



DEVELOPMENT PERMIT NO. DP001081

WTF INVESTMENTS CO. LTD.
Name of Owner(s) of Land (Permittee)

6540 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 3, SECTION 12, WELLINGTON DISTRICT, PLAN VIP62297

PID No. 023-257-610

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 and Specifications

- 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 "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 9.7 Size of Buildings* – to increase the building height for Building A from 14m to 19.81m; and for Building B from 14m to 18.32m.
2. *Section 9.5 Siting of Buildings* – to reduce the required rear yard setback from 7.5m to 4m.

The City of Nanaimo "DEVELOPMENT PARKING BYLAW 2005 NO. 7013" is varied as follows:

1. *Schedule 'A'* - to reduce the required number of off-street parking spaces from 167 to 106 parking spaces.
2. *Schedule 'A'* - to increase the required percentage of small car parking spaces from 33% to 35.8%.
3. *Section 14.8* – to reduce the required number of loading spaces from 1 to 0 for the commercial rental unit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects dated 2017-OCT-24, as shown on Schedule B.
2. The subject property is in general compliance with the Building Elevations prepared by de Hoog & Kierulf Architects dated 2018-FEB-02, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect dated 2017-OCT-21, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE 19TH DAY OF MARCH, 2018.


Corporate Officer


Date

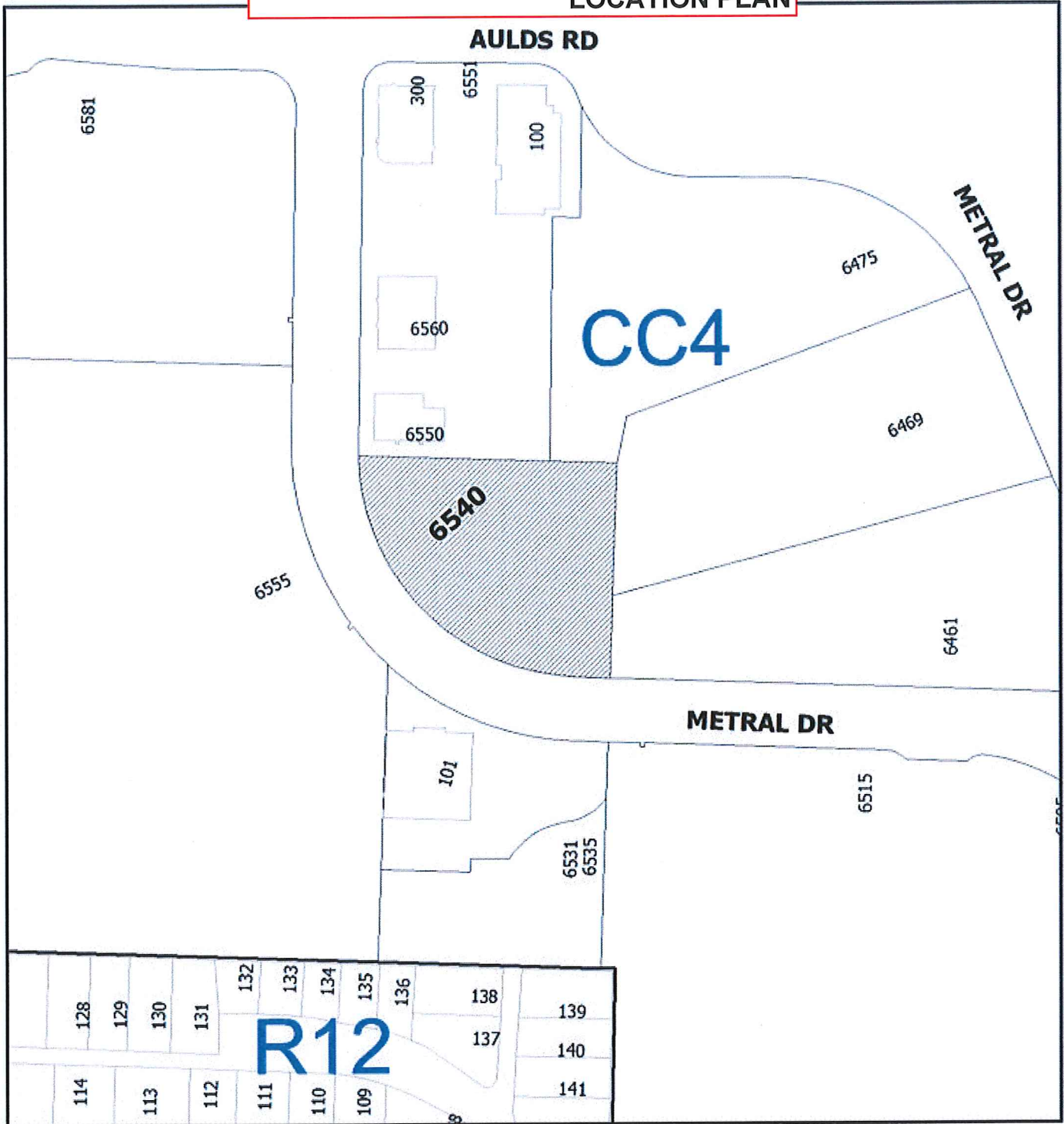
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Development Permit DP001081
6540 Metral Drive

