



DEVELOPMENT PERMIT NO. DP000795

METRAL DRIVE HOLDINGS CORP

Name of Owner(s) of Land (Permittee)

6334 METRAL 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 2, SECTION 12, WELLINGTON DISTRICT, PLAN 7469, EXCEPT
PART IN PLAN 33807, VIP69755 (ROAD) AND VIP72220 –
PID No. 003-053-245**

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

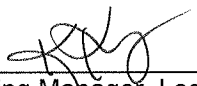
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.

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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 10.5.1: Front Yard Setback

(Old Island Highway 19A): The required front yard setback is 7.5 m. The enclosed patio is sited at 2.74 m from Highway 19A, a proposed variance of 4.76 m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
10th DAY OF SEPTEMBER, 2012.



Acting Manager, Legislative Services
Kristin King

2012-OCT-02

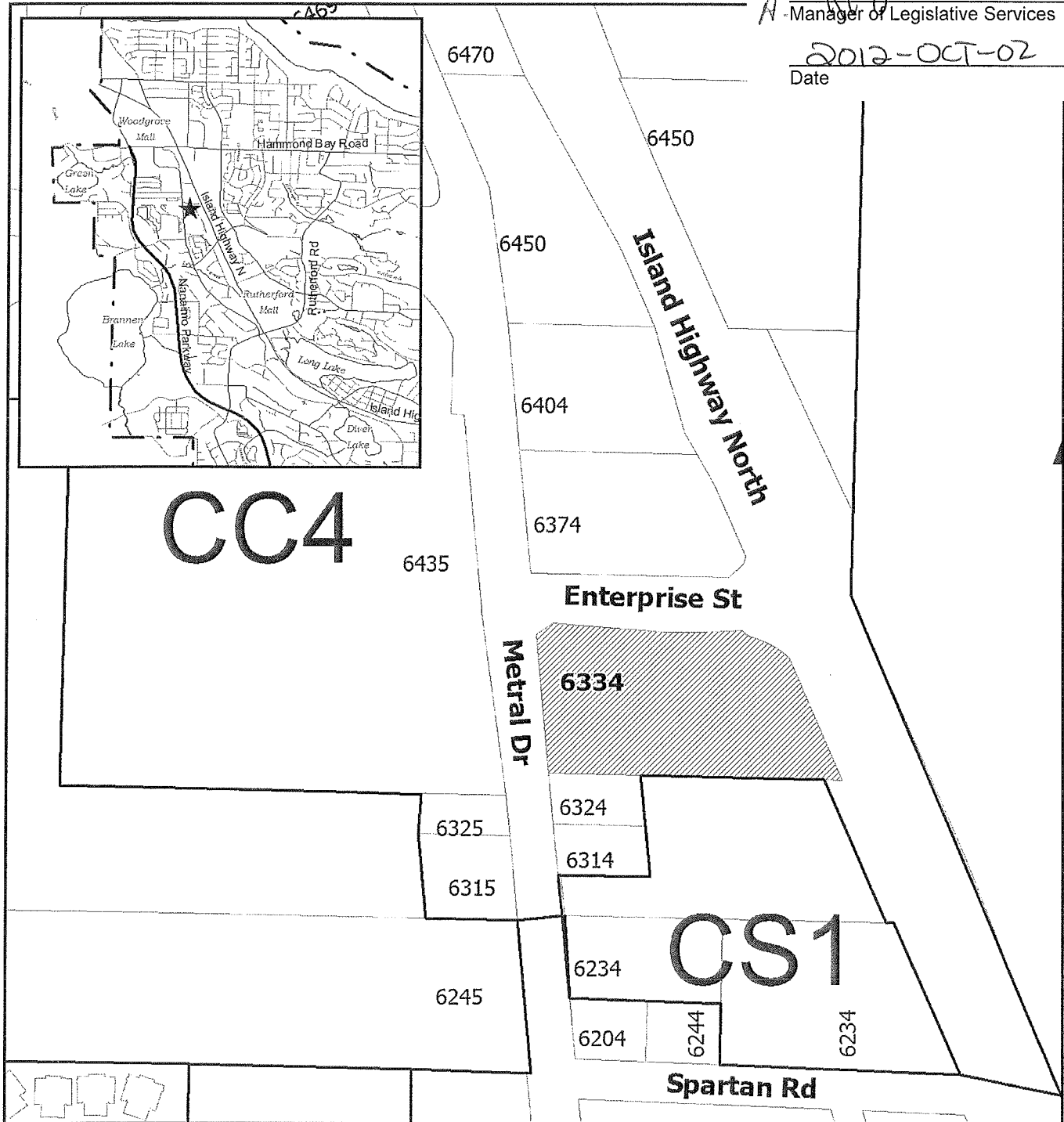
Date

GN/lb

Prospero attachment: DP000795

SCHEDULE A

[Signature]
A - Manager of Legislative Services
2012-OCT-02
Date



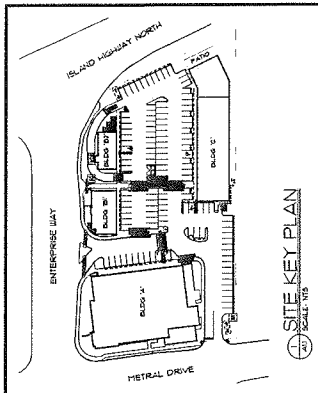
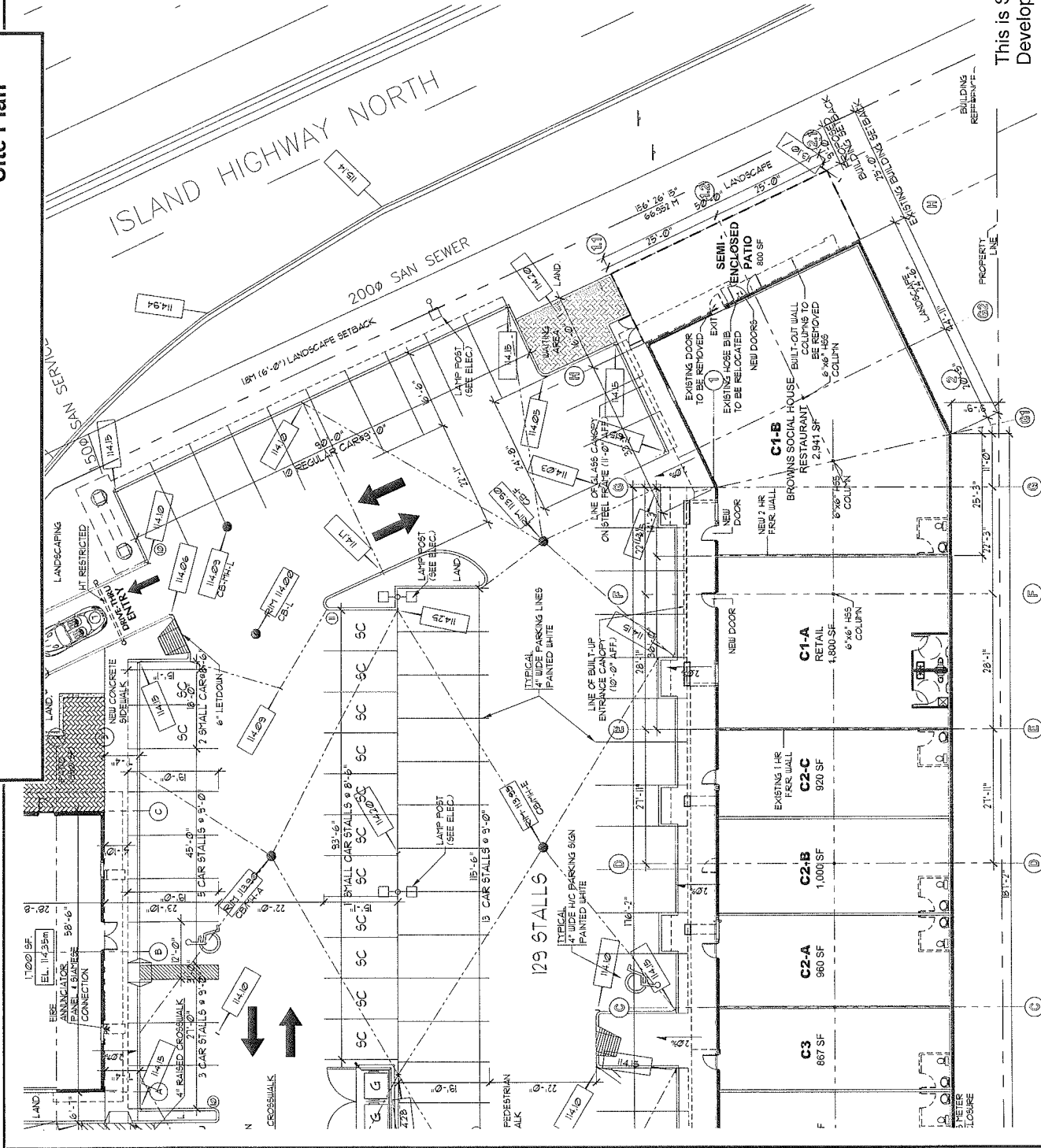
DEVELOPMENT PERMIT NO. DP000795

