



DEVELOPMENT PERMIT NO. DP001084

WOODGROVE MANOR LTD
Name of Owner(s) of Land (Permittee)

6304 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 A, SECTION 12, WELLINGTON DISTRICT, PLAN VIP54029

PID No. 017-730-163

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 Details

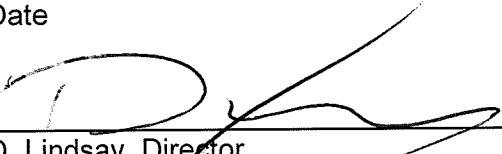
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

PERMIT CONDITIONS

1. The subject property shall be developed in accordance with the Site Plan prepared by KPL JAMES ARCHITECTURE dated 2017-OCT-30 as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by KPL JAMES ARCHITECTURE dated 2017-OCT-30 as shown on Schedule C.
3. The subject property shall be developed in general accordance with the Landscape Plan and Details prepared by SMALL & ROSSELL LANDSCAPE ARCHITECTS INC. received 2017-OCT-05 as shown on Schedule D.

REVIEWED AND APPROVED ON

2018- AUG - 17
Date

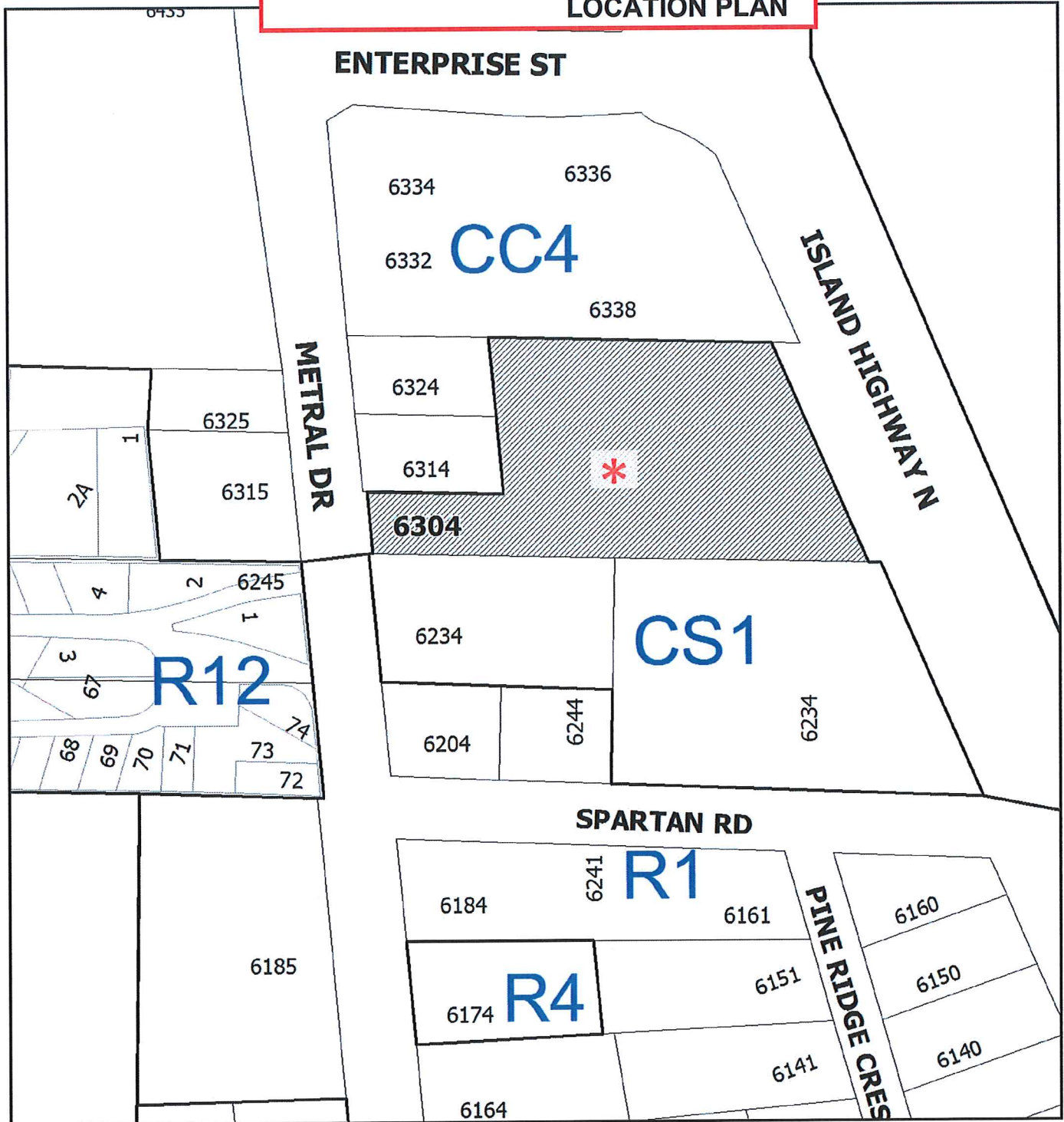

D. Lindsay, Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

LW/in

Prospero attachment: DP001084

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001084



LOCATION PLAN

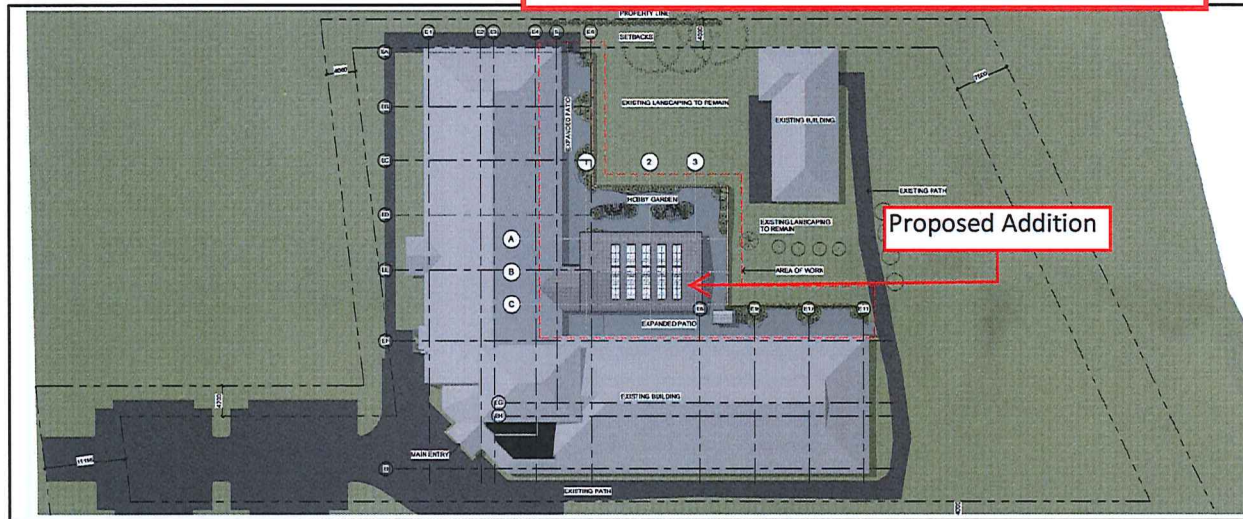
Civic: 6304 Metral Drive
Lot A, Section 12, Wellington District,
Plan VIP54029