Schedule A

LOCATION PLAN



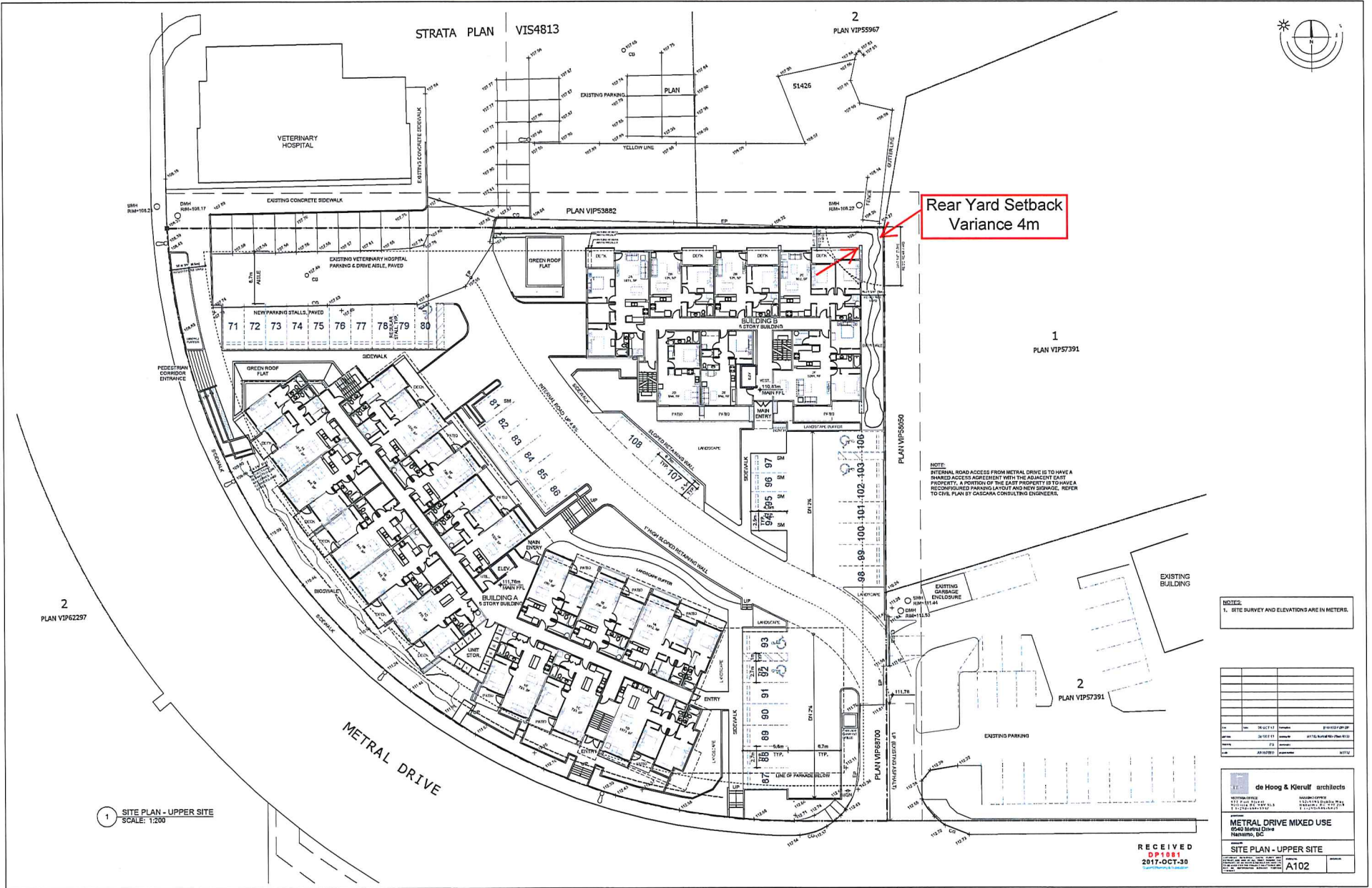
DEVELOPMENT PERMIT NO. DP001081



LOCATION PLAN

 **Subject Property**

Civic: 6540 Metral Drive
Lot 3, Section 12, Wellington District,
Plan VIP62297



1 SITE PLAN - UPPER SITE
SCALE: 1:200

NOTES:
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

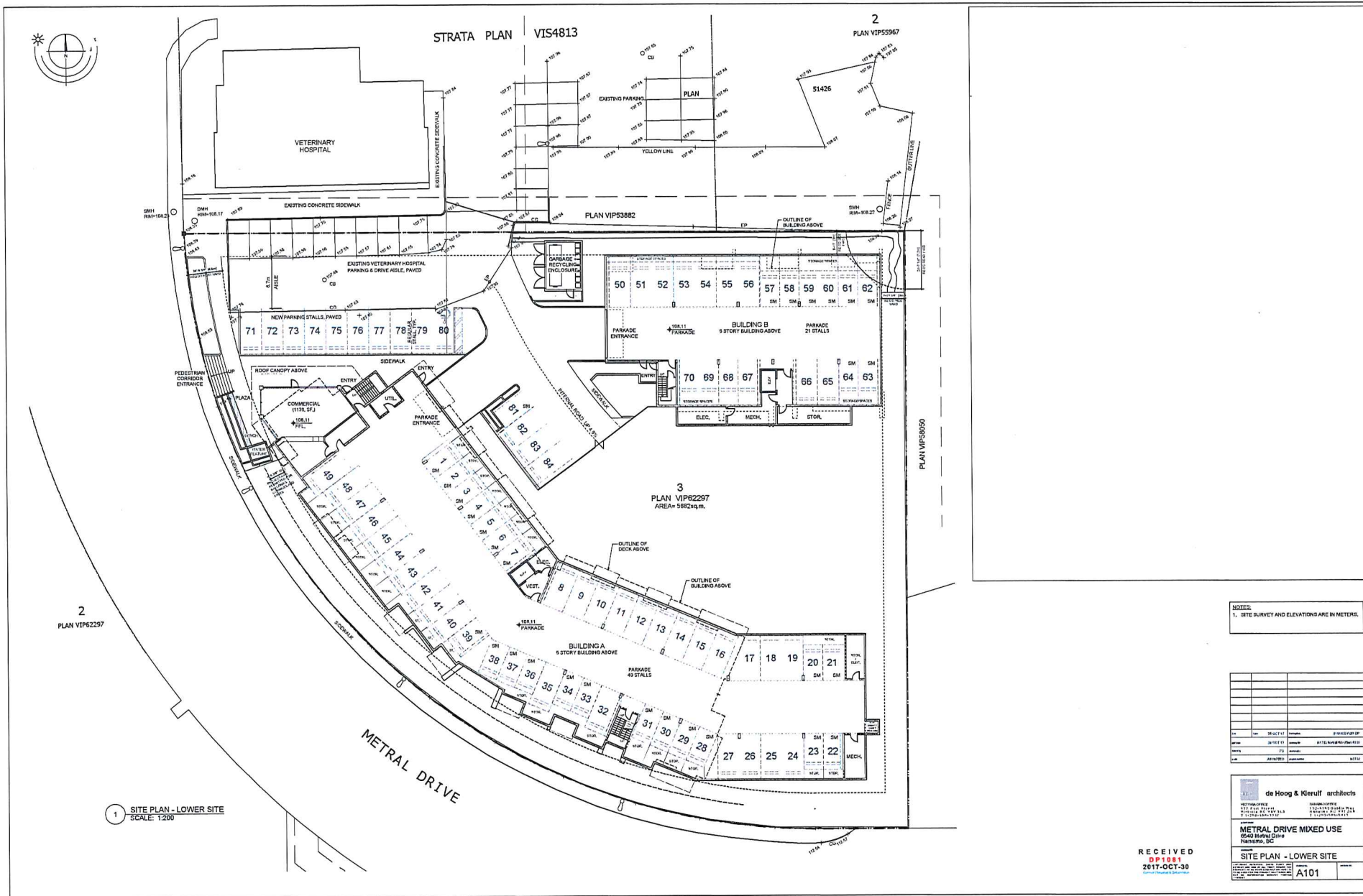
NO.	DATE	REVISION

de Hoog & Kierulff architects
1111 Metral Drive
Vancouver, BC

METRAL DRIVE MIXED USE
6540 Metral Drive
Vancouver, BC

SITE PLAN - UPPER SITE
A102

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DP1081
2017.OCT.30



1 SITE PLAN - LOWER SITE
SCALE: 1:200

NOTES
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

