

DATE OF MEETING | September 16, 2025

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1346 – 4300 FORGE ROAD**



Proposal:
Industrial Development

Zoning:
I2 – Light Industrial

City Plan Land Use Designation:
Light Industrial

Development Permit Areas:
DPA7 – Nanaimo Parkway
DPA8 – Form and Character

Lot Area:
5,809m²



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a light industrial development at 4300 Forge Road.

Recommendation

To issue Development Permit DP1346 for a light industrial development at 4300 Forge Road.

BACKGROUND

A development permit application, DP1346, was received from Pacswell Developments Nanaimo Inc. for an industrial development consisting of a warehouse building at 4300 Forge Road. A concurrent development permit application, DP1345, is being considered for the property to the south at 4101/4125 Jingle Pot Road and is intended to operate as a single development.

Subject Property and Site Context

The subject property is located in the Diver Lake area, north of the Nanaimo Parkway, with frontage on Forge Road, Boban Drive, and Jingle Pot Road. The lot is primarily flat and is currently being used as outdoor storage. The surrounding lands to the east, west, and south are zoned for light industrial uses for industrial uses and the property to the north was recently developed as a multi-family residential development.

DISCUSSION

Proposed Development

The applicant is proposing to construct an industrial development with a multi-tenant industrial building with a total floor area of 2,326m² and 10 industrial units. The units range in size from 207m² to 232m² and the proposed lot coverage is 40%.

Site Design

The proposed building is sited at the rear of the site with the parking located at the front of the site, screened with landscaping. Vehicle access to the site will be from the newly constructed Forge Road, leading to an internal drive aisle and parking area, which are screened from street view using landscaping. A public pedestrian trail along the north and west property lines is proposed, intended to connect to the neighbouring properties located to the north and east.

Building Design

Each unit within the building is equipped with a steel overhead door, intended for recessed loading, and glazed pedestrian entrances. Large windows are located above each overhead door and the units are identified by large addressing numbers and coloured canopies to provide visual interest and weather protection. Each unit operates as single storey; however, the building appears as two storeys, providing an opportunity for future tenants to construct a mezzanine through a tenant improvement. The building's exterior is clad with insulated metal panels in various shades.

Landscape Design

Landscape buffers are provided along all property lines and a large, landscaped area at the northeast corner of the site is proposed with terraced retaining walls, various tree species, terraced plantings. Stamped concrete is used to delineate the pedestrian areas in front of the building. A large swale feature is proposed abutting Forge Road and will include indigenous plant species and a river rock channel to mitigate stormwater flows. A 3.0m wide gravel pedestrian trail along the north and west property lines will be secured via Statutory Right-of-Way (SRW), to be constructed and maintained as part of the development.

The proposed design substantially meets the intent of the Form & Character Design Guidelines by screening surface parking areas from street view, providing a public pedestrian connection to the surrounding neighbourhood, and utilizing landscape features to manage on-site stormwater.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-SEP-12, accepted DP1346 as presented and provided the following recommendations:

- Consider adding a livelier hue to the gray palette of the exterior;
- Consider ways to express the natural rainwater function as a feature of the site design;
- Ensure pedestrian walkways are well-defined.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Demarcated pedestrian walkways in front of unit entrances using stamped concrete.

Staff support and recommend approval of the proposed industrial development, which substantially meets the design guidelines, complements the existing industrial neighbourhood, and improves an existing underutilized industrial site. |

SUMMARY POINTS

- Development Permit Application No. DP1346 is for a light industrial development at 4300 Forge Road.
- The proposed development substantially meets the intent of the Form & Character Design Guidelines and complements the existing industrial neighbourhood.
- A 3.0m wide gravel pedestrian trail along the north and west property lines will be secured via Statutory Right-of-Way (SRW), to be constructed and maintained as part of the development.
- No variances are proposed. |

ATTACHMENTS

- ATTACHMENT A: Permit Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site and Parking Plan
- ATTACHMENT D: Building Elevations and Details

ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning|

Concurrence by:

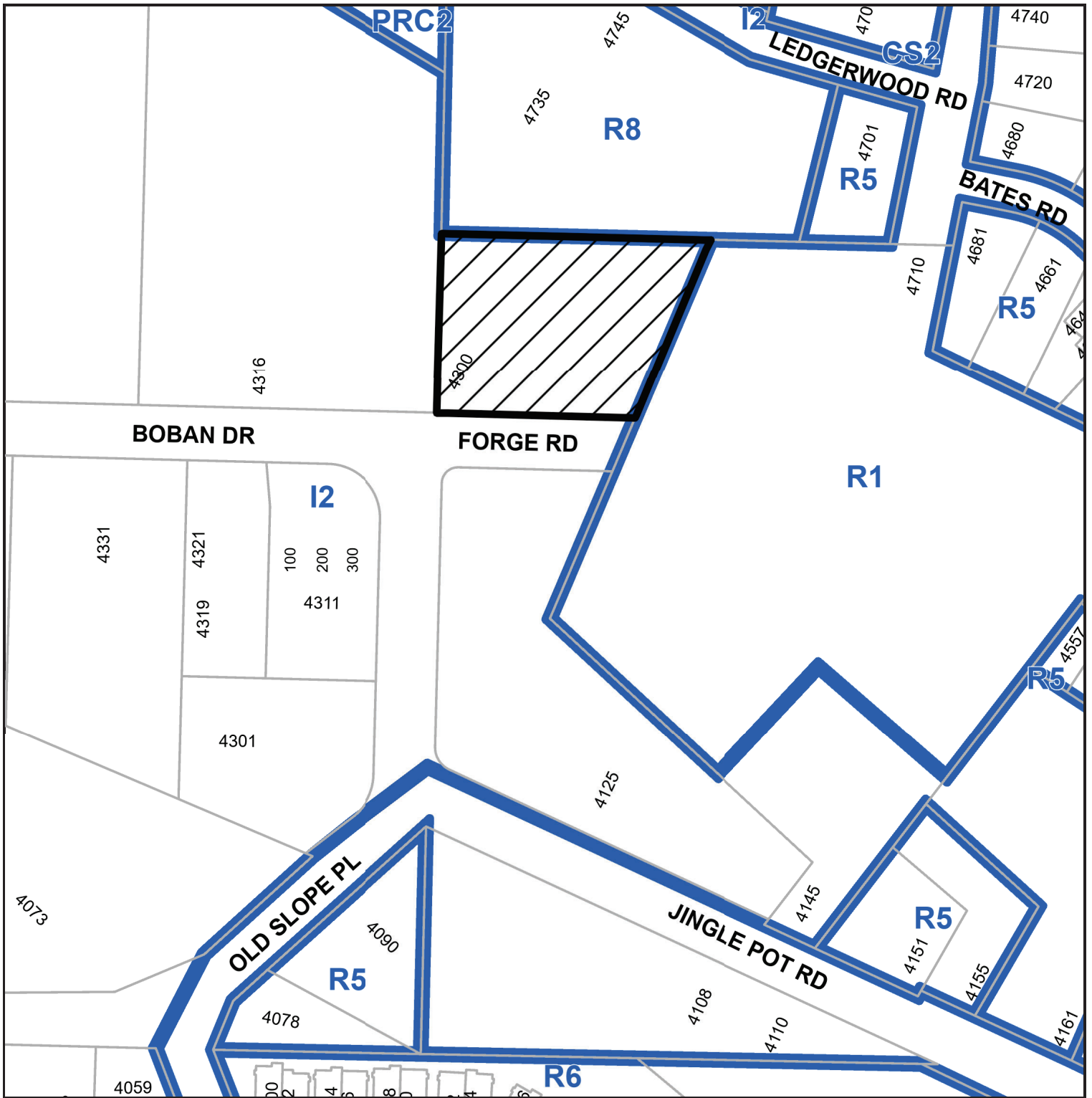
Jeremy Holm
Director, Planning & Development|

