

DATE OF MEETING | April 23, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND SUBDIVISION |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1078 – 3200 ISLAND HIGHWAY NORTH** |

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development permit application for a single-storey drive-thru restaurant. |

### **Recommendation**

That Council issue Development Permit No. DP1078 at 3200 Island Highway with the following variance:

- Permit fascia signage to project 2.1m above the roofline. |

## BACKGROUND

A development permit application, DP1078, was received from Urban Design Group on behalf of Country Club Centre Ltd., to permit the development of a 186m<sup>2</sup> single-storey pad building for a drive-thru fast food restaurant (Triple O's).

### **Subject Property**

<i>Zoning</i>	CC3- City Commercial Centre
<i>Location</i>	The subject property includes Country Club Mall. The proposed drive-thru pad building will be located on the southeast portion of the property adjacent to the Dairy Queen property and fronting the Island Highway.
<i>Total Area</i>	9.8ha
<i>Official Community Plan</i>	Map 1- Future Lands Use Plans- Commercial Centre- City; 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

The subject property currently includes an existing drive-thru restaurant (Starbucks) to the west of the proposed restaurant. The Dairy Queen drive-thru is located to the east on a separate property. The proposed building is separated by parking from the larger shopping centre (Country Club Mall) to the north by parking.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a 186m<sup>2</sup> single-storey pad building for a drive-thru fast food restaurant (Triple O's).

#### *Site Design*

The proposed building is in close proximity to the street (Island Highway) which provides the opportunity for street presence as encouraged within the General Design Guidelines. The proposed drive-thru lane and garbage enclosure are primarily located to the rear of the building. An outdoor patio is located to the southwest of the building on the highway frontage.

A new pedestrian sidewalk connection is proposed within the existing parking area to provide a direct connection between the mall and the proposed restaurant. A network of concrete sidewalks and crosswalks facilitate safe pedestrian movement around the restaurant and to the mall.

#### *Building Design*

The single-storey pad building includes Hardie plank fibre cement lap siding on the exterior with two-storey cultured stone column elements. The south elevation, parallel to the Island Highway, features generous window glazing to maximize mountain view opportunities from within the restaurant and to take advantage of the natural light.

The building entrance is located on the west elevation facing the parking lot and outdoor patio area. The entrance is defined with a prominent feature that provides some weather protection.

The building includes two fascia signs on an architectural feature which project above the roof line:

1. North Elevation: signage is included along a stone column element above the drive-thru window. The wall is considered an architectural feature and the sign does not project more than 1.2m above the roof line, no variance is required for this sign.
2. East/West Elevation: The east and west elevations include a blade wall column feature with signage projecting 2.1m above the roofline of the building. The column is considered an architectural feature; however, a variance is required to permit the signage more than 1.2m above the roofline.

#### *Landscape Design*

The portion of the drive-thru lane, directly adjacent to the Island Highway, is screened from the highway by a 1.8m-wide Russian laurel hedge layer and additional planting. There are some existing trees along the highway frontage side of the property, and when combined with the proposed new planting scheme, the landscape design meets the minimum landscape requirements.

The proposed landscape plan also includes landscaping within the parking lot in between the proposed pedestrian connection, between the mall and pad building, with a bioswale located east of the drive-thru lane.

## Design Advisory Panel Recommendations

At its meeting held on 2017-NOV-09, the Design Advisory Panel accepted DP1078 as presented and provided the following recommendations:

- Consider ways to tie the aesthetic of the garbage enclosure to the main building;
- Consider an alternate texture for the patio's hard surface;
- Consider adding a shade source to the patio area; and,
- Consider the use of rooftop screening if required.

The applicant provided a revised site plan, elevations, and landscape plan to include a garbage enclosure, rooftop screening and coloured patio treatment. The applicant has advised the existing trees and those proposed within the landscape plan will provide some shading to the patio area. Further tree planting will compromise existing trees and those already proposed. Additional shading may be provided through table patio umbrellas if necessary. Staff accept the applicant's response to the Design Advisory Panel recommendations.

