



DEVELOPMENT PERMIT NO. DP000937

BROOKS LANDING CENTRE
Name of Owner(s) of Land (Permittee)

2000 ISLAND HIGHWAY N
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 A, SECTION 1, NANAIMO DISTRICT, PLAN VIP84049

PID 027-297-551

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 Plan / Site Context
Schedule C Facade Elevations & Signage
Schedule D Façade Signage Height Calculation

- 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 "SIGNAGE BYLAW 1987 NO. 2850" is varied as follows:

Fascia Signs – Fascia signs located on an architectural feature on the building may not project a maximum of 1.2m above the roofline of a building. The proposed signage extends above the roofline 3.96m, a variance of 2.76m

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF JULY, 2015.



Corporate Officer

July 29/15

Date

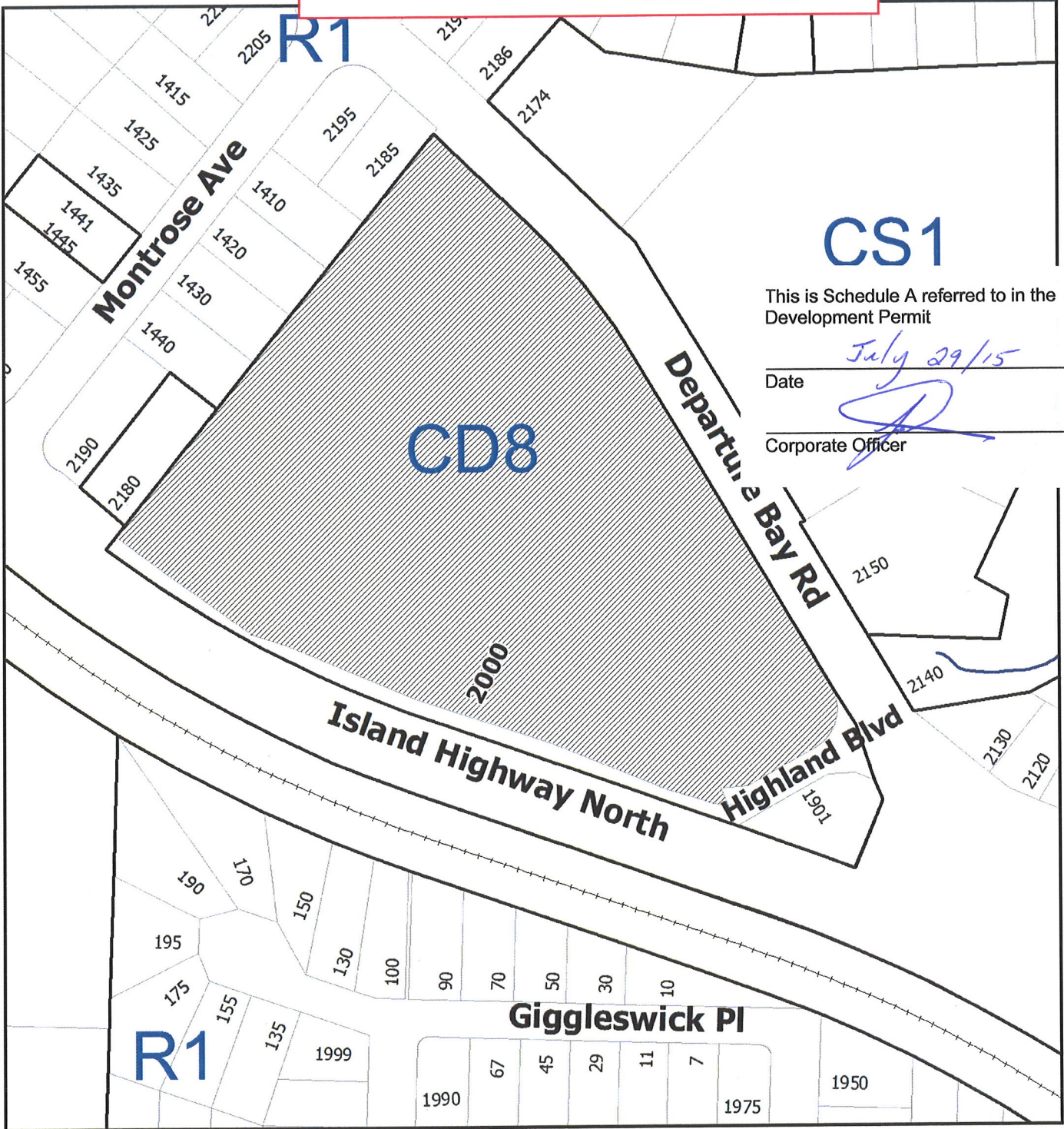
GN/in

Prospero attachment: DP000937

Development Permit DP000937
2000 Island Highway North

Schedule A

LOCATION PLAN



CS1

This is Schedule A referred to in the
Development Permit

Date

July 29/15

Corporate Officer

DEVELOPMENT PERMIT NO. DP000937

LOCATION PLAN



Civic: 2000 Island Highway North
Lot 1, Section 1, Nanaimo District, Plan 42347,
Except Part in VIP61491



