



DEVELOPMENT PERMIT NO. DP001078

COUNTRY CLUB CENTRE LTD
Name of Owner(s) of Land (Permittee)

3200 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 3 & 5, WELLINGTON DISTRICT, PLAN VIP60825

PID No. 023-032-138

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
Schedule C Building Elevations
Schedule D Landscape Plan

- 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.

TERMS OF PERMIT

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

1. *Section 5 (4)(D) Fascia Signs* – to increase the maximum allowable projection above a roofline for two fascia signs on an architectural feature from 1.2m to 2.1m as shown on the proposed Building Elevations in Schedule C.

CONDITIONS OF PERMIT

1. The subject property is developed in general accordance with the Site Plan prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06 as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by Urban Design Group Architects Ltd., dated 2018-FEB-06 as shown on Schedule C.
3. The development is in general compliance with the Landscape Plan prepared by PMG Landscape Architects, dated 2018-FEB-06 as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 23RD DAY OF APRIL, 2018.

Sky Snelgrove
D/ Corporate Officer

May 3, 2018
Date

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

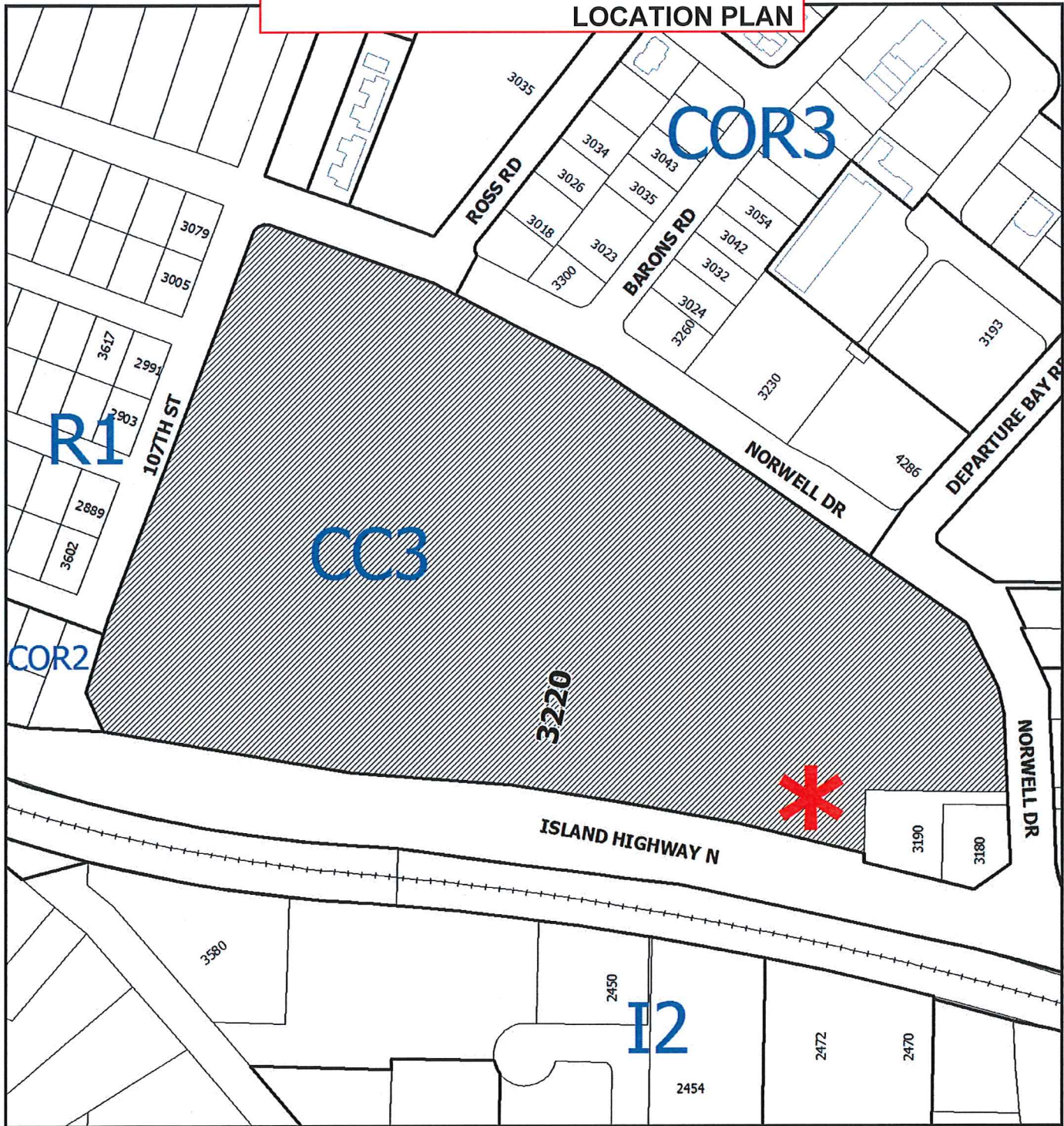
DS/ln

Prospero attachment: DP001078

Development Permit DP001078
3200 Island Highway North

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001078