## Proposed Variances

The maximum allowable projection above the roofline for fascia signs located on an architectural feature is 1.2m. The applicant proposes two signs on the east and west elevations of a column feature which project 2.1m above the roofline, a proposed variance of 0.9m. The signage on the column is not obtrusive; it provides exposure to the Island Highway and adds visual interest to the building. Staff support the proposed signage variance.

### SUMMARY POINTS

- Development Permit No. DP001078 is to permit a 186m<sup>2</sup> single-storey pad building for a drive-thru fast food restaurant (Triple O's).
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- Staff support the proposed signage variance.

## ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations  
ATTACHMENT E: Landscape Plan  
ATTACHMENT F: Aerial Photo

### Submitted by:

L, Rowett, Manager  
Current Planning and Subdivision

### Concurrence by:

D. Lindsay, Director  
Community Development

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **PERMIT TERMS**

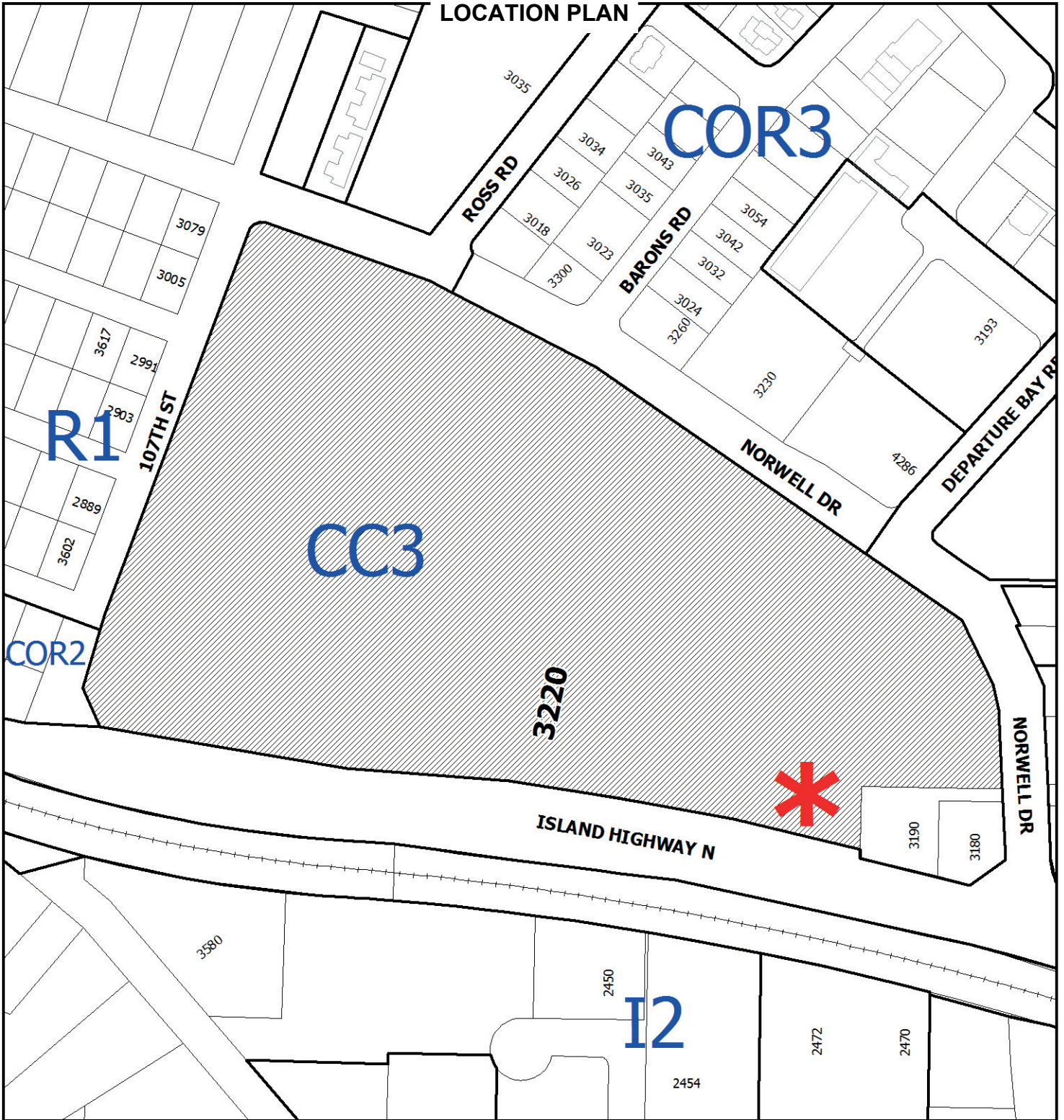
The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" is hereby varied as follows:

1. *Section 3 (6)* prohibits a sign or portion thereof that extends or projects above the roofline of a building. *Section 5 (4)(D)* permits fascia signage when located on an architectural feature to project 1.2m above the roofline. The proposed fascia signage within the architectural feature is 2.1m above the roofline, a variance of .9m.

## **CONDITIONS OF PERMIT**

2. The subject property is developed in general accordance with the site plan prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06.
3. The development is in general compliance with the building elevations prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06.
4. The development is in general compliance with the landscape plan prepared by PMG Landscape Architects, dated 2018-FEB-06.

ATTACHMENT B  
LOCATION PLAN




DEVELOPMENT PERMIT NO. DP001078

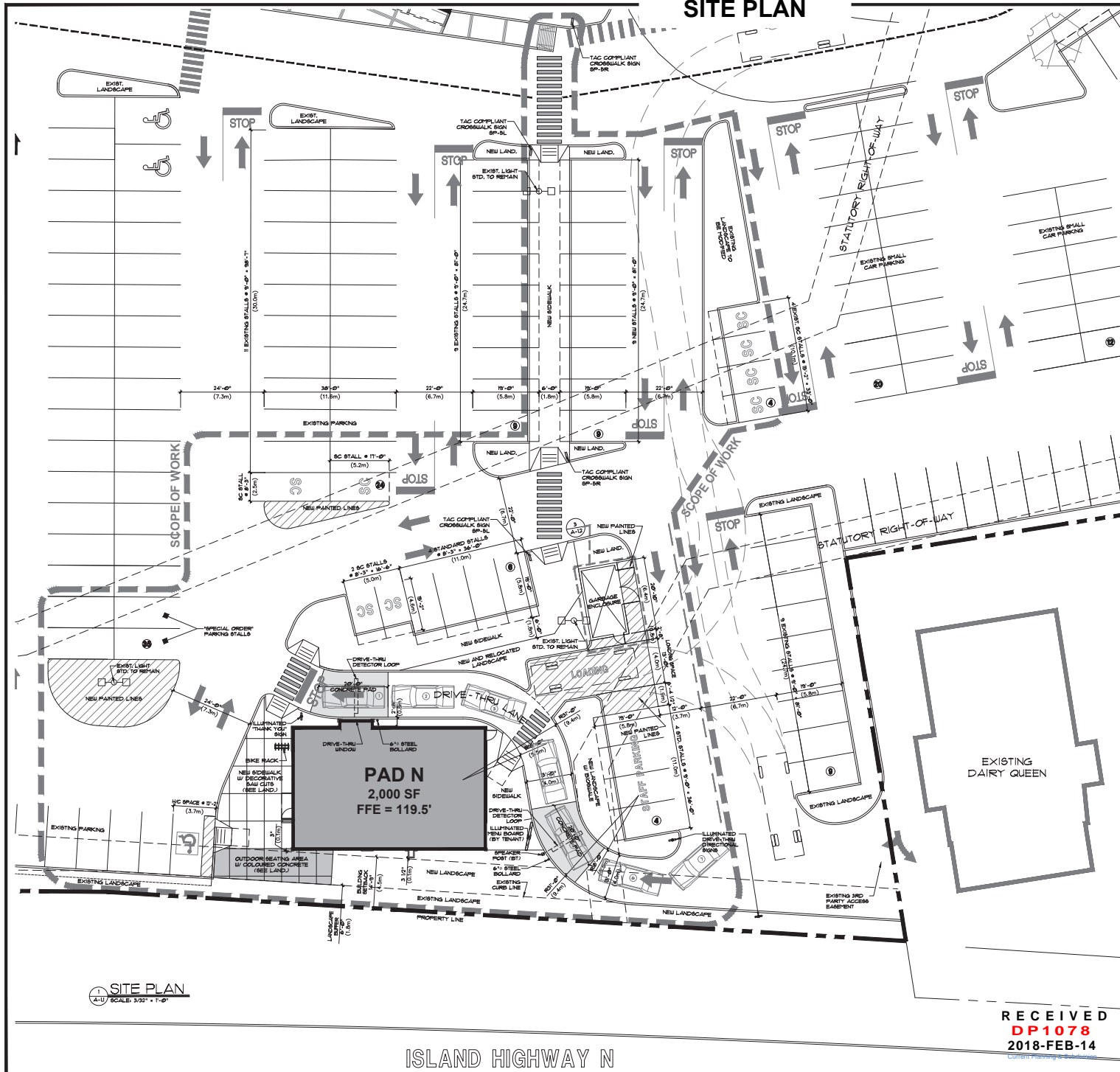


**LOCATION PLAN**

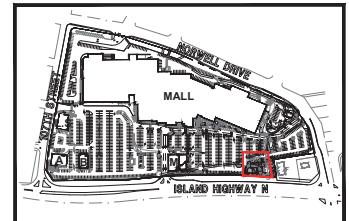
Civic: 3200 Island Highway North  
(Triple O's) Lot A. Sections 3 and 5,  
Wellington District, Plan VIP60825

-  **Subject Property**
-  **Location of Triple O's**