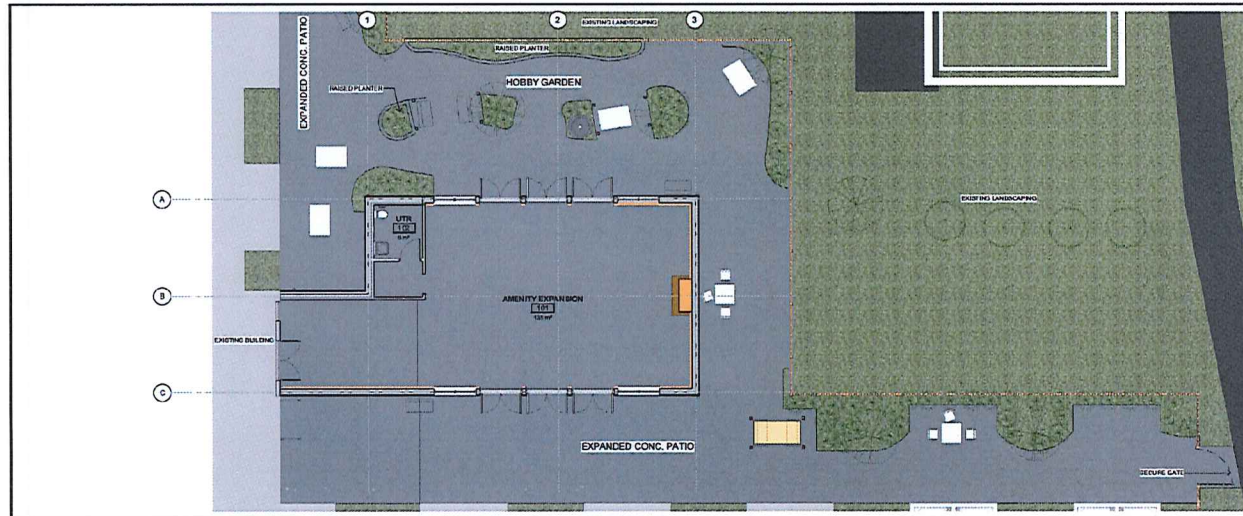
**Subject
Property**



Subject
Location



① SITE PLAN - OVERALL
1:300



② SITE PLAN - PATIO AREA
1:100

ZONING DATA

SITE DATA			
MUNICIPAL ADDRESS:	6304 METRAL DRIVE, NANAIMO BC		
LEGAL DESCRIPTION:	LOT 3, PLAN 47324, SECTION 13, NEILLINGTON DISTRICT		
SITE AREA:	8028.1 m ² (22,333.8 sq ft)		
ZONING DATA			
CLASSIFICATION:	NO CHANGE		
AVERAGE GRADE:	NO CHANGE		
	ALLOWABLE	EXISTING	PROPOSED
SITE COVERAGE:	3013.3 m ² (40%)	1772.6 m ² (22.2%)	1896.4 m ² (23.7%)
FLOOR AREA RATIO:	1.24:1	0.22:1	0.24:1
BUILDING HEIGHT:	14m	6m	NO CHANGE
SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT YARD:	6.0m	6.0m	NO CHANGE
SIDE YARD:	4.0m	4.0m	NO CHANGE
REAR YARD:	7.0m	7.0m	NO CHANGE
PARKING:	REQUIRED	EXISTING	PROPOSED
STANDARD PARKING (150 UNITS):	5	14	NO CHANGE

BUILDING CODE DATA

Description	Existing	Proposed
Trade Floor Area	1594.4m ²	2058.6m ²
Building Type	Townhouse	Townhouse
Grade	SS	SS
Occupancy Classification	3.2.2.4D - 1 story	3.2.2.4D - 1 story
Max Area	2400m ²	2400m ²
Floor & Supporting Structure Rating	45 min	45 min
Construction Type	Combustible	Combustible
Occupancy Restrictions	45 min Floor/Air not Walls	45 min Floor/Air not Walls
Suppression	Yes	Yes
Building Area	1772.6m ²	1896.4m ²
Max Travel Distance	10m	30m
BCRC Part	3	3
Areas		
Main Floor area	1400m ²	1700m ²
Mechanical area	140m ²	NO CHANGE
Accessory Building area	100m ²	NO CHANGE
Total Floor area	1594.4m ²	1896.4m ²
Net Areas		
Main Floor area	1280m ²	1580m ²
Mechanical area	110.2m ²	NO CHANGE
Accessory Building area	126.8m ²	NO CHANGE
Total Net Area	1517.0m ²	1696.8m ²
Occupant load		
SS Code (BCRC1998 3.1.14.11.10)	45 Sleeping Units + Staff = 57	NO CHANGE
BCRC required (BCRC1998 7.2.2.1.10.1)		
Males	1	NO CHANGE
Females	1	NO CHANGE
Total Required	2	NO CHANGE
Total Provided	45	45