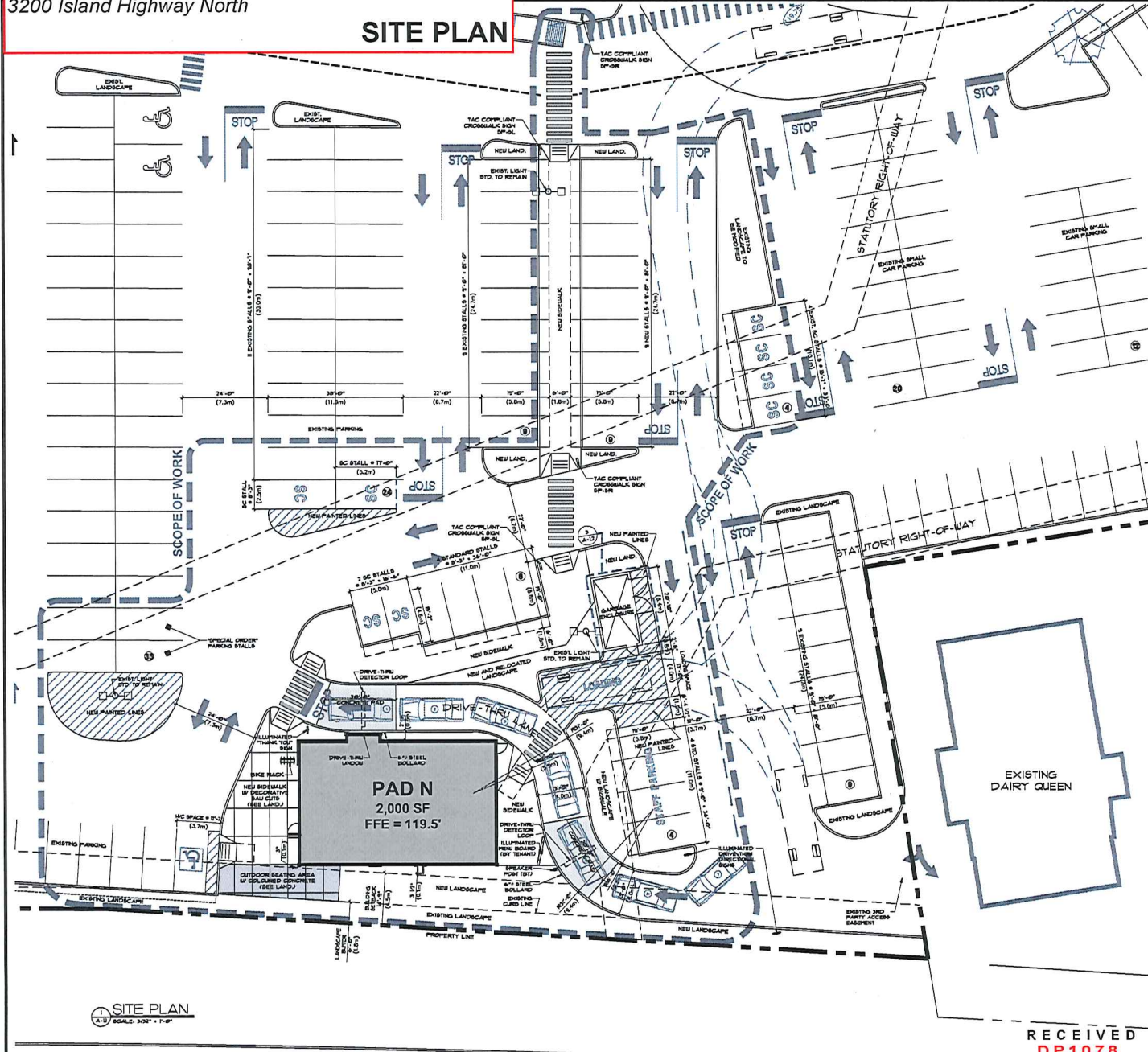
LOCATION PLAN

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

Development Permit DP001078 Schedule B
3200 Island Highway North

SITE PLAN



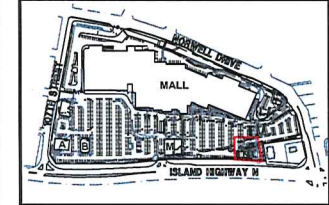
SITE PLAN
SCALE: 1/8" = 1'-0"

ISLAND HIGHWAY N

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DP1078
2018-FEB-14



AERIAL KEY PLAN
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

SITE INFORMATION

LEGAL DESCRIPTION: LOT 4, SECTION 3 & 5, WELLINGTON DISTRICT, PLAN V919025
 CIVIC ADDRESS: 3200 NORTH ISLAND HIGHWAY, NANAIMO, B.C.
 ZONING: CC3 - CITY COMMERCIAL ZONE

TOTAL SITE AREA: 1,094,987 SF (87,874 SM)
 EXISTING BUILDING AREA: 321,644 SF (28,892 SM)
 PROPOSED ADDL. BUILDING AREA: 2,000 SF (185 SM)
 TOTAL PROPOSED BUILDING AREA: 323,644 SF
 LOT COVERAGE (MAX 90%): 1,923,584 SF / 1,854,987 SF x 100 = 103.7%

FLOOR AREAS

EXISTING PAD A	8,500 SF
EXISTING PAD B	4,583 SF
EXISTING PAD L	1,650 SF
EXISTING PAD M	10,381 SF
EXISTING LIQUOR STORE	8,910 SF
EXISTING PAD BUILDING GROSS FLOOR AREA	23,178 SF
EXISTING PAD BLDG. NET FLOOR AREA (90% OF GFA)	20,860 SF
EXISTING MALL GROSS FLOOR AREA	291,656 SF
EXISTING MALL NET FLOOR AREA (95% OF GFA)	277,068 SF
PROPOSED PAD N	2,000 SF
PROPOSED PAD N GROSS FLOOR AREA	2,000 SF
PROPOSED ADDL. NET FLOOR AREA (90% OF GFA)	1,800 SF
TOTAL GROSS FLOOR AREA (GFA)	322,654 SF
TOTAL NET FLOOR AREA (NFA)	275,968 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	-22 SPACES
PROPOSED DRIVE THRU STACKING	7 STALLS
TOTAL PARKING PROVIDED	1,348 SPACES