# ATTACHMENT C SITE PLAN



**AERIAL KEY PLAN**  
SCALE: N.T.A.



**KEY PLAN**  
SCALE: N.T.A.

**SITE INFORMATION**

LEGAL DESCRIPTION:	LOT A, SECTION 3 & S, WELLINGTON DISTRICT, PLAN V90825
CIVIC ADDRESS:	3200 NORTH ISLAND HIGHWAY, NANAIMO, B.C.
ZONING:	CC-3 - CITY COMMERCIAL ZONE
TOTAL SITE AREA:	1,054,587 SF (97,974 SM)
EXISTING BUILDING AREA:	321,644 SF (29,882 SM)
PROPOSED ADD'L BUILDING AREA:	2,000 SF (185 SM)
TOTAL PROPOSED BUILDING AREA:	323,644 SF
LOT COVERAGE (MAX 50%):	(323,644 SF / 1,054,587 SF) x 100 = 30.7%

**FLOOR AREAS**

EXISTING PAD A	=	6,569 SF
EXISTING PAD B	=	4,563 SF
EXISTING PAD L	=	1,657 SF
EXISTING PAD M	=	10,361 SF
EXISTING LIQUOR STORE	=	6,015 SF
EXISTING PAD BUILDINGS GROSS FLOOR AREA	=	281,718 SF
EXISTING PAD BLDG. NET FLOOR AREA (80% OF GFA)	=	28,260 SF
EXISTING MALL GROSS FLOOR AREA	=	291,656 SF
EXISTING MALL NET FLOOR AREA (85% OF GFA)	=	247,908 SF
PROPOSED PAD N	=	2,000 SF
PROPOSED ADD'L GROSS FLOOR AREA	=	2,000 SF
PROPOSED ADD'L NET FLOOR AREA (80% OF GFA)	=	1,800 SF
TOTAL GROSS FLOOR AREA (GFA)	=	322,834 SF
TOTAL NET FLOOR AREA (NFA)	=	276,968 SF

