P.L. C.L. FENCE WITH GREEN INSERT SLATS

REFER TO CIVIL ENG. DWG FOR
PARKING LAYOUT & SURFACE
DRAINAGE THIS AREA

RESIDENT PARKING

LANDSCAPE CONCEPT PLAN

LOW PRIVACY LATTICE
PATIO SCREEN (photo)

DÉCOR PIERS with
PRIVATE GATES (photo)

SOUTH
BLDG.

PUBLIC SIDEWALK ENTRY SECTION DETAIL

Scale: 3/8" = 1' - 21 APRIL 2016

SEE LANE 1/2
PLANTING DETAIL
FOR ALL PATIOS

CENTRAL
BREEZEWAY
NO ROOF
CONNECTION

LOW METAL PICKET FENCE,
MATCHING PLANTING (photo)

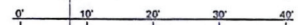
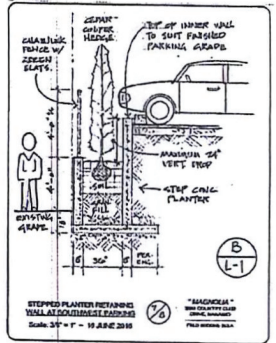
PRIVATE PATIO
FOR EACH UNIT

ON-STREET PARKING

ISSUE DATE: 22 JULY 2016

COUNTRY — CLUB — DRIVE

L-1
of 2



Bar scale (original drawing): 1" = 8' (approx.)

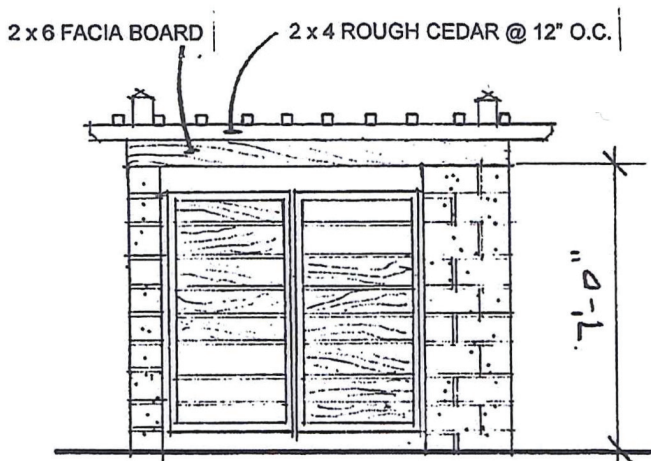
3690 COUNTRY CLUB
DRIVE RENTALS, NANAIMO
by: 3690 COUNTRY CLUB GP. LTD.

RAFII ARCHITECTS INC., VANCOUVER, B.C.

FRED BROOKS DCMA CMA
Landscape Architect
4845 Laguna Way, Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0950 email: fbs@fbsva.ca

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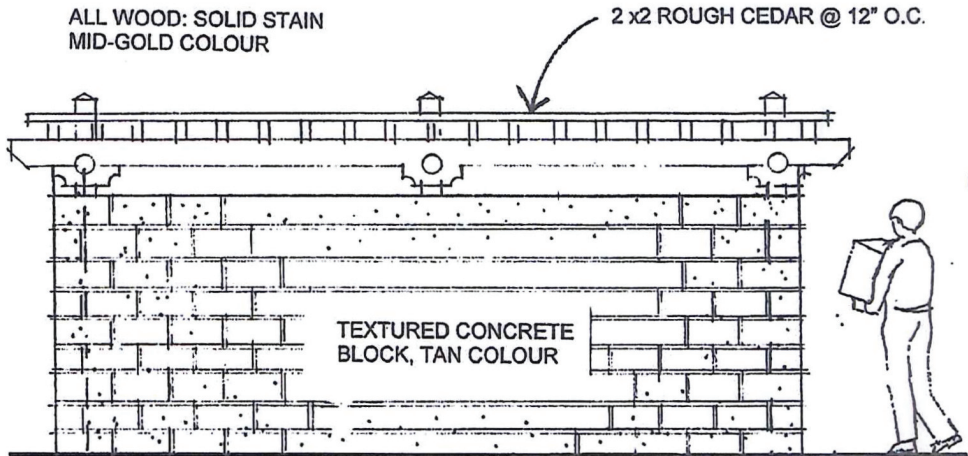
67



DOORS: 1 X 6 ROUGH CEDAR
HORIZONTAL BOARDS ON 1/4"
x 1 1/4" x 2.5" STEEL ANGLE.

