



DEVELOPMENT PERMIT NO. DP001339

1302308 B.C. LTD., 1301985 B.C. LTD. & 1306902 B.C. LTD.

Name of Owner(s) of Land (Permittee)

5645 & 5655/5657 METRAL DRIVE

Civic Addresses

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 buildings, structures and other developments thereon:

Legal Description:

**LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844
EXCEPT PLAN EPP126737**

PID NO. 003-815-111

**LOT 4, DISTRICT LOT 23-G, WELLINGTON DISTRICT, PLAN 17844
EXCEPT PLAN EPP126737**

PID NO. 000-650-889

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 Subject Property Map

Schedule B Site and Parking Plans

Schedule C Building Elevations and Details

Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within the side yard setbacks from 1.8m up to 2.1m as shown on Schedule D.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 3.0m to 1.8m, as shown on Schedule B.

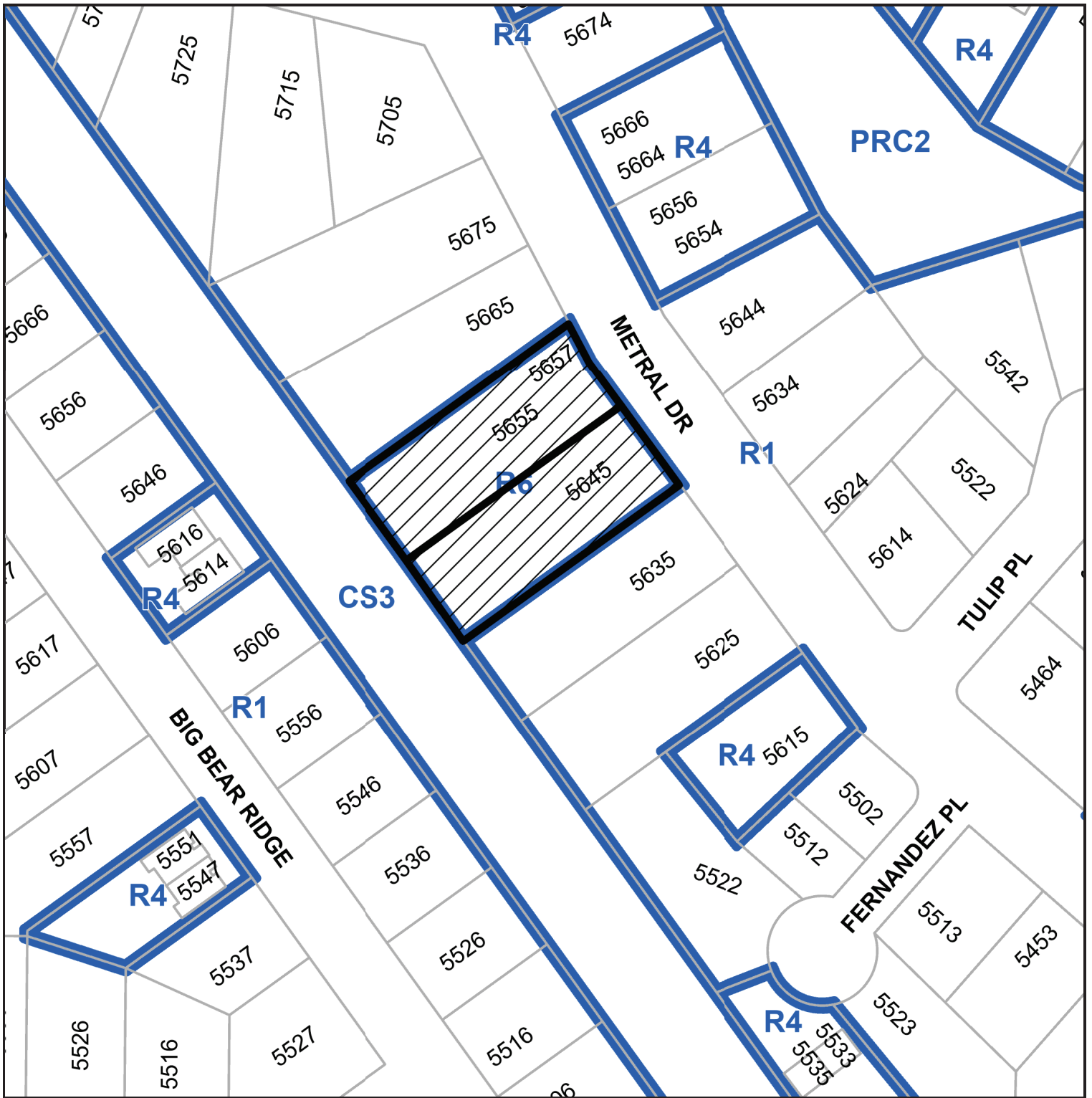
CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Matthew Cheng Architecture Inc., dated 2024-SEP-10, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Matthew Cheng Architecture Inc., dated 2024-SEP-10, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning., dated 2024-OCT-04, as shown on Schedule D.
4. Lot Consolidation of 5645 & 5655/5657 Metral Drive prior to submission of a building permit.

REVIEWED AND APPROVED ON

Nov 13 / 24
Date


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter



 5645 & 5655/5657 Metral Drive

SITE AND PARKING PLANS



MATTHEW CHENG ARCHITECT INC.