**PARKING CALCULATIONS**

EXISTING BUILDINGS (NFA)	274,168 SF / 1,076 SF x 4.3 =	1,095.7 SPACES
PROPOSED BUILDINGS (NFA)	1,800 SF / 1,076 SF x 4.3 =	7.2 SPACES
TOTAL PARKING REQUIRED	=	1,103 SPACES
EXISTING PARKING PROVIDED:		1,373 SPACES
PROPOSED NET PARKING REDUCTION:		-32 SPACES
PROPOSED DRIVE-THRU STAGING:		7 STALLS
TOTAL PARKING PROVIDED:		1,348 SPACES
SMALL CAR STALLS PROVIDED (MAX 33%):		94 SPACES (6.9%)
PARKING RATIO (GROSS FLOOR AREA):		4.2 SPACES / 1000 SF
DISABLED PARKING REQUIREMENTS:		
NEW DISABLED SPACES REQUIRED:		1 SPACE
NEW DISABLED SPACES PROVIDED:		1 SPACE

**BYLAW REQUIREMENTS**

**MINIMUM PARKING REQUIREMENTS**

SHOPPING CENTRE: 4.3 PARKING SPACES PER 100 SM (1,076 SF) OF NET FLOOR AREA

DISABLED PARKING SPACES: 1 SPACE PER FOR 11-20 REQUIRED SPACES

**PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS**

STANDARD SPACE:	2.75m (9'0") x 5.8m (19'0")
SMALL SPACE (MAX 30%):	2.5m (8'2") x 4.6m (15'0")
HANDICAPPED SPACE:	3.7m (12'2") x 5.8m (19'0")
LOADING SPACE (MINIMUM SIZE):	9.2m (30'0") x 4.0m (13'0")
MANEUVERING AISLE WIDTH:	6.7m (22'0")
PARKING CURB OVERHANG:	1.0m (3'3 1/2')

**GENERAL NOTE:**  
BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

**RECEIVED  
DP1078  
2018-FEB-14**

**PROPOSED SITE PLAN**  
Scale: AS NOTED  
Sheet: DC  
Project: 4700

**TRIPLE-O'S PAD BUILDING**  
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC  
For NORTHWEST PROPERTIES

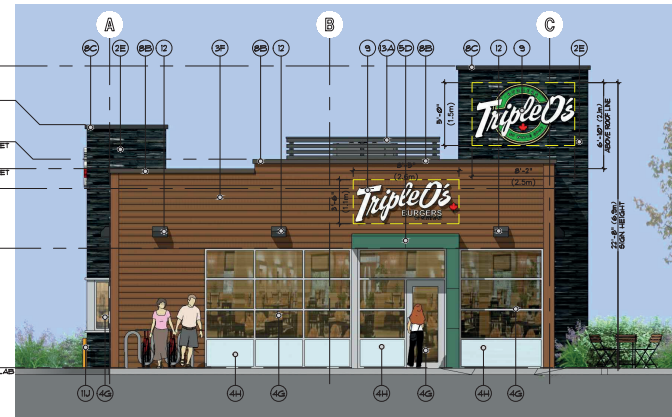
architects ltd.