**FRONT
VIEW**

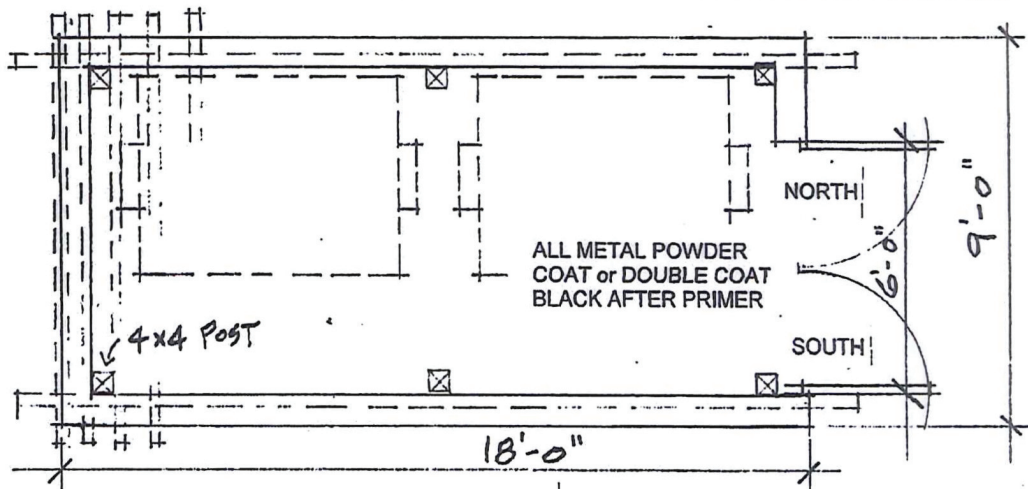
SOUTH DOOR LATCHED FOR PERSON ACCESS,
NORTH DOOR DROP-PINNED FOR TANK ACCESS



TEXTURED CONCRETE
BLOCK, TAN COLOUR

**SIDE
VIEW**

EMBED VERTICAL 1/4" STEEL
PLATE INTO BLOCK JOINTS
AND SPOT WELD H.D. HINGES



PLAN VIEW

FINAL PLAN LAYOUT & DETAILING TO SUIT
R.D.N. REFUSE / RECYCLING REQUIREMENTS

69

Development Permit DP000998
3690 Country Club Drive
1/3

Schedule H

LANDSCAPE DETAIL

**REFUSE / RECYCLING STRUCTURE
AT NORTHWEST PARKING CORNER**

Scale: 1/4" = 1' ~ 20 JUNE 2016

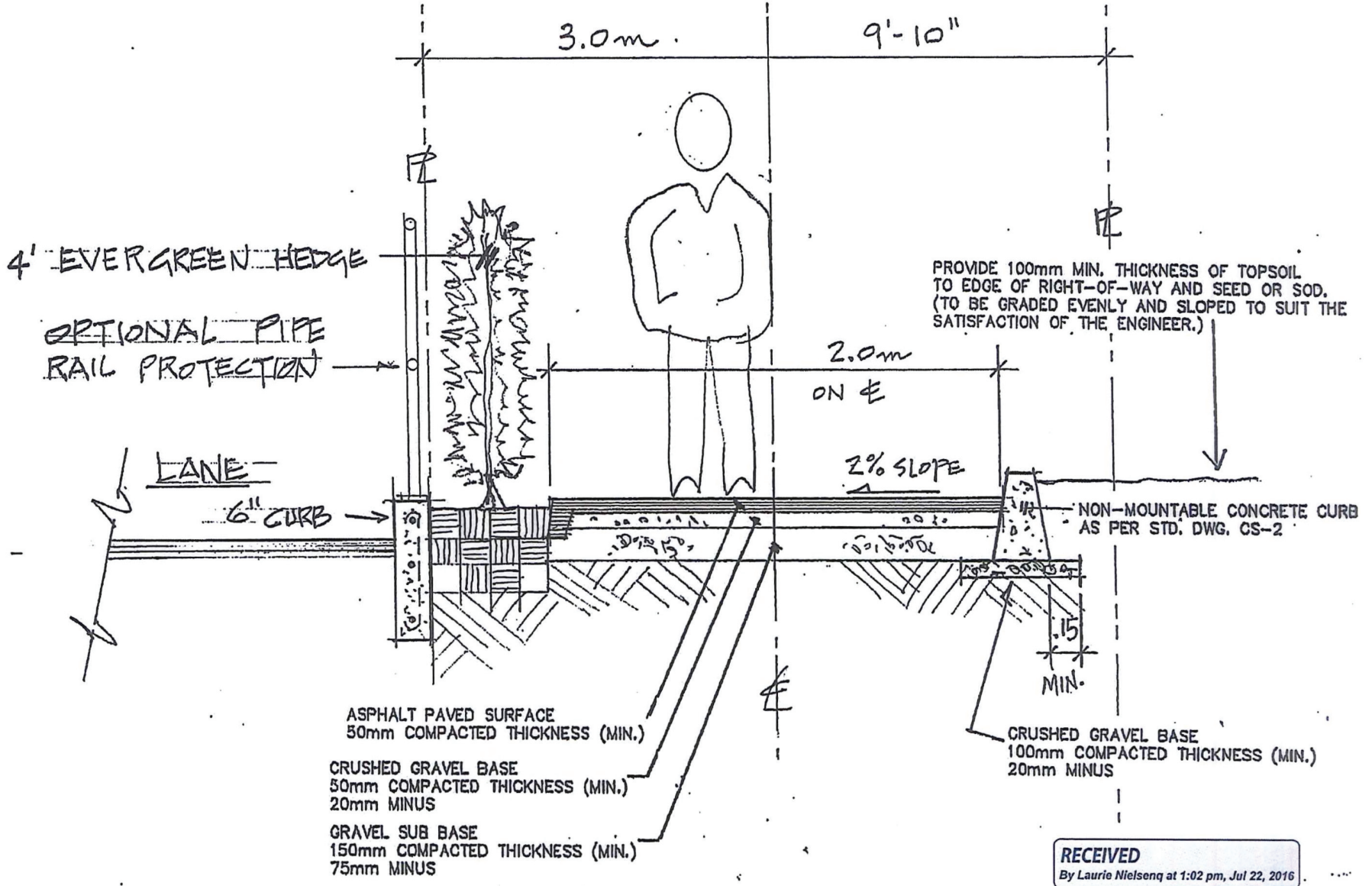
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3690 COUNTRY CLUB
DRIVE, NANAIMO

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NEW CITY PEDESTRIAN WALKWAY AT NORTH LANE P.L.