ATTACHMENT A PERMIT TERMS AND CONDITIONS

CONDITIONS OF PERMIT

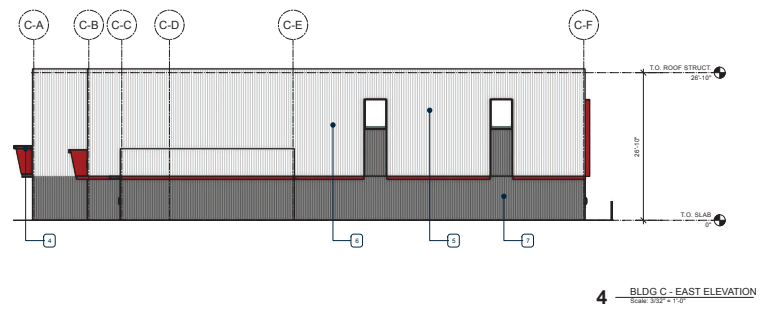
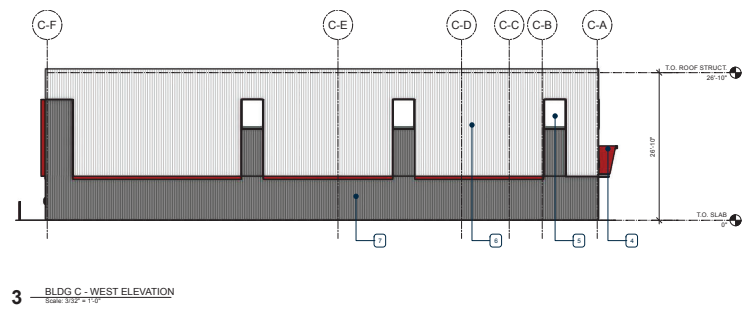
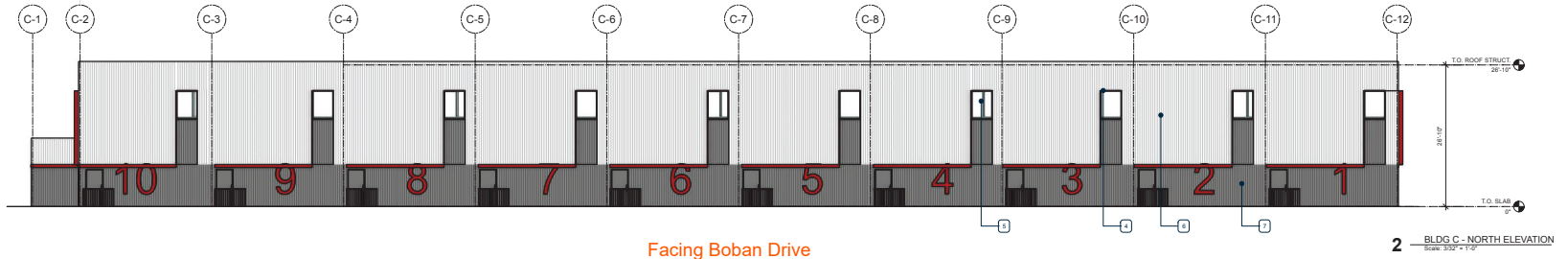
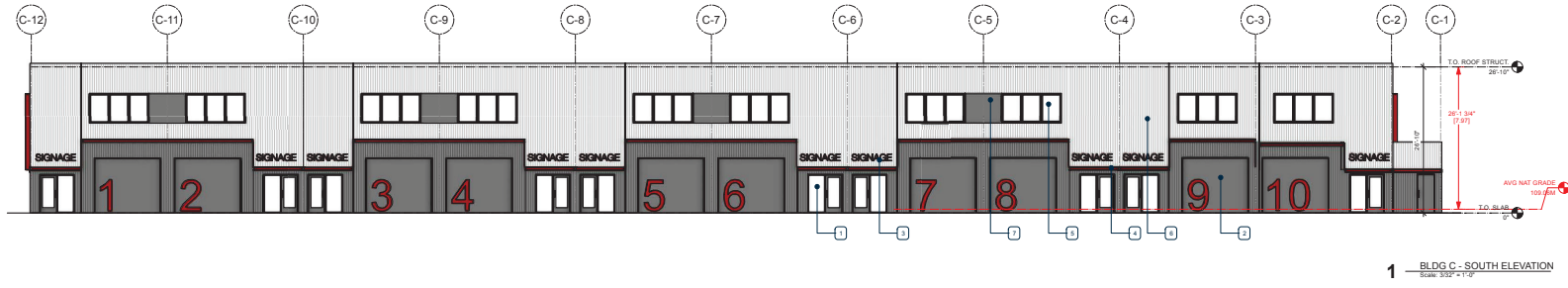
1. The subject property shall be developed generally in accordance with the Site & Parking Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations & Details, MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2025-MAR-25, as shown on Attachment F.
4. The registration of a Statutory Right-of-Way for the public pedestrian trail, prior to building occupancy.