420-745 THLOW ST  
VANCOUVER BC V6C 5S5  
TELEPHONE (604) 687-2324

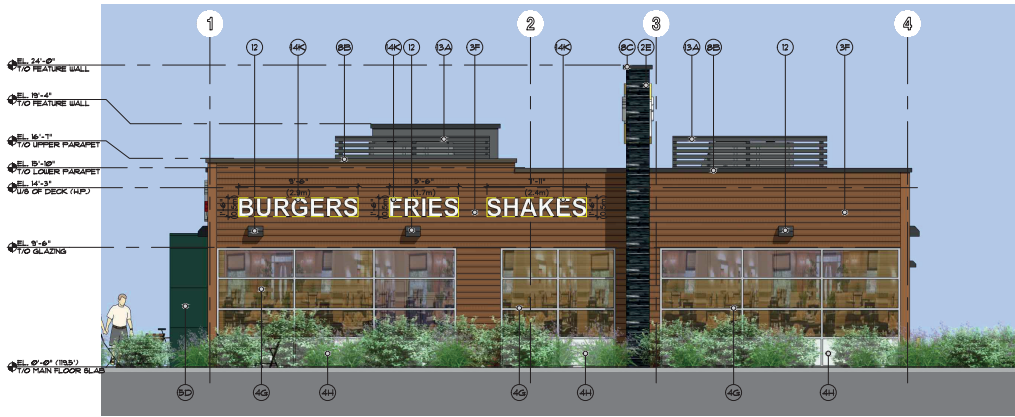
# ATTACHMENT D BUILDING ELEVATIONS



1 NORTH ELEVATION  
A-312 SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
A-312 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION  
A-312 SCALE: 1/4"=1'-0"



4 EAST ELEVATION  
A-312 SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

1	2" EPS DRY-VIT SYSTEM	8	PRE-FINISHED METAL FLASHING
2	CULTURED STONE	9	ILLUMINATED EXTERIOR SIGNAGE, BY TENANT
3	HARDIPLANK FIBRE CEMENT LAP SIDING	10	PRE-FIN. LOUVE DOUBLE-GLAZED THERMALLY BROKEN ALUMINUM DRIVE-THRU WINDOW
4	PRE-FIN. LOUVE DOUBLE-GLAZED THERMALLY BROKEN ALUM. STOREFRONT GLAZING & DOORS	11	CONCRETE-FILLED STEEL PIPE BOLLARD
5	PRE-FINISHED METAL PANEL	12	EXTERIOR LIGHTING, PER TENANT SPEC.
6	ALUMINUM BRAKESHAPES	13	RTU SCREEN
7	HOLLOW METAL DOOR	14	NON-ILLUMINATED METAL SIGNAGE, BY TENANT

EXTERIOR COLOURS:

A	271-10 GRAY, BENJAMIN MOORE
B	028326 COFFEE BROWN
C	028306 CHARCOAL
D	028697 OFFICE GREEN
E	COUNTRY LEDGESTONE, BLACK HANDLE
F	SELECT CEDAR/MILL CHESTNUT BROWN, 5" EXPOSURE
G	CLEAR ANODIZED
H	SPANDREL GLAZING
J	SAFETY YELLOW
K	SATIN SILVER FINISH

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2018-FEB-14  
Current Planning & Subdivision