Unit 307 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3015 Fax: (604) 731-3908
Cell: (604) 649-8669 Email: matthe@matca.ca

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No. Date Revision
November 2023
Development Permit Application
August 2024
Response to Comprehensive Letter

Consultants

RECEIVED
DP1339
2024-SEP-10
City of Nanaimo

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
SITE PLAN

Drawn: ---

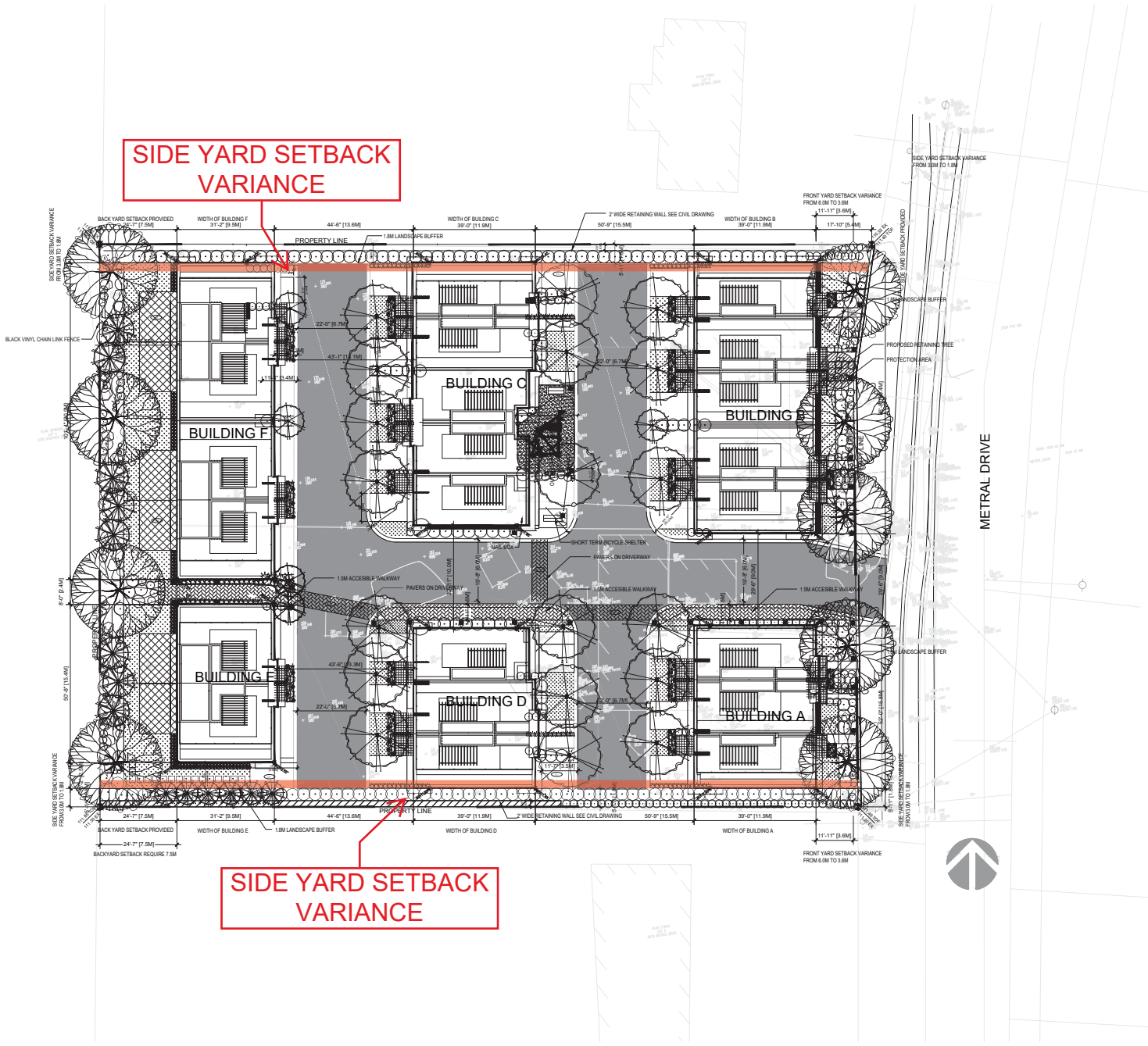
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Scale: 1/32" = 1'-0"

Project Number: ---

Revision Date: --- Dwg. No. ---

Print Date: --- A100



SIDE YARD SETBACK VARIANCE

SIDE YARD SETBACK VARIANCE



MATTHEW CHENG ARCHITECT INC.

Unit 302 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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Cell: (604) 649-8669 / Email: matthew@mca.ca

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No. Date	Revision
November 2023	Development Permit Application
August 2024	Response to Comprehensive Letter