SMALL CAR STALLS PROVIDED (MAX 30%)	34 SPACES (8.0%)
PARKING RATIO TO 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:	2.5m (8'-0") x 5.5m (18'-0")
SMALL SPACE (MAX 20%):	2.5m (8'-0") x 4.0m (13'-0")
HANDICAPPED SPACE:	3.7m (12'-2") x 5.8m (19'-0")
LOADING SPACE (MINIMUM SIZE):	8.2m (27'-0") x 4.0m (13'-0")
MANEUVERING AISLE WIDTH:	5.7m (18'-9")
PARKING CURB OVERHANG:	1.5m (5'-0")

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.

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



architects ltd
 430 - 745 THURLOW ST
 NANAIMO, BC V9X 2C5
 TEL: 250-606-4872

Project Number: **4708**
PROPOSED SITE PLAN
 Date: 2018-02-14
 Scale: AS NOTED
 Sheet: **A-11**

BUILDING ELEVATIONS

Variance Proposed



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



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

Variance Proposed



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



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

EXTERIOR MATERIALS:

1 2" EPS DRYVIT SYSTEM	D PRE-FINISHED METAL FLASHING
2 CULTURED STONE	E ILLUMINATED EXTERIOR SIGNAGE, BY TENANT
3 HARDIEPLANK FIBRE CEMENT LAP SIDING	F PRE-FIN. LOU-4 DOUBLE-GLAZED THERMALLY BROKEN ALUMINUM DRIVE-THRU WINDOW
4 PRE-FIN. LOU-4 DOUBLE-GLAZED THERMALLY BROKEN ALUM. STONEFRONT GLAZING & DOORS	G CONCRETE-FILLED STEEL PIPE BOLLARD
5 PRE-FINISHED METAL PANEL	H EXTERIOR LIGHTING, PER TENANT SPEC.
6 ALUMINUM BRACKSHAPE	I RTV SCREEN
7 HOLLOW METAL DOOR	J NON-ILLUMINATED METAL SIGNAGE, BY TENANT