NO.	DATE	BY	DESCRIPTION

de Hoog & Kieruff architects

REGISTERED ARCHITECTS
11111 Metral Drive, Suite 101
Halifax, NS B3K 1Y1
Tel: (902) 421-1111
Fax: (902) 421-1112
www.dehoogandkieruff.com

PROJECT: METRAL DRIVE MIXED USE
5043 Metral Drive
Halifax, NS

SITE PLAN - LOWER SITE

DATE: 2017-OCT-30

SCALE: A101

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2017-OCT-30

BUILDING ELEVATIONS

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
 - 6 CONCRETE WALL, SMOOTH FINISH, SLOPED TO DRAIN, GREY TONES
 - 7 GREEN ROOF, SLOPED TO DRAIN
 - 8 FIBRE CEMENT SOFFIT, CHARCOAL
 - 9 FIBRE CEMENT SOFFIT, BLUE
 - 10 METAL SOFFIT, IN LIGHT CHERRY
 - 11 VINYL SOFFIT
 - 12 METAL FLASHING, CHARCOAL
 - 13 CORRUGATED WOOD FASCIA, PAINTED TO MATCH LAP SIDING
 - 14 FACE-MOUNTED GUARDRAIL + RAILING, BLACK ALUMINIUM, WITH GLASS AND PICKET INFILL, IN CHARCOAL
 - 15 STEEL DOOR + COLUMN STRUCTURE, IN CHARCOAL
 - 16 FIBREGLASS DOORS
 - 17 VINYL WINDOWS
 - 18 STONEFRONT DOORS, ALUMINIUM, IN LIGHT GREY
 - 19 STONEFRONT WINDOWS, ALUMINIUM CURTAIN WALL, IN LIGHT GREY
 - 20 STONEFRONT WINDOWS & DOOR, BLACK
 - 21 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
 - 22 MECHANICAL ENCLOSURE, LOWEDED ALUMINIUM MECH. SCREEN, BLACK
 - 23 SIGNAGE



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2018-FEB-26
Curren Planning & Submission