Consultants

RECEIVED
DP1339
2024-SEP-10
Current Planning

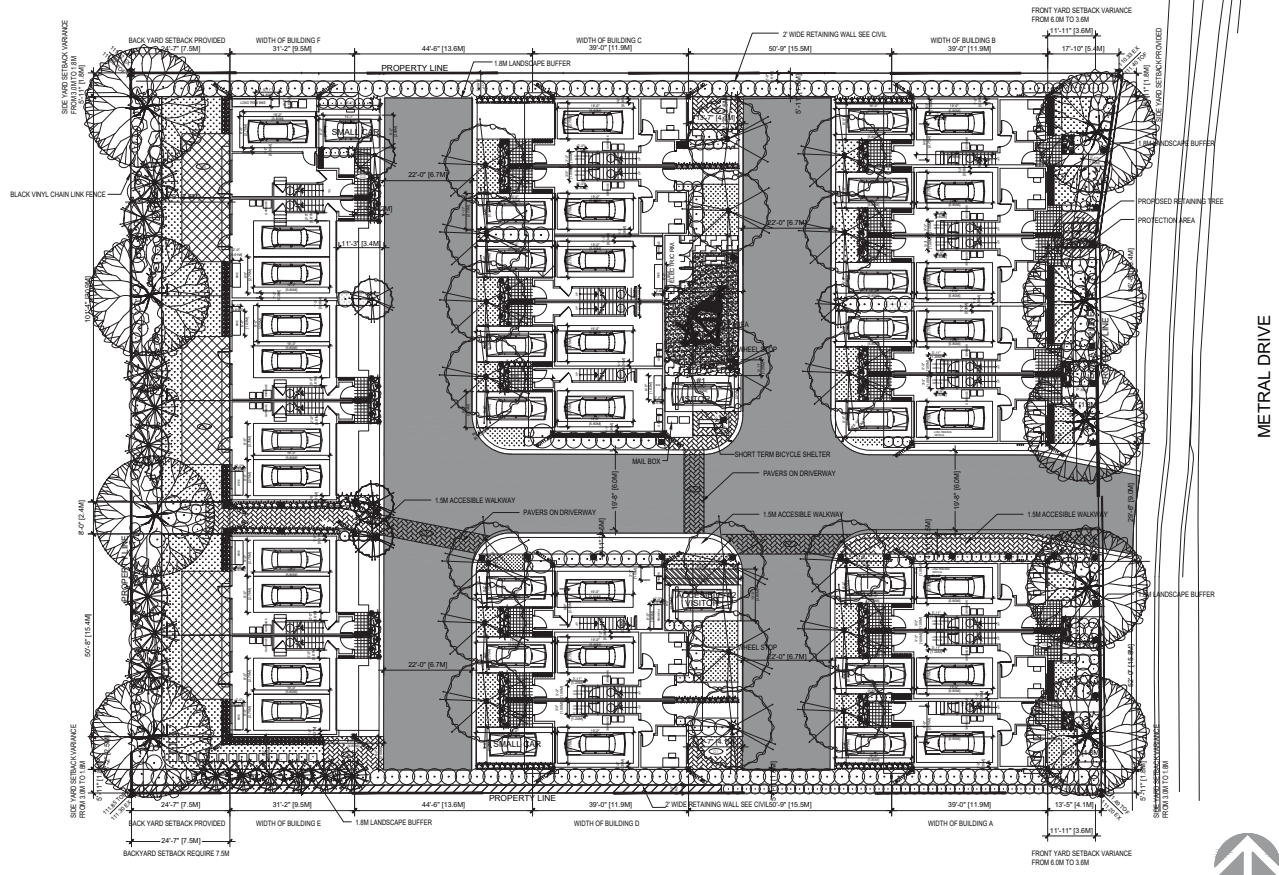
Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
GROUND FLOOR PLAN

Drawn: ---
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Scale: 1/32" = 1'-0"
Project Number: ---

Revision Date: --- Dwg. No. **A101**
Print Date: ---

NOTES:
- EACH GARAGE TO HAVE ACCESS TO ELECTRICAL OUTLET BOX CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT A LEVEL 1 CHARGER
- ELECTRICAL OUTLET LOCATED AT ALL LONG TERM BICYCLE PARKING SPACES



NOTES:
 EACH GARAGE TO HAVE ACCESS TO ELECTRICAL OUTLET BOX
 CAPABLE OF SUPPLYING ELECTRICITY TO SUPPORT A LEVEL 1
 CHARGER
 ELECTRICAL OUTLET LOCATED AT ALL LONG TERM BICYCLE PARKING
 SPACES



MATTHEW CHENG ARCHITECT INC.

Unit 202, 670 EVANS AVENUE
 VANCOUVER, BC V6A 2K3
 Tel: (604) 731-3012 Fax: (604) 731-3908
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No Date Revision
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 August 2024
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RECEIVED
DP 1339
2024-SEP-10
 Current Planning

Project Title
 5655, 5657, 5645
 METRAL DR. NANAIMO

Sheet Title
 FLOOR PLANS

Drawn: ---

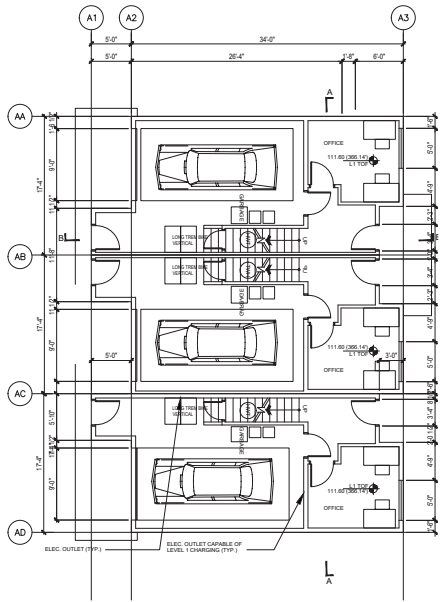
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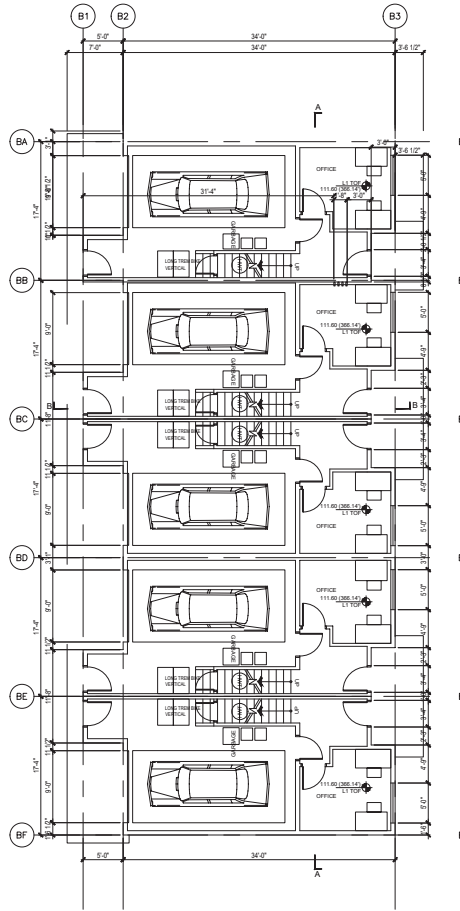
Project Number: ---