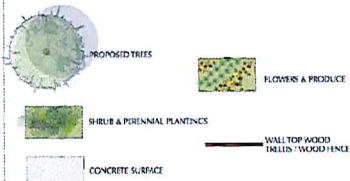
NOTE: REFER TO L1 - LANDSCAPE PLAN FOR
PLANTERS, PLANTING, BENCHES, TABLES, ETC

Schedule C



LANDSCAPE PLAN AND DETAILS

LEGEND



1. MOBILE POTTING TABLE



6. CEDAR FURNITURE

PLANT SCHEDULE

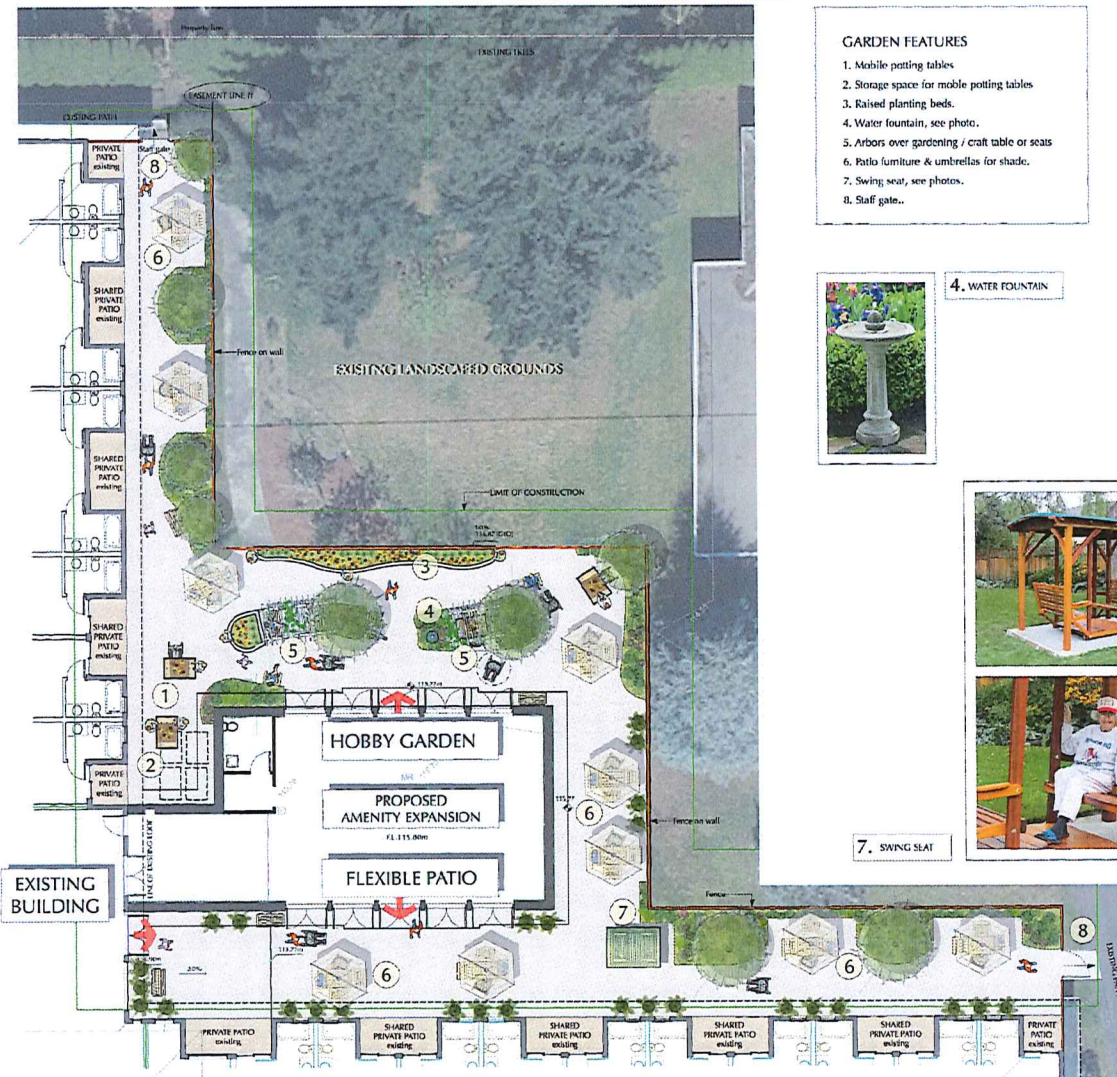
PLANT SPECIES	COMMON NAME	CAULUS	CONTAINER SIZE	QUANTITY
BOTANICAL NAME				
1. ADONIS VILLOSA	1. ADONIS	1. 10.00	1. 10.00	1. 1
2. ADONIS VILLOSA	2. ADONIS	2. 10.00	2. 10.00	2. 2
3. ADONIS VILLOSA	3. ADONIS	3. 10.00	3. 10.00	3. 3
4. ADONIS VILLOSA	4. ADONIS	4. 10.00	4. 10.00	4. 4
5. ADONIS VILLOSA	5. ADONIS	5. 10.00	5. 10.00	5. 5
6. ADONIS VILLOSA	6. ADONIS	6. 10.00	6. 10.00	6. 6
7. ADONIS VILLOSA	7. ADONIS	7. 10.00	7. 10.00	7. 7
8. ADONIS VILLOSA	8. ADONIS	8. 10.00	8. 10.00	8. 8
9. ADONIS VILLOSA	9. ADONIS	9. 10.00	9. 10.00	9. 9
10. ADONIS VILLOSA	10. ADONIS	10. 10.00	10. 10.00	10. 10
11. ADONIS VILLOSA	11. ADONIS	11. 10.00	11. 10.00	11. 11
12. ADONIS VILLOSA	12. ADONIS	12. 10.00	12. 10.00	12. 12
13. ADONIS VILLOSA	13. ADONIS	13. 10.00	13. 10.00	13. 13
14. ADONIS VILLOSA	14. ADONIS	14. 10.00	14. 10.00	14. 14
15. ADONIS VILLOSA	15. ADONIS	15. 10.00	15. 10.00	15. 15
16. ADONIS VILLOSA	16. ADONIS	16. 10.00	16. 10.00	16. 16
17. ADONIS VILLOSA	17. ADONIS	17. 10.00	17. 10.00	17. 17
18. ADONIS VILLOSA	18. ADONIS	18. 10.00	18. 10.00	18. 18
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100. ADONIS VILLOSA	100. ADONIS	100. 10.00	100. 10.00	100. 100