Scale: 3/8" = 1' ~ 16 JUNE 2016



"MAGNOLIA"
3690 COUNTRY CLUB
DRIVE, NANAIMO

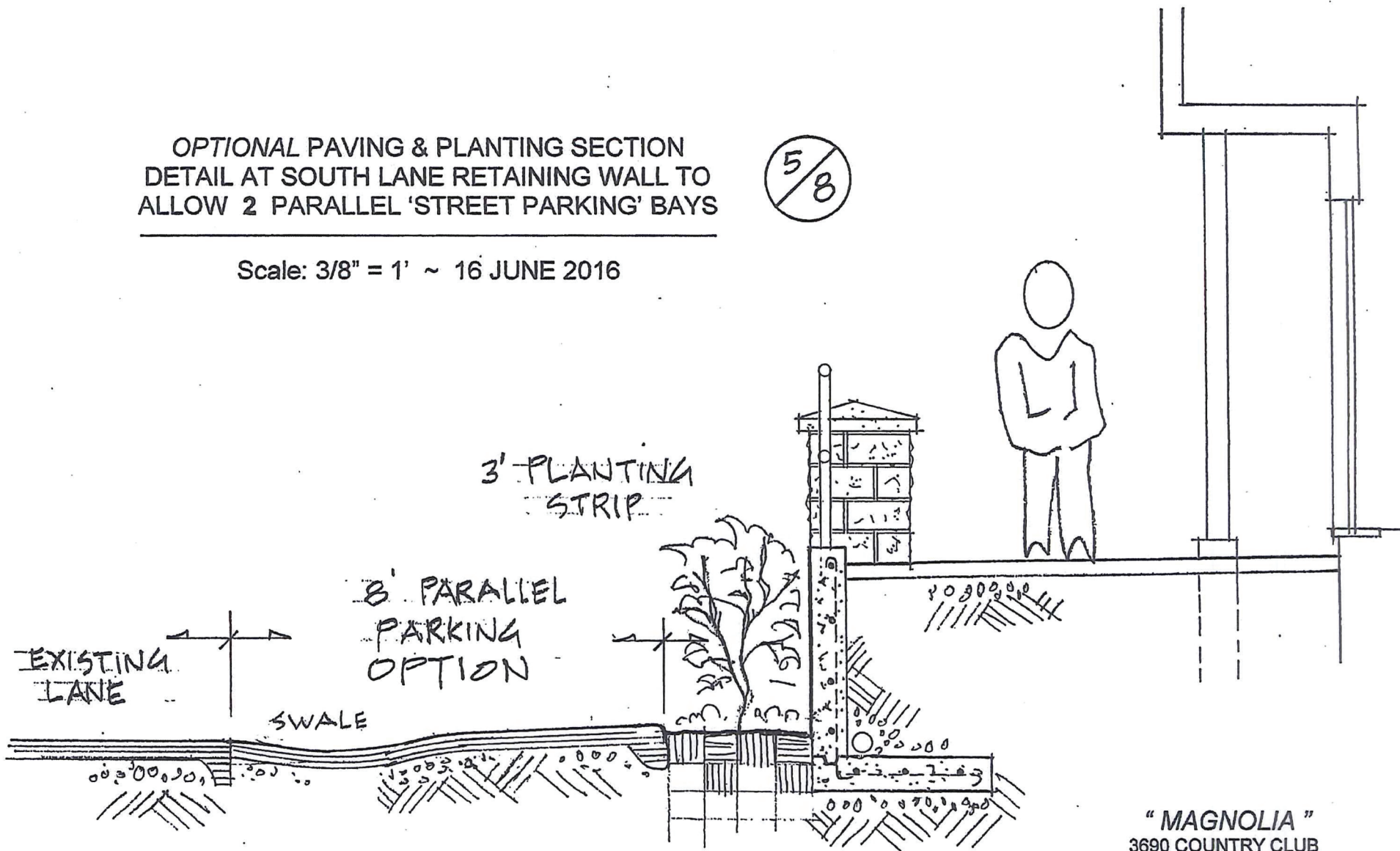
FRED BROOKS BCLA

OPTIONAL PAVING & PLANTING SECTION
DETAIL AT SOUTH LANE RETAINING WALL TO
ALLOW 2 PARALLEL 'STREET PARKING' BAYS

5/8

Scale: 3/8" = 1' ~ 16 JUNE 2016

71

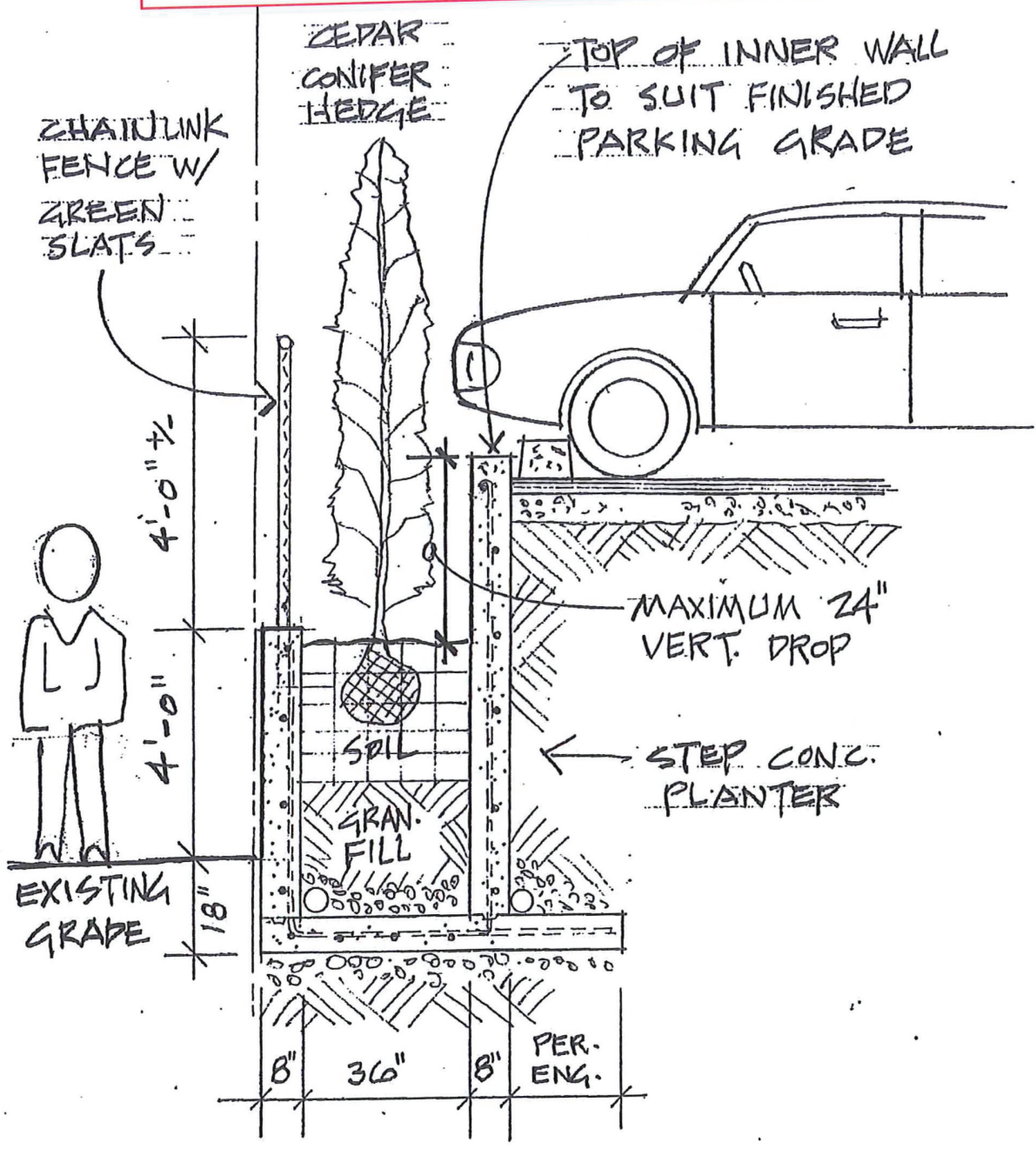


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3690 COUNTRY CLUB