Revision Date: Dwg. No. ---

Print Date: ---

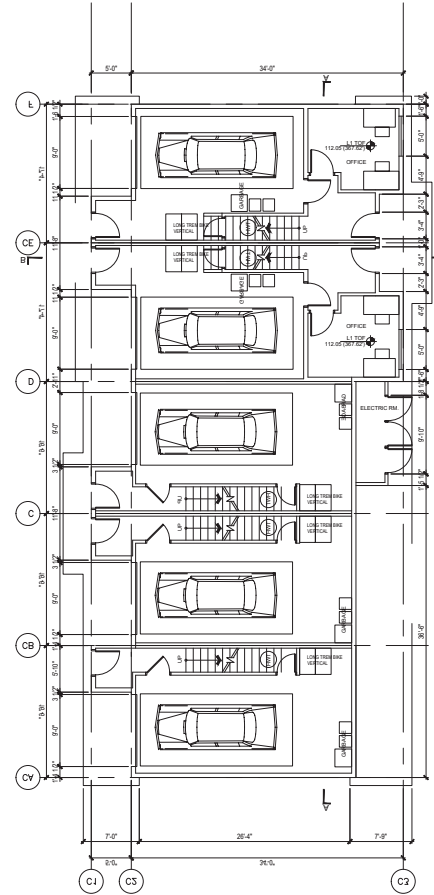


BLDG A GROUND FLOOR PLAN

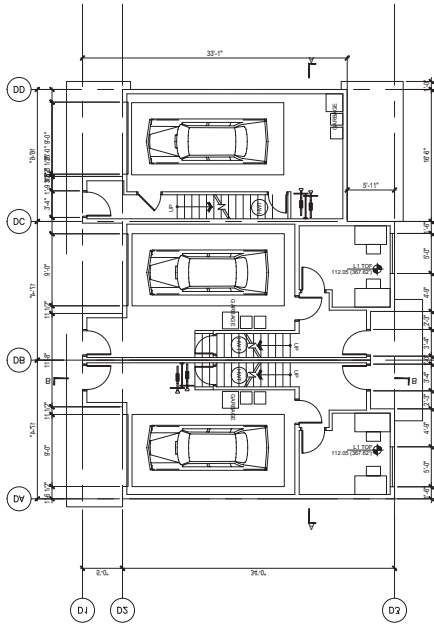


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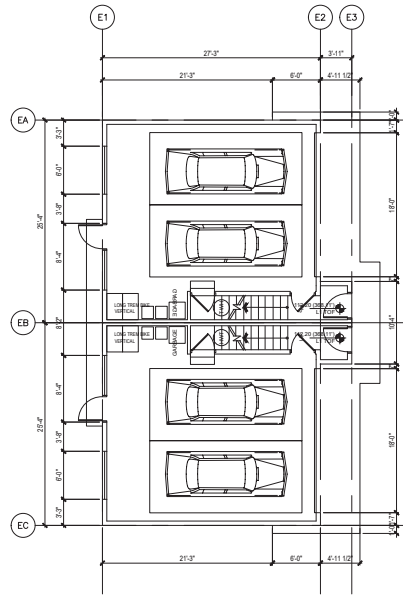
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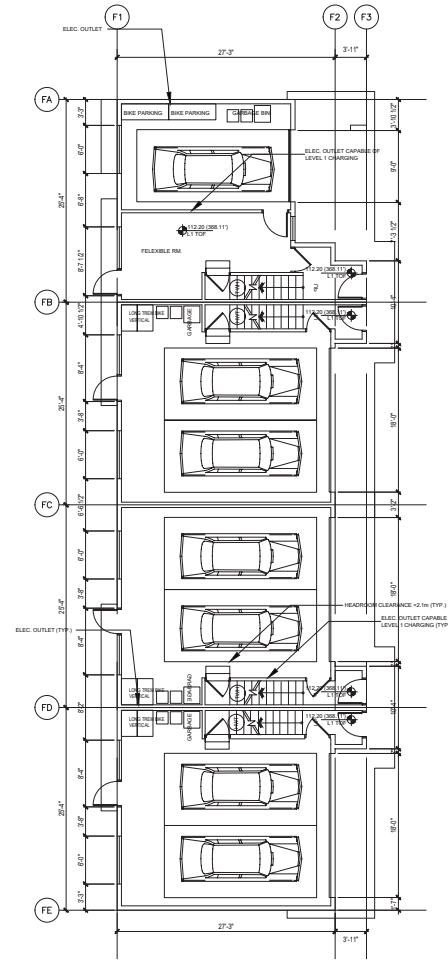
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 SPACES



BLDG D GROUND FLOOR PLAN



BLDG E GROUND FLOOR PLAN



BLDG F GROUND FLOOR PLAN



MATTHEW CHENG ARCHITECT INC.

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No Date Revision
 November 2023 Development Permit Submission
 August 2024 Response to Comprehensive Letter

Consultants

RECEIVED
DP1339
2024-SEP-10
 Current Planning

Project Title
 5655, 5657, 5645
 METRAL DR. NANAIMO

Sheet Title
 FLOOR PLANS

Drawn: ---

Checked: ---

Scale:
 1/16" = 1'-0"

Project Number: ---

Revision Date: Dwg. No.

Print Date: ---

Development Permit No. DP001339 **Schedule C**
5645 & 5655/5657 Metral Drive
BUILDING ELEVATIONS AND DETAILS



MATTHEW CHENG ARCHITECT INC.

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No Date Revision
 November 2023 No
 Development Permit Application
 August
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DP 1339
2024-SEP-10

Project Title
 5655, 5657, 5645
 METRAL DR. NANAIMO

Sheet Title
 A301 ELEVATIONS

Drawn: ---

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Scale: 1/16" = 1'-0"

Project Number: ---

Revision Date: Dwg. No.