LOCATION PLAN

 **Subject Property**



Civic: 6334 Metral Drive
Lot 2, Section 12, Wellington District, Plan 7469,
Except part in Plan 33807, VIP69755 (Road) and VIP72220



SITE INFORMATION:	
LEGAL DESCRIPTION: LOT 2, SECTION 12, WELLINGTON DISTRICT, PLAN 7469 EXCEPT PART IN PLANS 33807, VIP 69755 & VIP 72220	
CHWC ADDRESS:	6334 METRAL DRIVE, NANAIMO, BC
ZONING:	CC1 NORTH NANAIMO URBAN CENTRE
OVERALL SITE AREA:	104,624 SF (2.40 ACRES)
SITE TOTALS:	
TOTAL SITE AREA:	104,624 SF
TOTAL BUILDING AREA:	33,421 SF
LOT COVERAGE:	33,421 SF / 104,624 SF = 31.9%
GROSS FLOOR AREAS:	
BUILDING A:	17,313 SF
BUILDING B1:	2,578 SF
BUILDING B2:	1,700 SF
BUILDING C:	10,589 SF
TOTAL GROSS FLOOR AREAS:	32,560 SF
PARKING:	
RETAIL = 1 PER 1076 SF of NFA = (32,560 X 90%) / 1076 X 4.3	118 STALLS
TOTAL PARKING REQUIRED:	118 STALLS
PARKING PROVIDED:	129 STALLS (INCLUDES 7 CARS AT DRIVE THRU)
PARKING RATIO:	3.9 STALLS/1000 S.F.

BROWNS SOCIAL HOUSE (CRU C1-B)
6334 METRAL DRIVE, NANAIMO, BC
FOR PACIFIC CAPITAL REAL ESTATE CORP.

architects ltd
60140 WEST BUCHANAN
VANCOUVER, BC V6G 1A6
TEL: 604-273-8881
FAX: 604-273-8881

3473
PARTIAL
SITE PLAN
DATE: 2012-01-11
SCALE: 1"=10'-0"

This is Schedule B referred to in the
Development Permit.