EXTERIOR COLOURS:

A 2014P GRAY, BENTON PINK
B 00226 COPPER BROWN
C 00206 CHARCOAL
D 00241 SPICE GREEN
E COUNTRY LEDGESTONE, BLACK HANDLE
F SELECT CEDAR/FILL, CHESTNUT BROWN 3" EXPOSURE
G CLEAR ANODIZED
H SPANORIEL GLAZING
I SAFETY YELLOW
J BATH SILVER FINISH

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Current Planning & Subdivision

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



architects ltd.
420-745 BURLOW ST
VANCOUVER, BC V6C 1K5
TELEPHONE 604-687-2204

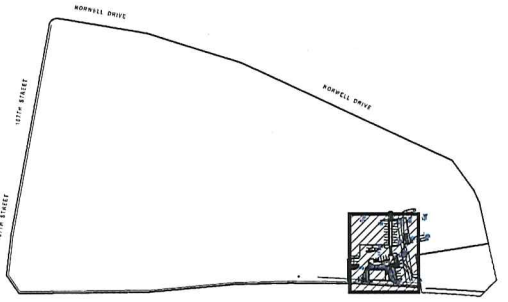
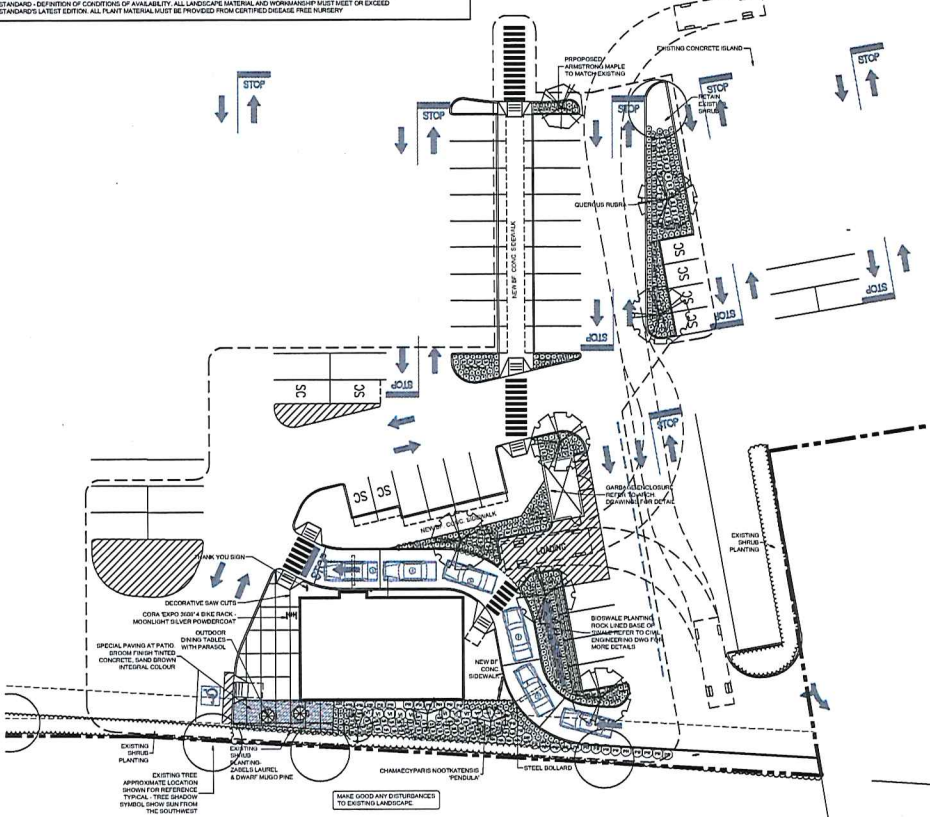
Project Number: **4700**