DRIVE, NANAIMO

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Development Permit DP000998
 3690 Country Club Drive
Schedule I
RETAINING WALL - West Property Line



STEPPED PLANTER RETAINING WALL AT SOUTHWEST PARKING

Scale: 3/8" = 1' ~ 16 JUNE 2016



"MAGNOLIA"
 3690 COUNTRY CLUB DRIVE, NANAIMO

FRED BROOKS BCLA

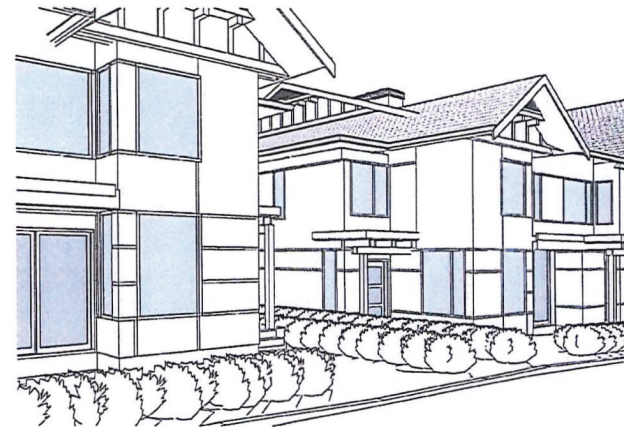