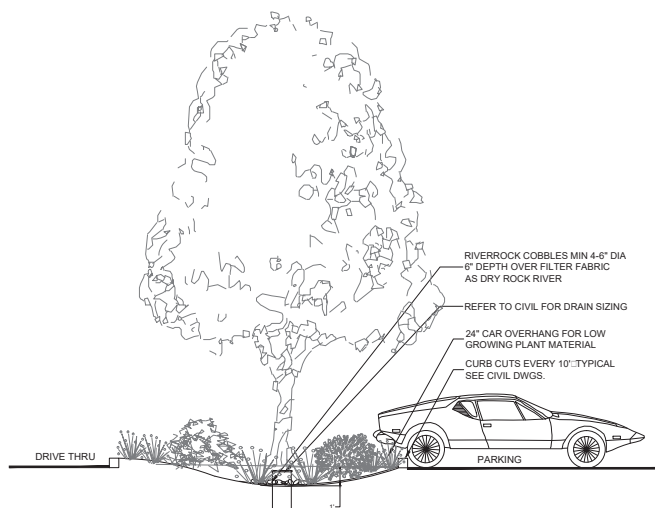
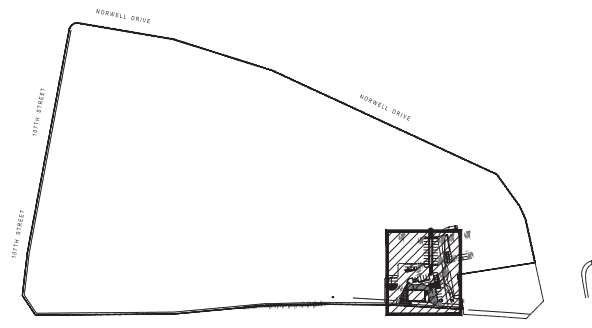
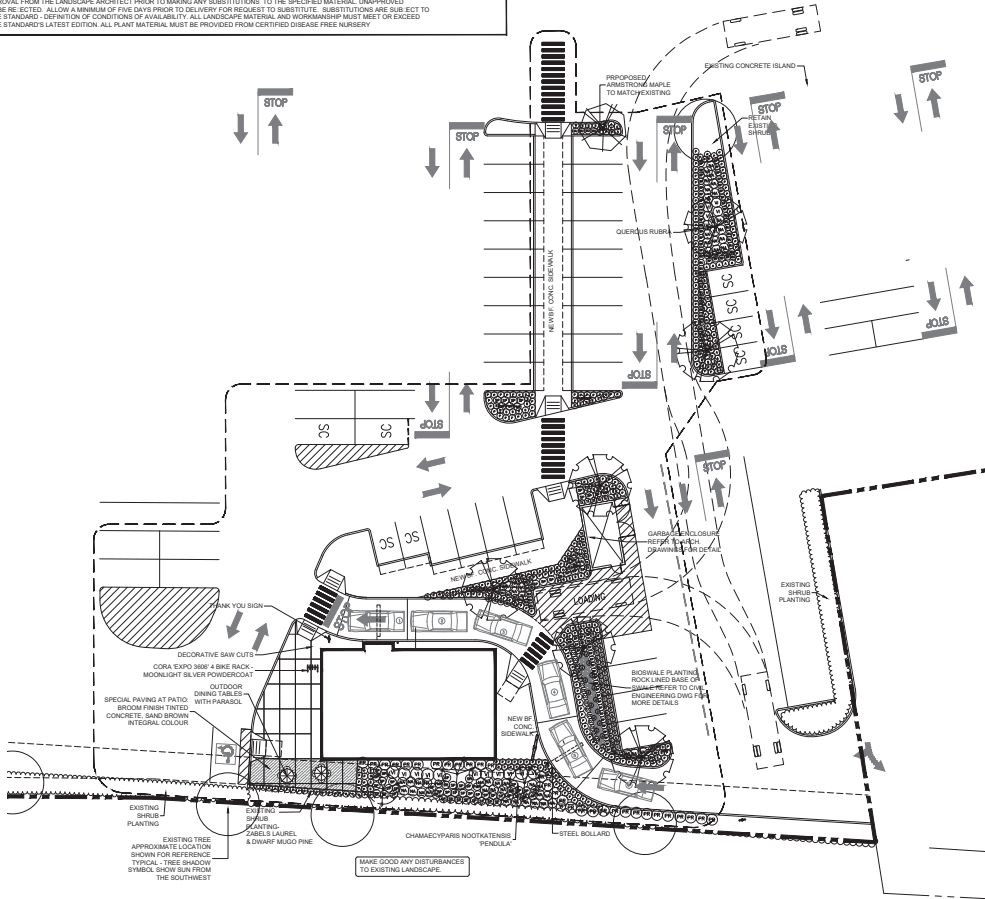
**TRIPLE-O'S PAD BUILDING**  
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N., NANAIMO, BC  
For NORTHWEST PROPERTIES

architects ltd.  
420-745 THLOW ST  
VANCOUVER BC V6C 5S5  
TELEPHONE 604-687-2334  
Project number: 4700  
Date: 2018-02-14  
Scale: 1/4"=1'-0"  
Sheet: 10/10  
Project: DP