COLOUR EXT. ELEVATIONS

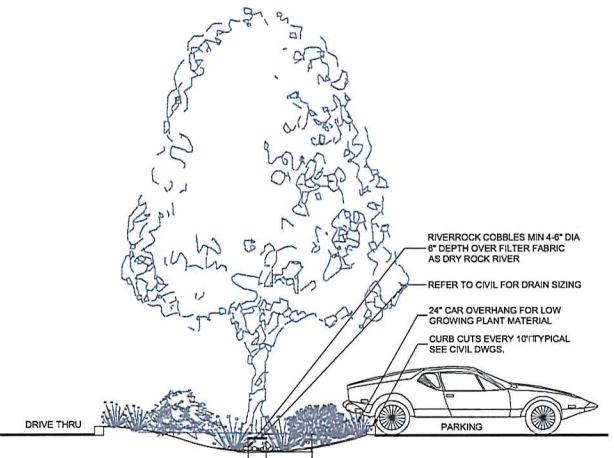
DATE: 2018-02-13
DRAWN: UC/ST-ET
CHECKED: YC/RC
SCALE: A-3.1C

Development Permit DP001078 Schedule D
3200 Island Highway North
LANDSCAPE PLAN

PLANT SCHEDULE		PMS PROJECT NUMBER: 17-211	
SYM	COMMON NAME	PLANTED SIZE (SEE MARKS)	
1	ACER RUBRA	10CM CAL 2M STD. BAB	
2	CHAMAECYPARIS NOOTWATENSIS PENDULA	2M HT. BAB	
3	QUERCUS PRINUS	10CM CAL 1.8M STD. BAB	
4	WINTER BERRY	1.5 POT 40CM	
5	BURGUS SEDUM PUMPKINS	1.5 POT 40CM	
6	CORDON ROSE	1.5 POT 40CM	
7	FRUIT MUGGO PINE	1.5 POT 40CM	
8	FRUIT MUGGO PINE	1.5 POT 20CM	
9	FRUIT MUGGO PINE	1.5 POT 10CM	
10	FRUIT MUGGO PINE	1.5 POT 5CM	
11	FRUIT MUGGO PINE	1.5 POT 5CM	
12	FRUIT MUGGO PINE	1.5 POT 5CM	
13	FRUIT MUGGO PINE	1.5 POT 5CM	
14	FRUIT MUGGO PINE	1.5 POT 5CM	
15	FRUIT MUGGO PINE	1.5 POT 5CM	
16	FRUIT MUGGO PINE	1.5 POT 5CM	
17	FRUIT MUGGO PINE	1.5 POT 5CM	
18	FRUIT MUGGO PINE	1.5 POT 5CM	
19	FRUIT MUGGO PINE	1.5 POT 5CM	
20	FRUIT MUGGO PINE	1.5 POT 5CM	
21	FRUIT MUGGO PINE	1.5 POT 5CM	
22	FRUIT MUGGO PINE	1.5 POT 5CM	
23	FRUIT MUGGO PINE	1.5 POT 5CM	
24	FRUIT MUGGO PINE	1.5 POT 5CM	
25	FRUIT MUGGO PINE	1.5 POT 5CM	
26	FRUIT MUGGO PINE	1.5 POT 5CM	
27	FRUIT MUGGO PINE	1.5 POT 5CM	
28	FRUIT MUGGO PINE	1.5 POT 5CM	
29	FRUIT MUGGO PINE	1.5 POT 5CM	
30	FRUIT MUGGO PINE	1.5 POT 5CM	
31	FRUIT MUGGO PINE	1.5 POT 5CM	
32	FRUIT MUGGO PINE	1.5 POT 5CM	
33	FRUIT MUGGO PINE	1.5 POT 5CM	
34	FRUIT MUGGO PINE	1.5 POT 5CM	



KEY PLAN



- 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.
 4. 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"

pmg LANDSCAPE ARCHITECTS
 8735 WEST 41ST STREET, SUITE 110
 VANCOUVER, BC V6X 2C7
 TEL: 604-273-1111 FAX: 604-273-1112
 WWW.PMGARCHITECTS.COM

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: NORTHWEST PROPERTIES

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

DRAWING TITLE: LANDSCAPE PLAN

DATE: 17-SEP-28 DRAWING NUMBER:
 SCALE: 1/8"=1'-0" L1
 DRAWN: DD OF 1
 DESIGN: DD
 CHKD: PCM

17211-278 PMS PROJECT NUMBER: 17-211

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 2018-FEB-14
 Curran Fleming & Associates