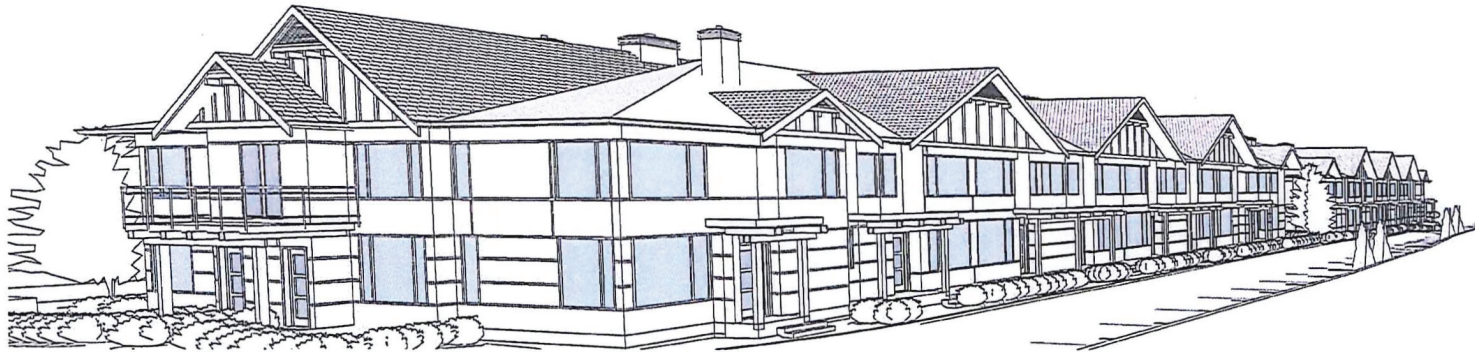
Development Permit DP000998

Schedule J

3690 Country Club Drive

BUILDING RENDERINGS

1/3



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Drawing Issue Date		

Revision Schedule		
Rev #	Date	Description

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V7L 1H7

Project Name:
MAGNOLIA

Project Address:
3690 COUNTRY CLUB DR. NANAIKO, BC.