**Subject
Property**

SITE PLAN / SITE CONTEXT

DIRECTORY:

OWNER: TERRACAP MANAGEMENT INC.
100 WOODWARD AVENUE SUITE 104
VANCOUVER, BC V6B 1G6
CONTACT: JAMES HARRIS
TEL: 604-275-2142 FAX: 604-275-2142
E-MAIL: james.harris@terracap.com

TENANT: OVERWAIKEA FOOD GROUP
1100-1100 BROADWAY
VANCOUVER, BC V6B 1V6
CONTACT: JAMES HARRIS
TEL: 604-275-2142 FAX: 604-275-2142
E-MAIL: james.harris@terracap.com

ARCHITECT: ARBARCH ARCHITECTURE INC
2000 ISLAND HIGHWAY NORTH, SUITE 1000
VANCOUVER, BC V6B 1V6
CONTACT: JAMES HARRIS
TEL: 604-275-2142 FAX: 604-275-2142
E-MAIL: james.harris@terracap.com

STRUCTURAL ENGINEER: READ JONES CHRISTOFFERSEN
200-1100 WOOD BROADWAY, VANCOUVER BC V6B 1V6
CONTACT: JAMES HARRIS
TEL: 604-275-2142 FAX: 604-275-2142
E-MAIL: james.harris@terracap.com

PROJECT INFORMATION

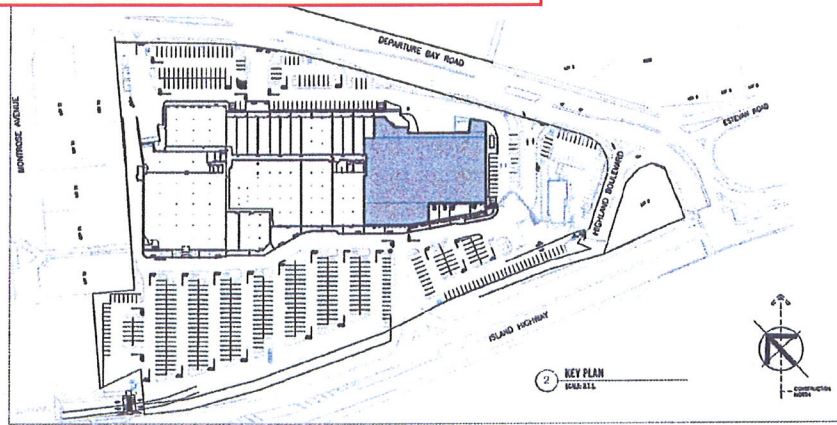
CIVIC ADDRESS:
2000 ISLAND HIGHWAY NORTH
(BROOKS LANDING MALL)
VANALMO, BC

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 Overwakea 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.

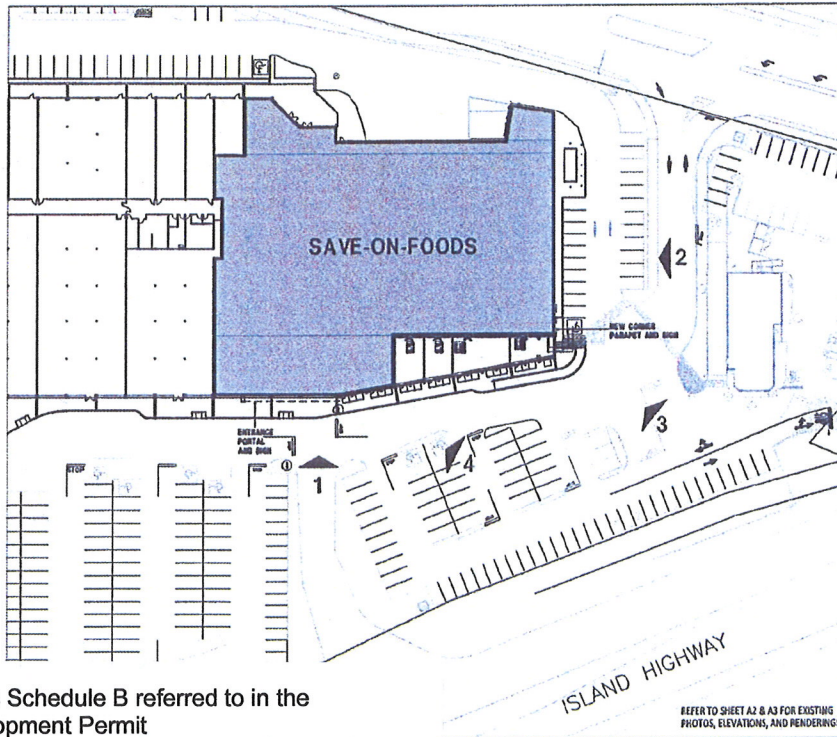
For Brooks Landing this requires the West facing entrance of the supermarket to have a new entrance portal with the distinctive green colour as an element on which the 'Save on Foods' text can be mounted on a dark grey background, which also appears on the facade flanking the entrance element providing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