NOTES

1. **PLANT SCHEDULE.**
THE PLANT SPECIES, SIZES AND NUMBERS DESCRIBED IN THE SCHEDULE IS A GUIDE TO THE PLANTING CONCEPT. A DETAILED PLANTING PLAN WILL BE PREPARED FOR BUILDING PERMIT APPLICATION AND WILL CONFIRM PLANT SPECIES, SIZES & NUMBERS.

2. **LANDSCAPE STANDARDS.**
SOFT LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST BC LANDSCAPE STANDARD.

3. **IRRIGATION.**
SOFT LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATED UNDERGROUND REGIGATION SYSTEM. ITS DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS AND APPLICABLE PLANNING REGULATIONS.



GARDEN FEATURES

1. Mobile potting tables
2. Storage space for mobile potting tables
3. Raised planting beds.
4. Water fountain, see photo.
5. Arbors over gardening / craft table or seats
6. Patio furniture & umbrellas for shade.
7. Swing seat, see photos.
8. Staff gate..

4. WATER FOUNTAIN



7. SWING SEAT



TRILLIUM WOODGROVE PATIO GARDENS
PLAN

SCALE 1:100

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3012 monzer road, sooke, b.c., v9z 6c9
t: 250-642-6967

design@smallandrusell.com
www.smallandrusell.com

ISSUED FOR	DATE
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> TENDER	
<input type="checkbox"/> BUILDING PERMIT	
<input checked="" type="checkbox"/> DEVELOPMENT PERMIT	12 OCTOBER 2012

Sheet Information

Date 05/10/2017

Drawn car

Checked

Scale 1:100

TRILLIUM
WOODGROVE,
6304, Metral Drive,
Nanaimo, BC.

Sheet Title

LANDSCAPE PLAN

Revision:

L1

RECEIVED
DP1084
2017-NOV-09

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