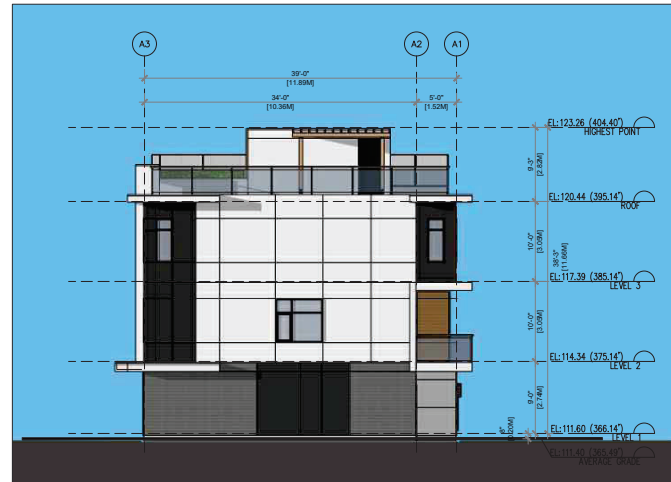
Print Date: **A301**



BLDG A EAST ELEVATION
(Facing Metral Drive)



BLDG A SOUTH ELEVATION



BLDG A NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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Development Permit Application
August
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DP1339
2024-SEP-10
CITY OF VANCOUVER

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A302 ELEVATIONS

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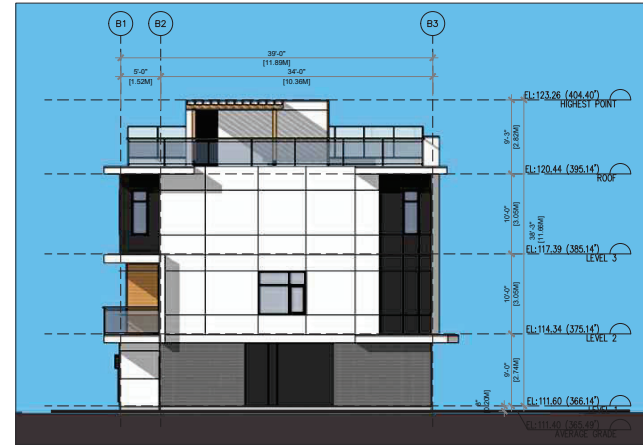
Project Number: _____

Revision Date: _____ Dwg. No. _____

Print Date: _____ **A302**



**BLDG B EAST ELEVATION
(Facing Metral Drive)**



BLDG B SOUTH ELEVATION



BLDG B WEST ELEVATION



BLDG B NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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DP1339
2024-SEP-19
CLERK OF WORKS

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A303 ELEVATIONS

Drawn: _____

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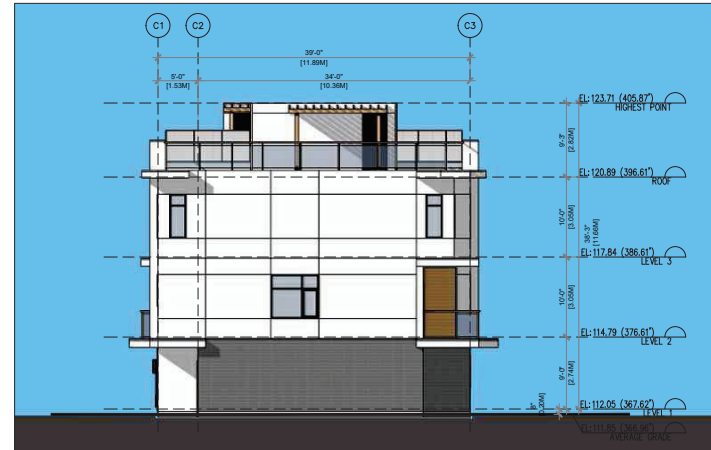
Project Number: _____