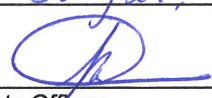
The portal is designed to also integrate and compliment the glazed canopies which have been a significant character element of the Brooks Landing facades since the remodelling which took place more than a decade ago.

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.



This is Schedule B referred to in the Development Permit

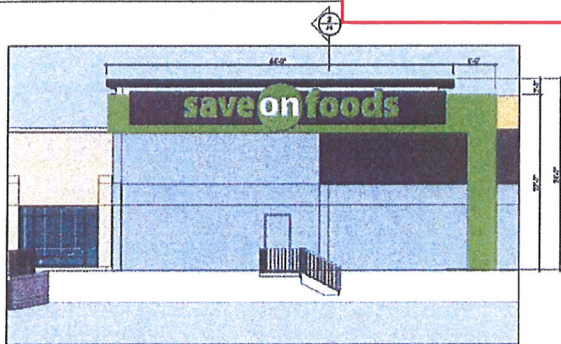
Date July 29, 15

Corporate Officer

RECEIVED
City Planning & Design Section at 9:00 am, July 29, 2015

1 SITE PLAN
SCALE: 1" = 100'

NO.	DATE	DESCRIPTION
1	2015.07.29	ISSUED FOR PERMIT
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FACADE ELEVATIONS & SIGNAGE



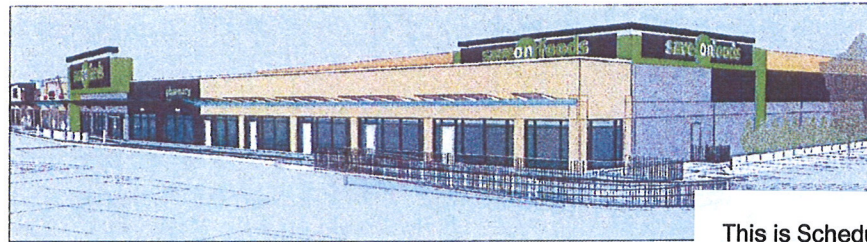
A PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 PERSPECTIVE



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

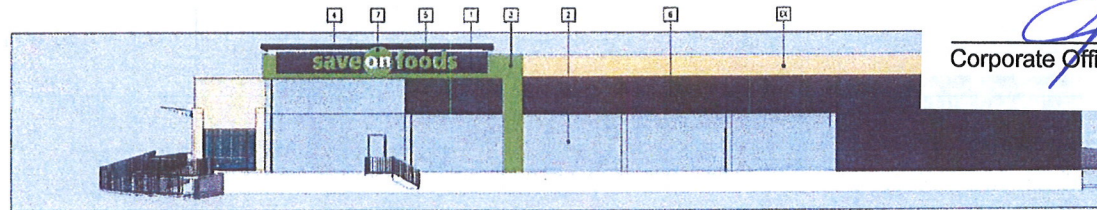


3 PERSPECTIVE

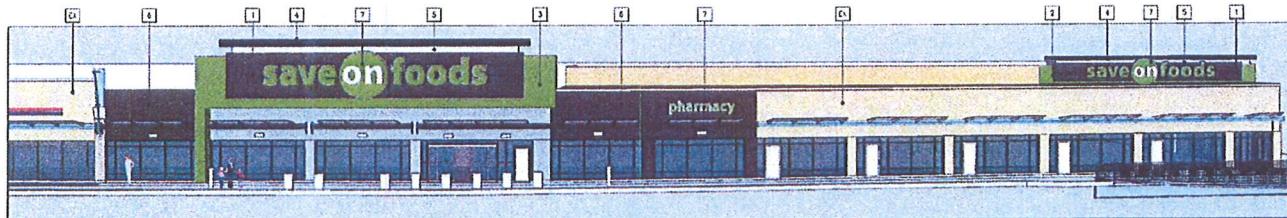
49

MATERIAL LEGEND:

- [EA] EXISTING WALL
- [1] METAL PANEL - DARK GREY
- [2] EPS - DUNE 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"

This is Schedule C referred to in the Development Permit

Date

July 29, 15

Corporate Officer

REVISION NUMBER	DATE
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SAVE-ON-FOODS 047
EXTERIOR RENOVATION
BROOKS LANDING
MIDLAND BC

ABRARCH
ARCHITECTURE INC
INCORPORATED IN BRITISH COLUMBIA
1000-10100 160th Street, Delta, BC V4L 2G2

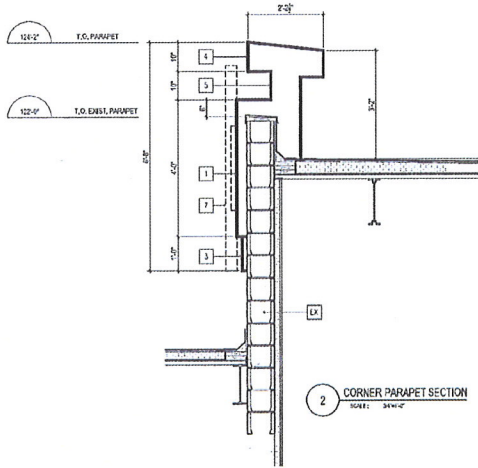
ELEVATIONS AND
PERSPECTIVES

DATE	REVISION	PROJECT NO.
07/29/15	CA	2158
CE-040	CA	000001

RECEIVED
City Planning & Strategic Services 11755 Ave. Ave-26, 2015

FACADE SIGNAGE HEIGHT CALCULATION

50



2 CORNER PARAPET SECTION
SCALE: 3/4"=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



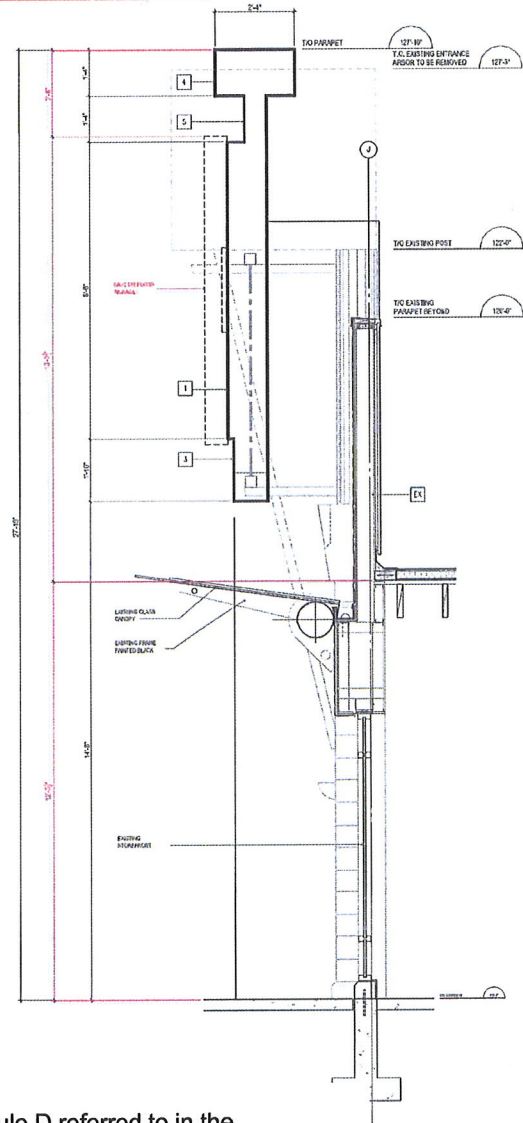
C EXISTING ENTRANCE PARAPET
SCALE: 1/8"



B EXISTING CORNER PARAPET
SCALE: 1/8"



A EXISTING CORNER PARAPET
SCALE: 1/8"



REVISIONS / DETAILS

SAVE-ON-FOODS #17
EXTERIOR RENOVATION
BROOKS LANDING
BURNABY, BC



ABBARCH
ARCHITECTURE INC
1560 QUAY, BC #105, 604-691-1111
LAWRENCE, BC #779-222-8811
1560 QUAY, BC #622-222-2222

WALL SECTIONS
AND DETAILS

RECEIVED
By Planning & Design Services at 2:23 pm, Jul 29, 2015

SCALE	3/4" = 1'-0"	PROJECT No.	2459
DRAWN BY	CB	SHEET No.	RA
CHECKED			

This is Schedule D referred to in the
Development Permit

Date

July 29/15

Corporate Officer