[Signature]
Manager of Legislative Services

2012-01-11
Date

PARTIAL SITE PLAN
SCALE: 1"=10'-0"

Schedule C
Building Elevations

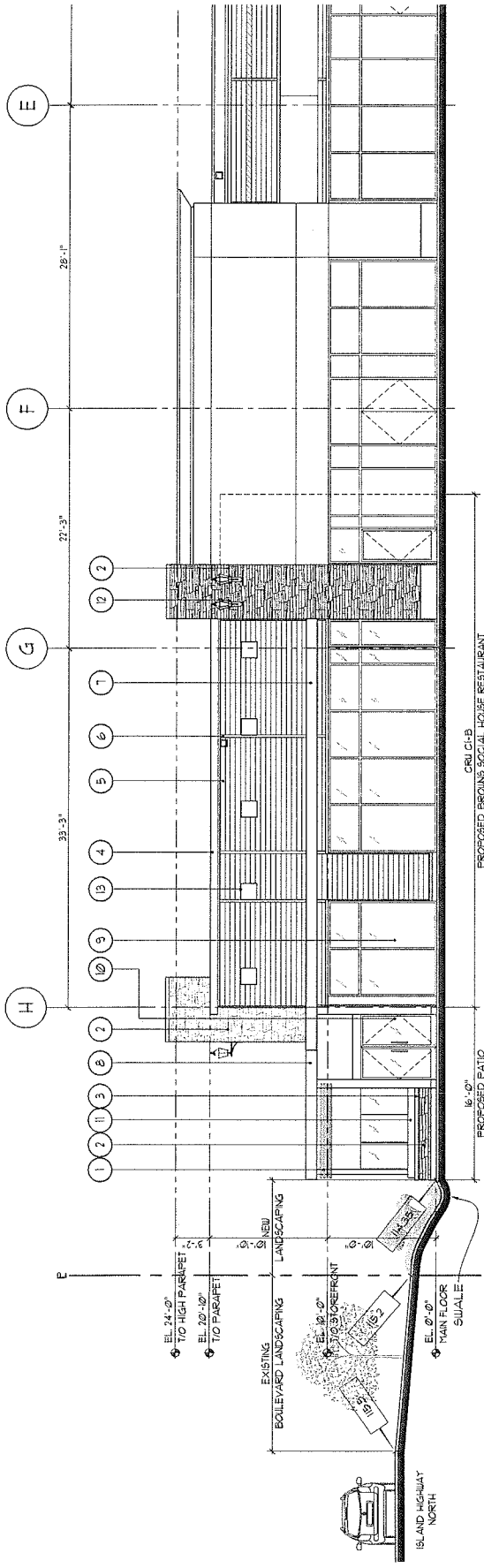
Development Permit No. DP000795
6334 Metral Drive

BROWNS SOCIAL HOUSE (CRU C1-B)
6334 METRAL DRIVE, NANAIMO, BC
For PACIFIC CAPITAL REAL ESTATE CORP.

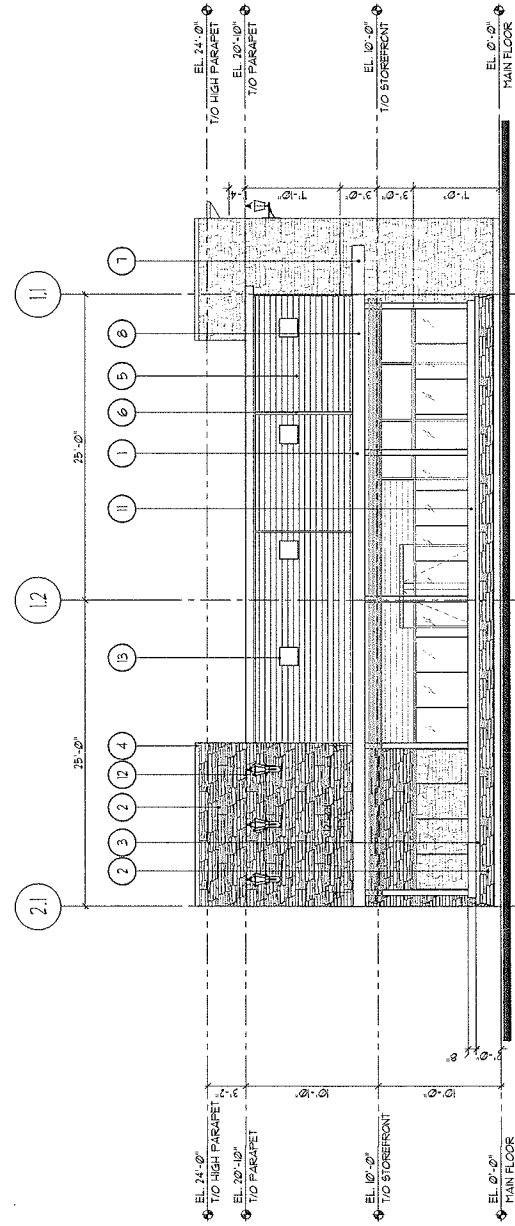
ordhearts ltd
4014 WEST BAKER
VANCOUVER, BC V6K 3H6
TEL: 604-273-8888
ORDHEARTS.COM