DAP RESPONSE

Windley Contracting
Nanaimo, BC
02 FEB 18

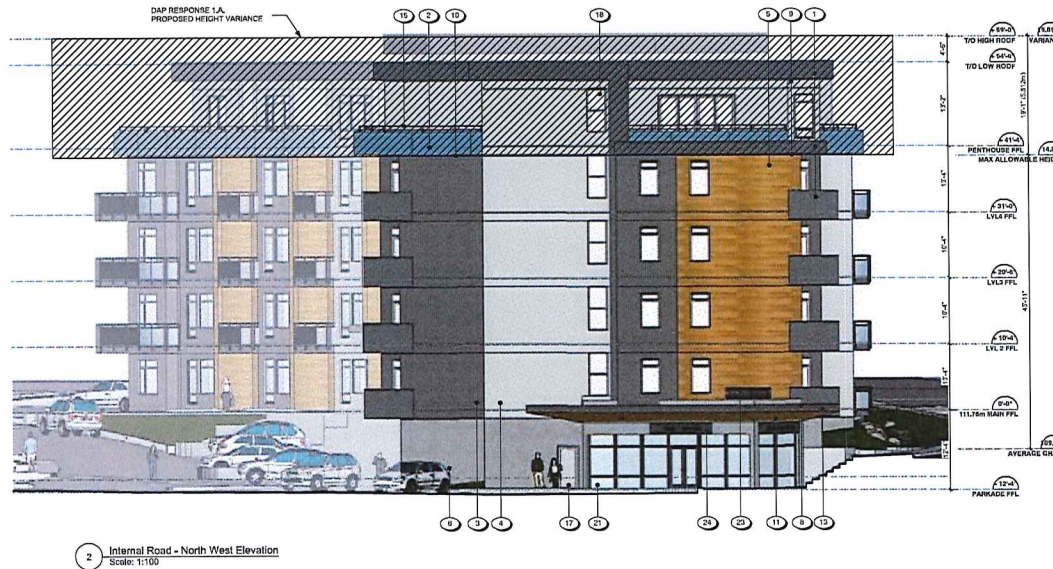
6540 Metral Drive

Building A - Elevations

A303
Scale: 1:100

do Hoog & Kierulff architects dHKA

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
 - 6 CONCRETE WALL, SMOOTH FINISH
 - 7 FLAT ROOF, TORCH DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
 - 8 GREEN ROOF, SLOPED TO DRAIN
 - 9 FIBRE CEMENT SOFFIT, CHARCOAL
 - 10 FIBRE CEMENT SOFFIT, BLUE
 - 11 METAL SOFFIT, IN LIGHT CHERRY
 - 12 VINYL SOFFIT
 - 13 METAL FLASHING, CHARCOAL
 - 14 COMBIFACED WOOD FASCIA, PAINTED TO MATCH LAP SIDING
 - 15 FACE-MOUNTED GUARDRAIL, RAILING, BLACK ALUMINUM, WITH GLASS AND PICKET INFILL
 - 16 STEEL DECK + COLUMN STRUCTURE, IN CHARCOAL
 - 17 FIBERGLASS DOORS
 - 18 VINYL WINDOWS
 - 19 STOREFRONT DOORS, ALUMINUM, IN LIGHT GREY
 - 20 STOREFRONT WINDOWS, ALUMINUM CURTAIN WALL, IN LIGHT GREY
 - 21 STOREFRONT WINDOWS & DOOR, BLACK
 - 22 GARAGE DOOR, BLACK ALUMINUM OVERHEAD DOOR
 - 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINUM MECH. SCREEN, BLACK
 - 24 SIGNAGE



Windley Contracting
Nanaimo, BC
02 FEB 18

6540 Metral Drive

Building A - Elevations
A305
Scale 1:100

de Hoog & Kleruif architects dHKA

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2018-FEB-26
City of Nanaimo Planning & Sustainability

DAP RESPONSE

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
 - 6 CONCRETE WALL, SMOOTH FINISH, IN LIGHT CHERRY
 - 7 FLAT ROOF, TONGUE DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONER
 - 8 GREEN ROOF, SLOPED TO DRAIN
 - 9 FIBRE CEMENT SOFFIT, CHARCOAL
 - 10 FIBRE CEMENT SOFFIT, BLUE
 - 11 METAL SOFFIT, IN LIGHT CHERRY
 - 12 VINYL SOFFIT
 - 13 METAL FLASHING, CHARCOAL
 - 14 COMPACTED WOOD FASCIA, PAINTED TO MATCH LAP SIDING
 - 15 FACE-MOUNTED GUARDRAIL + RAILING, BLACK ALUMINUM WITH GLASS AND PICKET INFILL
 - 16 STEEL DECK + COLUMN STRUCTURE, IN CHARCOAL
 - 17 FIBERGLASS DOORS
 - 18 VINYL WINDOWS
 - 19 STOREFRONT DOORS, ALUMINUM, IN LIGHT GREY
 - 20 STOREFRONT WINDOWS, ALUMINUM CURTAIN WALL, IN LIGHT GREY
 - 21 STOREFRONT WINDOWS & DOOR, BLACK
 - 22 GARAGE DOOR, BLACK ALUMINUM OVER-HEAD DOOR
 - 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINUM MESH, GREEN, BLACK
 - 24 SIGNAGE