Drawing Title:
RENDERINGS

Date: JAN 2016	Project No.: 15-10
Scale:	Drawing No.:

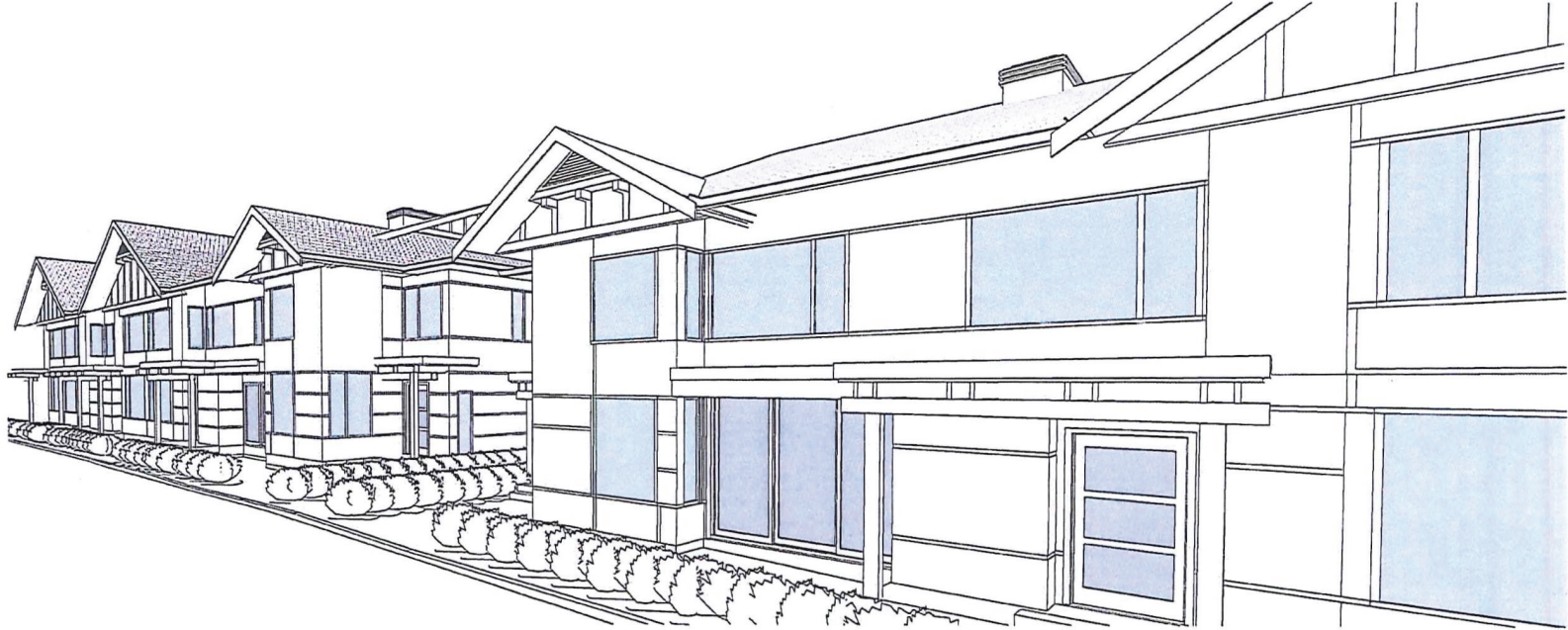
Drawn by:
Author
Project Title:
BUILDING PERMIT

A1000

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73

21/07/2016 4:18:07 PM D:\C:\P\15-10-15-10-CUBEREN\REF-A1



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Drawing Issue Date

Revision Schedule
Date

Issue #	Date	Drawn/Checked

Project Name	Client Name

RIFI ARCHITECTS INC.