ELEVATIONS
SHEET NO. 3472
DATE 06/27/2012

A3.1
SCALE 1/4" = 1'-0"



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



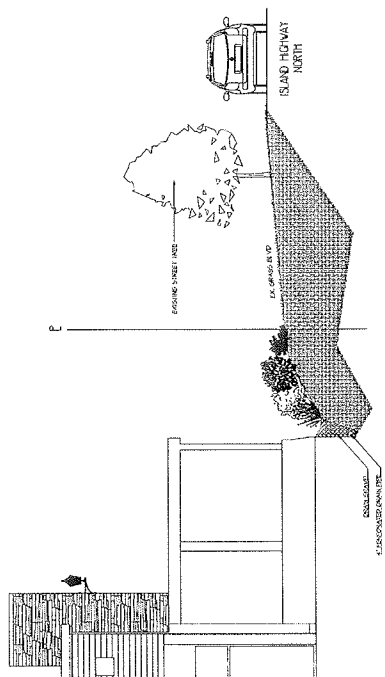
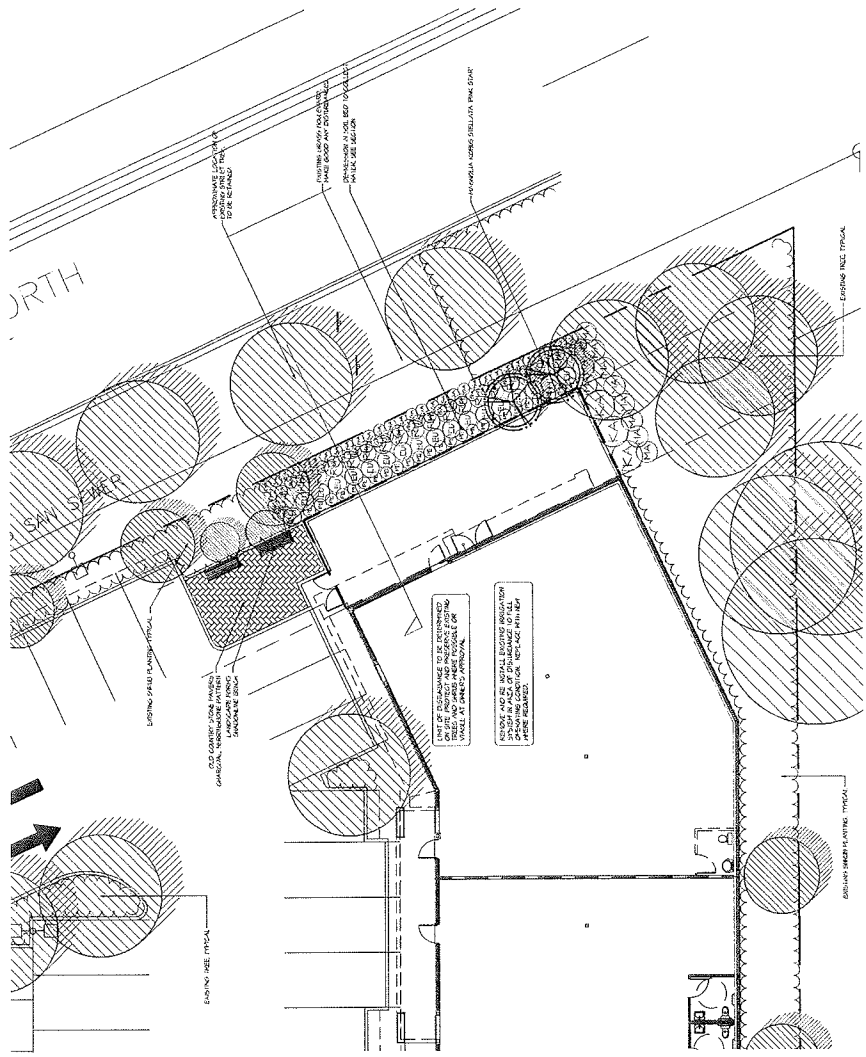
EAST ELEVATION
SCALE 1/4" = 1'-0"