Revision Date: _____ Deg. No. _____

Print Date: _____ A303



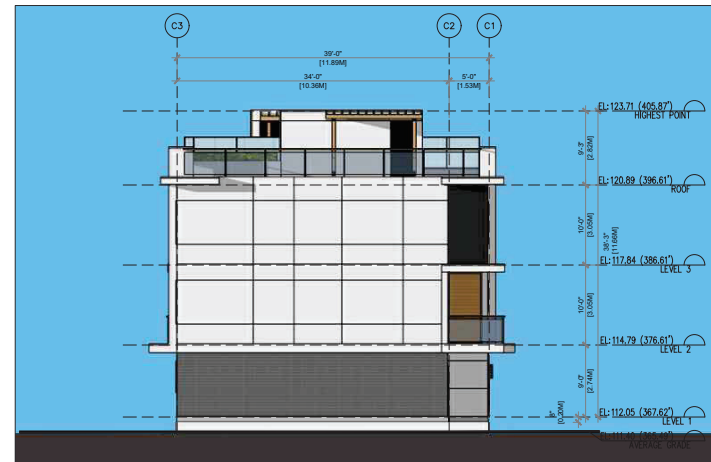
BLDG C EAST ELEVATION



BLDG C SOUTH ELEVATION



BLDG C WEST ELEVATION



BLDG C NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

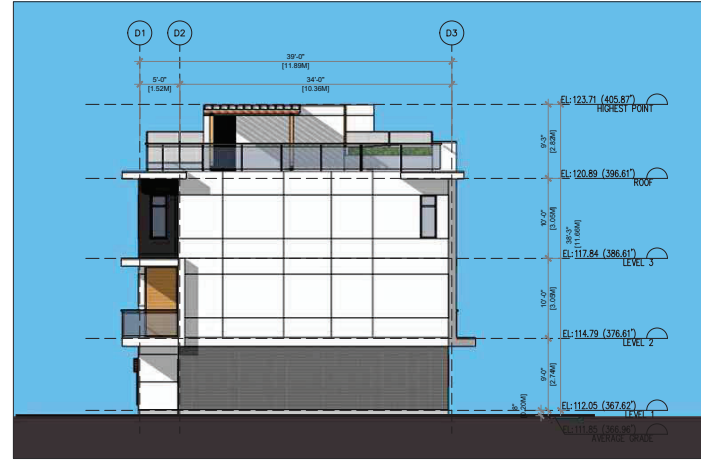
Unit 202, 670 EVANS AVENUE
VANCOUVER, BC V6A 2K3
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Development Permit Application
August
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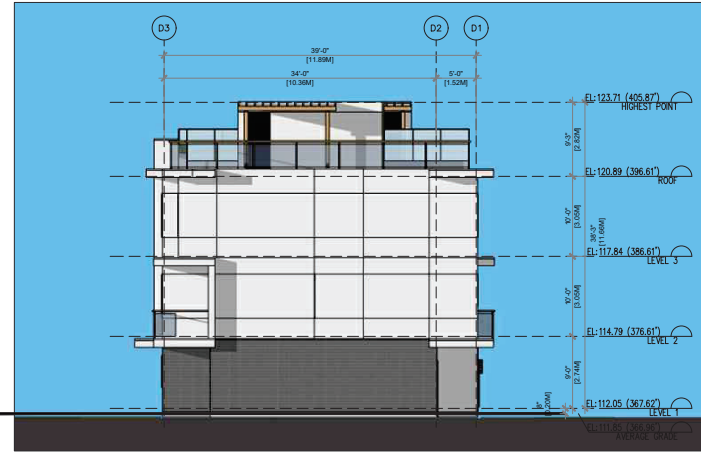
BLDG D EAST ELEVATION



BLDG D SOUTH ELEVATION



BLDG D WEST ELEVATION



BLDG D NORTH ELEVATION

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DP 1339
2024-SEP-10
CITY OF VANCOUVER

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A304 ELEVATIONS

Drawn: _____

Checked: _____

Scale:
1/16" = 1'-0"

Project Number: _____

Revision Date: _____ Dwg. No. _____

Print Date: _____ A304



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2E9
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August
Response to Comprehensive Letter

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DP1333
2024-SEP-10
CITY OF VANCOUVER

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A305 ELEVATIONS

Drawn: _____

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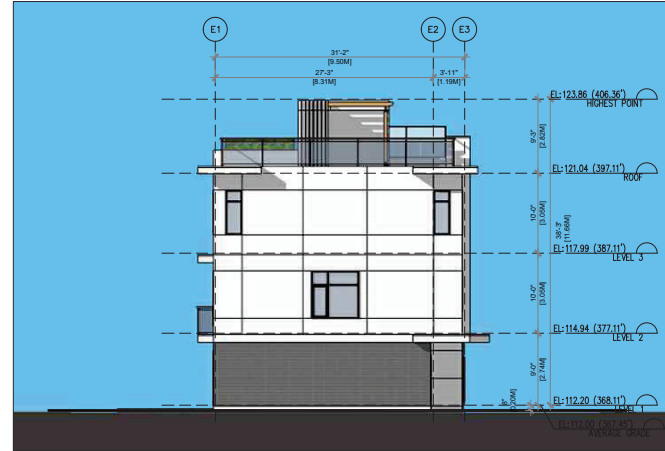
Project Number: _____

Revision Date: _____ Dwg. No. _____

Print Date: _____ A305



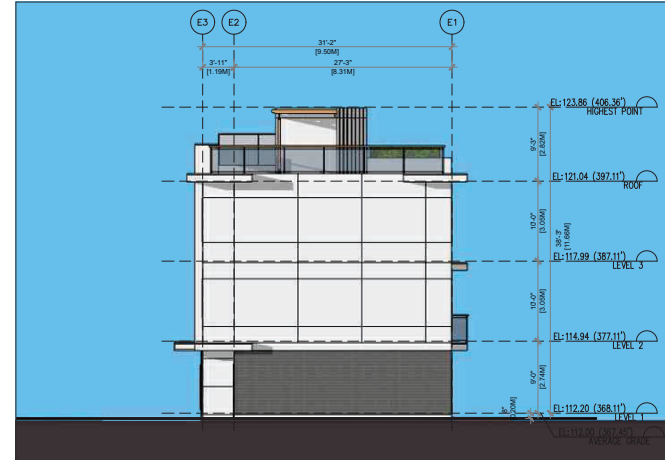
BLDG E EAST ELEVATION



BLDG E SOUTH ELEVATION



BLDG E WEST ELEVATION



BLDG E NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

Unit 202, 670 EVANS AVENUE
VANCOUVER, BC V6B 2K3
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Development Permit Application
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Response to Comprehensive Letter

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DP1339
2024-SEP-10
CITY OF VANCOUVER

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A306 ELEVATIONS

Drawn: _____

Checked: _____

Scale:
1/16" = 1'-0"