Ri

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 EMAIL: rifo@rifiaarchitects.com
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Client:
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 165 E. 4TH STREET,
 NORTH VANCOUVER, BC,
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Project Name:
MAGNOLIA

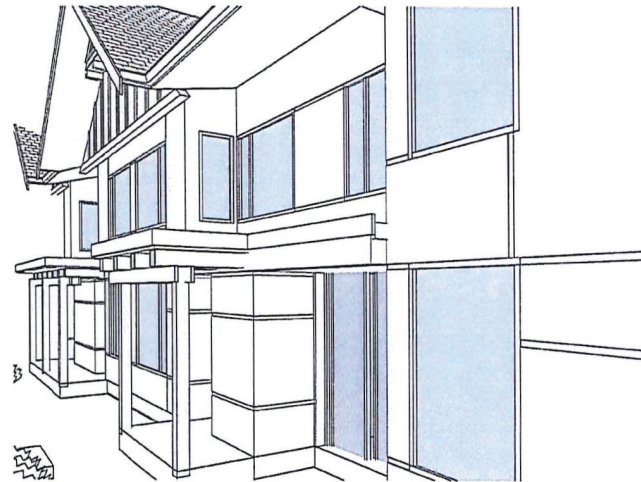
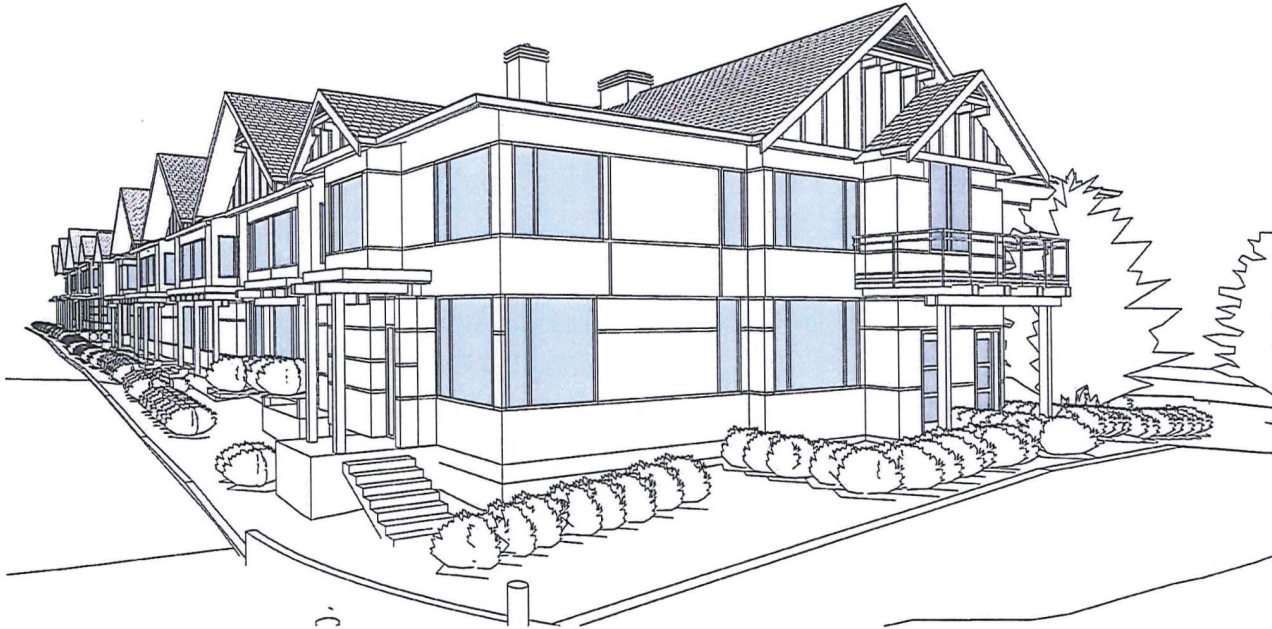
Project Address:
 3670 COUNTRY CLUB DR, NANAIMO, BC.