# ATTACHMENT E LANDSCAPE PLAN

PLANT SCHEDULE			PMG PROJECT NUMBER: 17-211	
TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / BIOSWALES
		ACER RUBRUM ARMSTRONGI	COLUMBIAN ARMSTRONG MAPLE	60M CAL 2M STD: B&B
		CHAMAECYPARIS NODATENSIS 'PENDULA'	WEeping KOOTKA CYPRESS	3M HT: B&B
		QUERCUS RUBRA	RED OAK	60M CAL 1.5M STD: B&B
SHRUB				
1		BERBERIS VERRUCULOSA	WARTY BARBERRY YELLOW	3 POT 40CM
54		BUNUS SEMIPERVENSIS	COMMON SCOTCHWOOD	3 POT 40CM
16		CORNUS SERICEA 'NELSEY'	DWARF KELSEY DOGWOOD	2 POT 50CM
10		PRUNUS MUGO PUMILO	DWARF MUGO PINE	2 POT 25CM
30		PRUNUS LAUROCEPESUS REYNWAANI	RUBUS LAUREL	3 POT 80CM
58		ROSA PERSIAN YELLOW	PERSIAN YELLOW ROSE	2 POT 40CM
122		SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	2 POT 50CM
13		TAXUS X MEDIA 'M. EDDIE'	EDDIE'S YEW	1.5M HT: B&B
19		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	3 POT 80CM
GRASS				
49		CAREX 'BEATULMANA'	BEATULMANA SEDGE	1 POT
17		LINDUL EPILULUS	COMMON RUSH	1 POT
274		PENNISETUM ALOPURUROIDES	FOUNTAIN GRASS	1 POT
46		STYRA TENJUSISMA	MEDICAL FEATHER GRASS	1 POT
34		ARCTOSTAPHYLOS (LAURES) 'MANGOVER ADE'	KIMMOWICK	1 POT 20CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD'S DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



- NOTES:
1. BIOSWALES ARE MINIMUM 4' WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.
  2. THERE ARE 12" 300MM WIDE CURB-CUTS EVERY 10' 3M FEET TO ALLOW RUNOFF TO ENTER THE SWALES FROM THE PARKING LOT SURFACE.
  3. RIVER ROCK MULCH AT BOTTOM OF SWALE TO REDUCE EROSION. 6" 150MM DEPTH - 4-6" 100-150MM DIA. STONES.

1 - PARKING BIOSWALE: TYPICAL

SCALE: 3/8"=1'-0"

RECEIVED  
DP1078  
2018-FEB-14  
Central Planning & Subdivision

pmg  
LANDSCAPE ARCHITECTS  
S: C100 - 4185 S... VSC 609  
B: 100... 604-294-0011 604-294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR
1	18.03.18	UPDATE PER NEW SITE PLAN / REVISIONS	OC
2	17.05.18	RE-DESIGN FOR SP	OC
3	17.06.18	UPDATE PER CITY COMMENTS	OC
4	17.07.18	ISSUED FOR SP	PCM

CLIENT:  
NORTHWEST PROPERTIES

PROJECT:  
TRIPLE-O'S PAD BUILDING  
COUNTRY CLUB CENTRE  
3200 N. ISLAND HWY,  
NANAIMO, BC

DRAWING TITLE:  
LANDSCAPE PLAN

DATE: 17.02.18 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

L1  
OF 1

PMG PROJECT NUMBER: 17-211



ATTACHMENT F  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001078