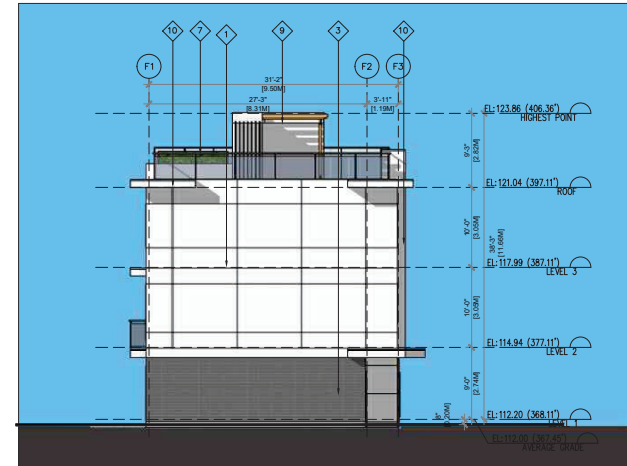
Project Number: _____

Revision Date: _____ Dwg. No. _____

Print Date: _____ A306



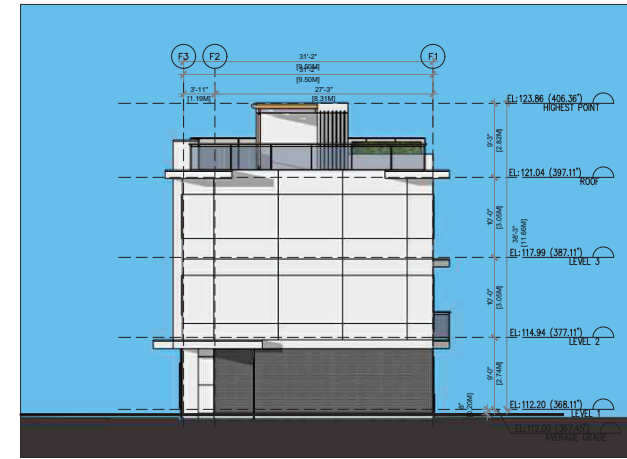
BLDG F EAST ELEVATION



BLDG F SOUTH ELEVATION



BLDG F WEST ELEVATION



BLDG F NORTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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RECEIVED
DP 1339
2024-SEP-10
Current Planning

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A500 SAMPLE BOARD

Drawn: ---
Checked: ---
Scale: ---

Project Number:

Revision Date: --- Dwg. No. ---
Print Date: --- A500

5655, 5657, 5645 METRAL DR. NANAIMO. BC

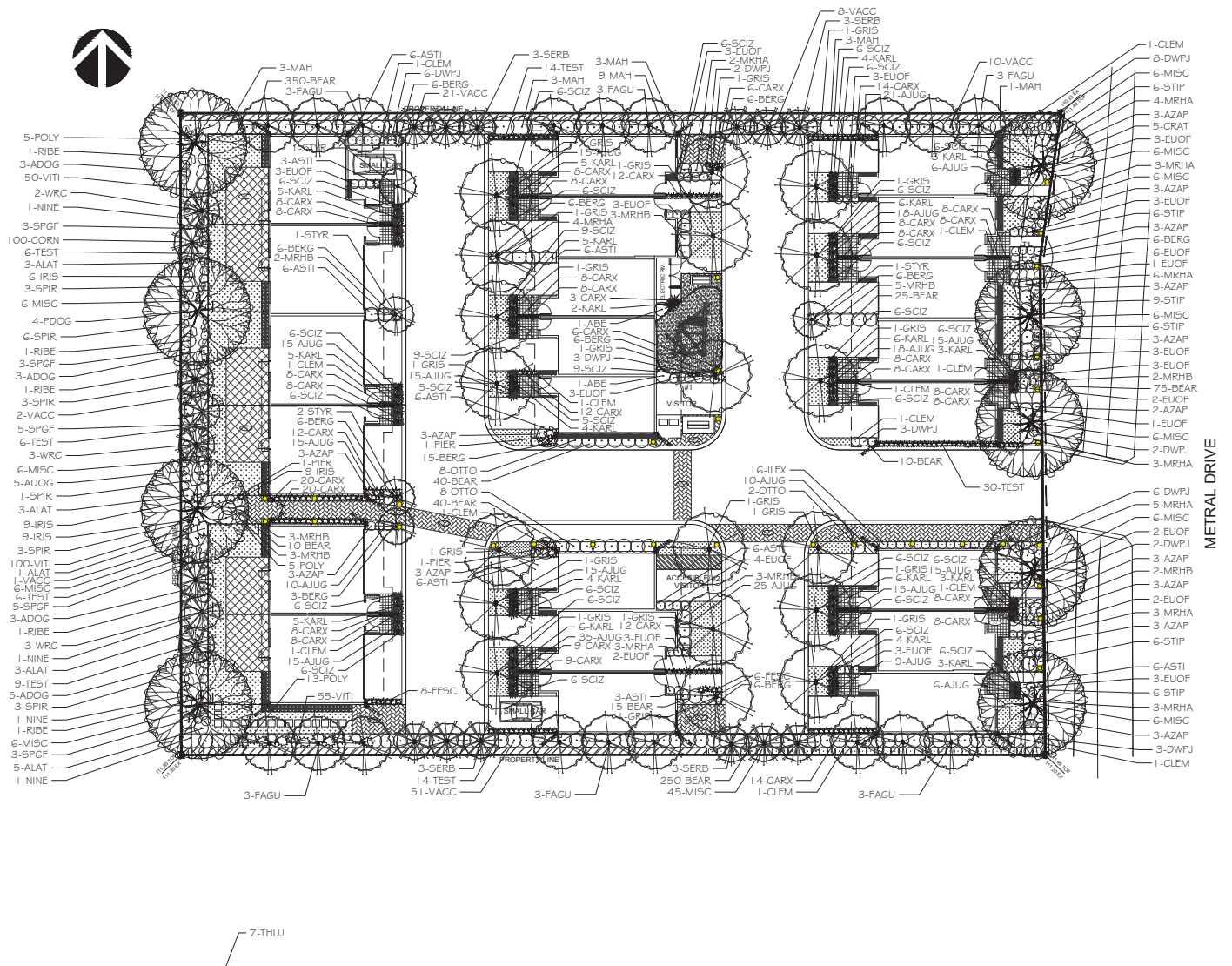
EXTERIOR FINISH SCHEDULE

1. HARDIE BOARD (DARK GREY)	2. HARDIE BOARD (CHESTNUT BROWN)	3. BRICK GLADDING(DARK GREY)	4. WOOD GRILL(CHESTNUT BROWN)
5. VINYL WINDOW W/CLEAR DOUBLE GLAZING(DARK GREY FRAME)	6. METAL ENTRANCE DOOR(DARK GREY)	7. RAILING WITH CLEAR GLASS	8. METAL PANEL (CHESTNUT BROWN)
9. WOOD PERGOLA (CHESTNUT BROWN)	10. METAL PANEL (WHITE)	11. PATIO DOOR WITH CLEAR GLASS	12. GRAGE DOOR (DARK GREY)