Drawing Title:
RENDERINGS

Date:
JAN 2016

Project No.:
A1001

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Drawing Issue Data		
Revision	Date	Description

Revision Schedule		
Rev #	Date	Description

Project Information		
Project Name	MAGNOLIA APARTMENTS LTD.	
Client	MAGNOLIA APARTMENTS LTD.	
Address	163 E. 4TH STREET, NORTH VANCOUVER, BC, V7L 1H7	

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Client	MAGNOLIA APARTMENTS LTD.
Address	163 E. 4TH STREET, NORTH VANCOUVER, BC, V7L 1H7

Project Name:	MAGNOLIA
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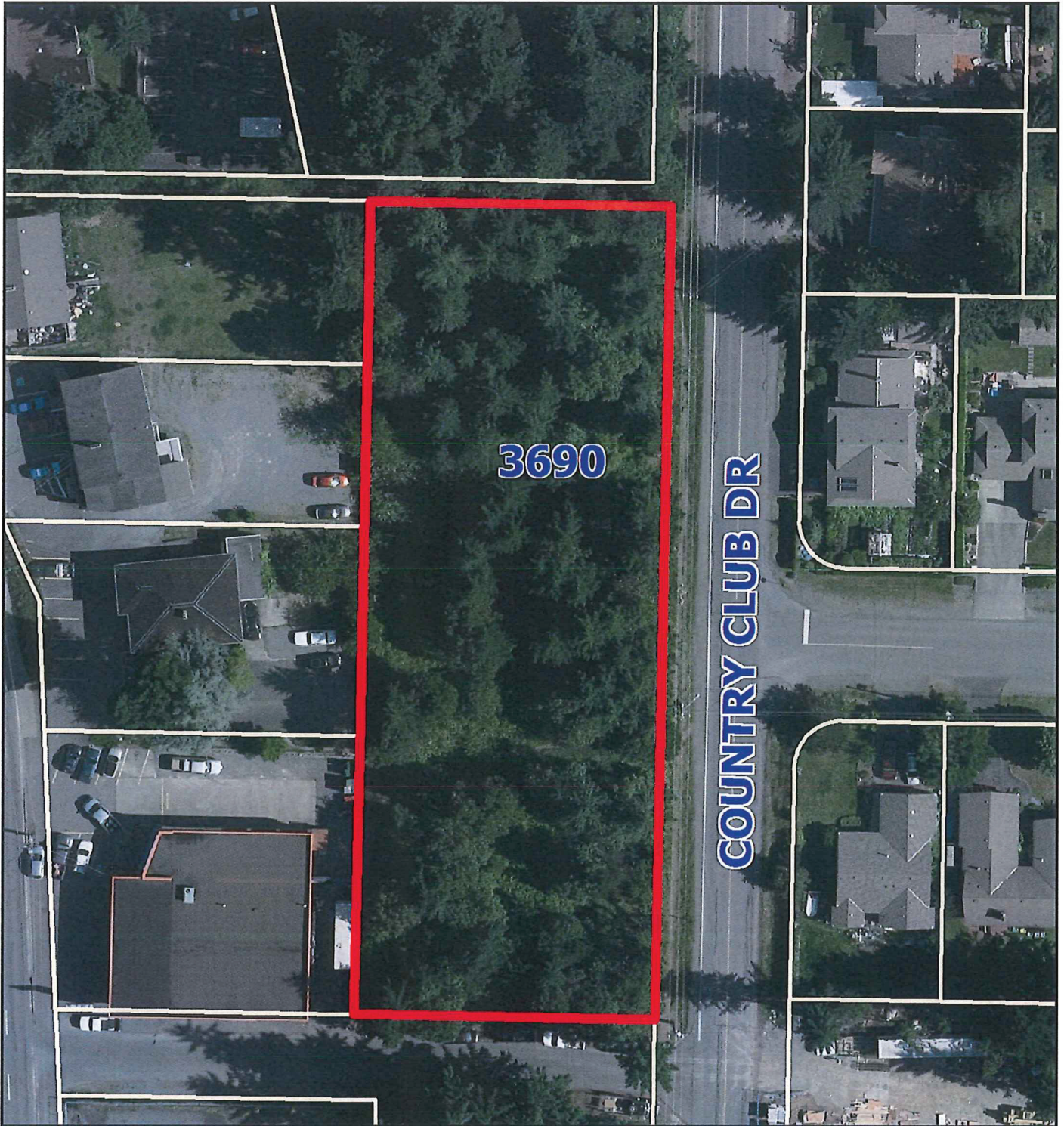
Project Address:	3600 COUNTRY CLUB DR, NANAIMO, B.C.
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Drawing Title:	RENDERINGS
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Date:	JAN 2016	Project No.:	15-40
Scale:		Drawing No.:	A1002
Drawn by:	Author	Project Status:	BUILDING PERMIT

ATTACHMENT B

Aerial Photo



DEVELOPMENT PERMIT NO. DP000998