- EXTERIOR FINISHES:**
- 1 8000 POST-BEAM/FASCIA/TRIM
 - 2 STONE CLADDING
 - 3 STONE CAP
 - 4 PREFINISHED METAL FLASHING
 - 5 PRETREAT METAL SIDING
 - 6 REVEAL JOINTS @ 12" O.C.
 - 7 CANOPY (EXISTING)
 - 8 CANOPY (NEW)
 - 9 ALUMINUM STOREFRONT BRONZE ANODIZED FRAME WITH GLAZING
 - 10 ALUMINUM STOREFRONT BRONZE ANODIZED DOOR WITH GLAZING
 - 11 SPLIT FACE BLOCK SILL COURSE
 - 12 DECORATIVE LIGHT FIXTURE
 - 13 DECORATIVE METAL PLATE

This is Schedule C referred to in the
Development Permit

A. [Signature]
Manager of Legislative Services
2012-05-02
Date

PLANT SCHEDULE			PLANTED SIZE / REMARKS	
ITEM	QTY	COMMON NAME		
1	2	EXISTING TREE		
2	2	PINK STAR MANGROVE	20' Ht. EMB	
3	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
4	10	KALPA LANTANA	10' POT, 2004	
5	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
6	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
7	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
8	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
9	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
10	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
11	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
12	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
13	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
14	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
15	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
16	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
17	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
18	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
19	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
20	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
21	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
22	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
23	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
24	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
25	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
26	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
27	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
28	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
29	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
30	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
31	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
32	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
33	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
34	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
35	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
36	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
37	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
38	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
39	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
40	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
41	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
42	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
43	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
44	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
45	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
46	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
47	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
48	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
49	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
50	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
51	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
52	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
53	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
54	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
55	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
56	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
57	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
58	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
59	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
60	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
61	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
62	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
63	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
64	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
65	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
66	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
67	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
68	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
69	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
70	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
71	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
72	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
73	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
74	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
75	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
76	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
77	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
78	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
79	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
80	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
81	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
82	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
83	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
84	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
85	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
86	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
87	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
88	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
89	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
90	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
91	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
92	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
93	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
94	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
95	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
96	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
97	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
98	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
99	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	
100	10	LEONIDAS ALATA CYPRESS	10' POT, 2004	



This is Schedule D referred to in the Development Permit.

A. Manager of Legislative Services
Date 2012-OCT-02

Development Permit No. DP000795
6334 Metral Drive

Schedule D Landscape Plan



DATE: 11/08/12
SCALE: 1/8" = 1'-0"
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 11/08/12
PROJECT NUMBER: 12-118

PROJECT: COMMERCIAL DEV.
CRU C1
6334 METRAL DRIVE
NANAIMO, BC
DRAWING TITLE: LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION	BY
1	11/08/12	ISSUED FOR PERMIT	PMG