1. HARDIE BOARD (DARK GREY)
2. HARDIE BOARD(CHESTNUT BROWN)
3. BRICK GLADDING (DARK GREY)
4. WOOD GRILL (CHESTNUT BROWN)
5. VINYL WINDOW W/CLARE DOUBLE GLAZING(DARK GREY FRAME)
6. METAL ENTRANCE DOOR (DARK GREY)
7. RAILING WITH CLEAR GLASS
8. METAL PANEL(CHESTNUT BROWN)
9. WOODEN PERGOLA(CHESTNUT BROWN)
10. METAL PANEL(WHITE)
11. PATIO DOOR WITH CLEAR GLASS(DARK GREY)
12. GRAGE DOOR (DARK GREY)



METRAL DR. ELEVATION



PLANT LIST

Key	Quantity	Common Name	Latin Name	Size
Trees				
CRAT	5	Laville Hawthorne	<i>Crataegus x lavallei</i>	7cm Cal.
PDOG	4	Pacific Dogwood	<i>Cornus nuttallii</i> var. 'Eddie's White Wonder'	6cm Cal.
STYR	5	Japanese Snowbell	<i>Styrax japonica</i>	6cm Cal.
WRC	8	Western Red Cedar	<i>Thuja plicata</i> var. 'Excelsa'	2.5m HT
GRIS	19	Paperbark Maple	<i>Acer griseum</i>	5 cm cal
SERB	12	Serbian Spruce	<i>Picea omorika</i>	2.5m HT
FAGU	18	Columnar Purple Beech	<i>Fagus sylvatica</i> var. 'Dawky Purple'	8cm Cal.
Large Shrubs				
PIER	2	Lily of the Valley Shrub	<i>Lieris japonica</i> var. 'Forest Flame'	#5 Pot
THUJ	7	Upright Cedar	<i>Thuja occidentalis</i> var. 'Smaragd'	1.5m HT.
MAH	13	Oregon Grape	<i>Mahonia aquifolium</i>	#5 Pot
NINE	4	Ninebark	<i>Physocarpus opulifolius</i> var. 'Diabolo'	#5 Pot
Medium Shrubs				
OTTO	18	Otto Luyken Laurel	<i>Prunus laurocerasus</i> var. 'Otto Luyken'	#2 Pot
MRHB	20	Rhododendron	<i>Rhododendron</i> var. 'Christmas Cheer'	#5 Pot
MRHA	36	Rhododendron	<i>Rhododendron</i> var. 'Unique'	#5 Pot
RIBE	5	Red Flowering Currant	<i>Ribes sanguineum</i> var. 'King Edward'	#2 Pot
VACC	101	Edible Blueberry	<i>Vaccinium</i> var. 'Legacy'	#2 Pot
AZAP	41	Evergreen Azalea	<i>Azalea japonica</i> var. 'Girard's Fuchsia'	#2 Pot
ALAT	13	Winged Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#2 Pot
ABE	53	Glossy Abelia	<i>Abelia x grandiflora</i>	#2 Pot
Small Shrubs				
ADOG	19	Dwarf Dogwood	<i>Cornus sericea</i> var. 'Kelsey'	#1 Pot
EUOF	56	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot
DWPF	35	Dwarf Pieris	<i>Pieris japonica</i> var. 'Debutante'	#1 Pot
POLY	23	Sword Fern	<i>Polystichum munitum</i>	#1 Pot
SPGF	19	Goldflame Spirea	<i>Spiraea bumalda</i> var. 'Goldflame'	#1 Pot
ILEX	16	Japanese False Holly	<i>Ilex crenata convexa</i>	#1 Pot
SPHR	19	Spirea	<i>Spiraea bumalda</i> var. 'Shirobana'	#1 Pot
Vines				
CLEM	13	Montana Clematis	<i>Clematis montana</i> var. 'Elizabeth'	#5 Pot
Ground Covers				
AJUG	293	Bugleweed	<i>Ajuga reptans</i> var. 'Burgundy Glow'	#5P4 Pot
BEAR	815	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	#5P4 Pot
BERG	72	Bergenia	<i>Bergenia cordifolia</i> var. 'Bressingham Ruby'	#5P4 Pot
VITI	205	Lignberry	<i>Vaccinium vitis-idaea</i>	#5P4 Pot
CORN	100	Bunchberry	<i>Cornus canadensis</i>	#5P4 Pot
Perennials & Grasses				
IRIS	33	Sweet Iris	<i>Iris pallida</i> var. 'Variegata'	#1 Pot
SCIZ	181	Kaffir Lily	<i>Schizostylis coccinea</i> var. 'Oregon Sunset'	#1 Pot
CARX	309	Variegated Sedge	<i>Carex murroelii aurea</i> var. 'Variegata'	#1 Pot
TEST	85	Sedge	<i>Carex testacea</i>	#1 Pot
MISC	111	Maiden Hair Grass	<i>Miscanthus sinensis</i>	#1 Pot
STIP	39	Spear Grass	<i>Stipa calamagrostis</i>	#1 Pot
KARL	79	Feather Reed Grass	<i>Calamagrostis acutifolia</i> var. 'Karl Forster'	#1 Pot
FESC	14	Idaho Blue Fescue	<i>Festuca ovina glauca</i> var. 'Elijah Blue'	#1 Pot
ASTI	48	Astilbe	<i>Astilbe chinensis</i> var. 'Pumila'	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

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LANDSCAPE ARCH. STAMP

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 Concept Planning

CLIENT

REV. DATE	NUMBER	DESCRIPTION
11-02-23	1	PRELIM. LANDSCAPE CONCEPT PLAN.
12-01-23	2	LANDSCAPE CONCEPT PLAN - FOR DP
03-18-24	3	REVISED FOR DP
09-04-24	4	REVISED FOR DP
10-04-24	5	REVISED FOR DP

DATE	OCTOBER 4, 2024	PLANTING PLAN
SCALE	1:500	
DRAWN BY	BF	

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