1 North Elevation
 Scale: 1:100

2 West Elevation
 Scale: 1:100

3 South Elevation
 Scale: 1:100

4 East Elevation
 Scale: 1:100

Windley Contracting
 Nanaimo, BC
 02 FEB 18

6540 Metral Drive

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 DP1081
 2018-FEB-26

Building B - Elevations

A306
 Scale: 1:100

de Hoog & Klerulf architects

DAP RESPONSE

Planting Scheme
Columnar trees

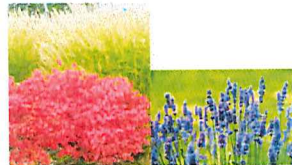


Serbian Spruce



Swedish Aspen

Plants for the seasons



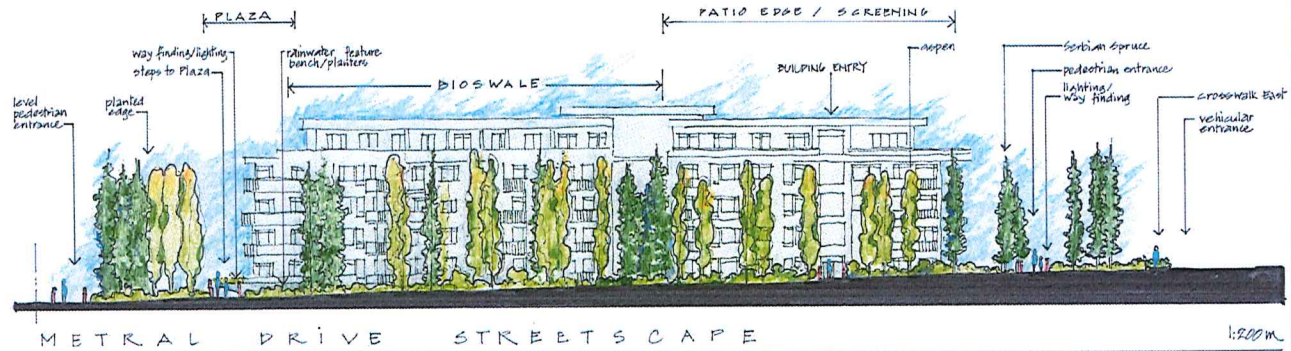
Abelia for screening and habitat for Hummingbirds and bees



Beltflower for cascading over walls and for nectar for insects



Sedgins and Irises for bioswales



DESIGN RATIONALE

The site is located on Metral Drive on a disturbed site with Metral to the South and West, shopping centres and associated asphalt parking lots to the north and south east and Art Knapp's Nursery to the north east.

As the density of urban areas increases and the amount of green space surrounding buildings decreases the landscape is required to be more and more multi-functional.

The ribbons of landscape in this project function firstly, as part of the stormwater management system. In addition, they contribute to environmental health by providing habitat for wildlife, filtering air pollutants, and providing shade and cooling in the summer. Lastly, they provide a relaxing and calming outdoor environment for the residents to experience as they enter the site or enjoy from their apartment windows, decks and patios.

To achieve this multi-faceted landscape, bioswales have been integrated into the landscape design. The planting is dense with layers of trees, shrubs and herbaceous plants. The trees have been selected for their narrow habits, not only so they do not outgrow the available space but so they complement the scale of the buildings. As the trees grow they will provide a vertical landscape for the residents on the upper floors, as well as shelter for birds and insects and shading for south facing windows. Evergreen shrubs have been placed adjacent to patios to provide privacy for the living spaces on the ground floors. Each plant has been selected to perform several different functions in addition to being drought tolerant.

The main pedestrian entrance to the site is via a small plaza, with stepped plantings, a bench and water feature on the North-West corner of the site. Pedestrians can navigate the site through the landscape by a series of paths and stairways, directed by a combination of signs, low level lighting and plantings.

Lighting/ Wayfinding



Building entrances/numbers, stair lights, bollard/pedestrian lights.

DATE	PROJECT
DATE	REV
DATE	DESCRIPTION
CONSULTANT	
VICTORIA DRAHEPOD	
LANDSCAPE ARCHITECT	
230 Pine St. Nanaimo, B.C. V9B 3B8	
250-754-8235	
victoriadland.net	
PROJECT	
METRAL DRIVE MIXED USE	
6940 Metral Drive, Nanaimo BC	
SHEET TITLE	
CONCEPTUAL LANDSCAPE PLAN	
DESIGNATION: RATIONALE	
DRAWING	
SCALE	DATE
AS SHOWN	21.10.17
DRAWN	VID
PROJECT NUMBER	Metral 16/17
DRAWING NUMBER	L2#2