ATTACHMENT B SUBJECT PROPERTY MAP



4300 FORGE ROAD

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



BLDG C - MATERIAL LEGEND

1. EXPRESSION FOR OVERHEAD ROLL UP ENTRY DOOR WITH SIDELIGHT, CHARCOAL
2. STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3. SITE SIGNAGE BACKLIT OR WITH LIGHT OVER
4. STEEL C-CHANNEL CANOPY WITH COVER
5. STOREFRONT OR CURTAIN WALL GLAZING UNIT, CHARCOAL
6. PRE-ENGINEERED INSULATED METAL PANELS, LIGHT
7. PRE-ENGINEERED INSULATED METAL PANELS, DARK



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DP1346
2025-JUN-13

Forge Industrial

NO.	DATE	REVISION
14	2025-06-12	ISSUED FOR PERMIT
15	2025-06-03	ISSUED FOR PERMIT
16	2025-01-09	ISSUED FOR PERMIT
17	2025-01-09	CONSTRUCTION COORDINATION

REVISION

BLDG C - ELEVATIONS

DA2.0
1

ATTACHMENT E BUILDING RENDERINGS



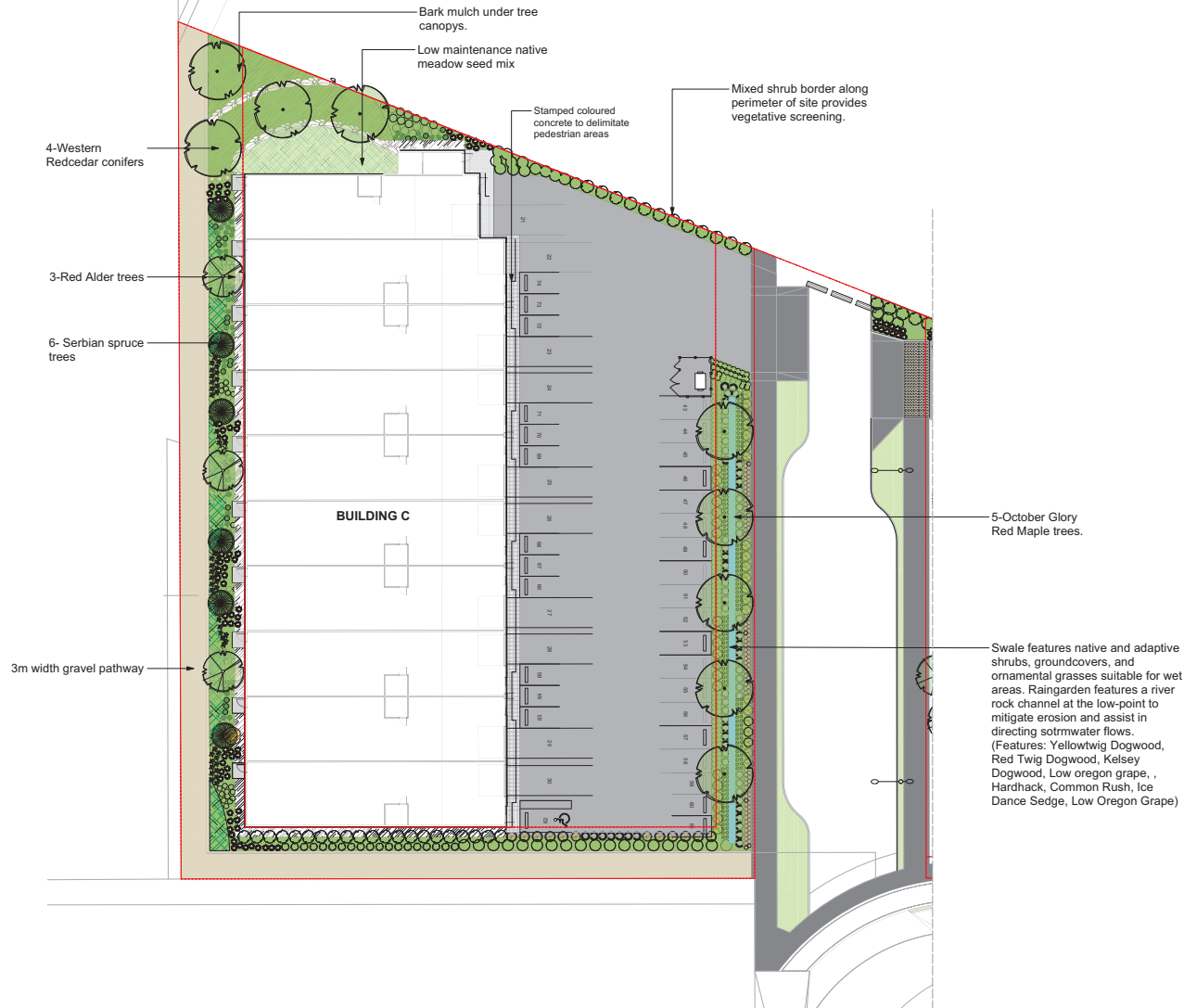
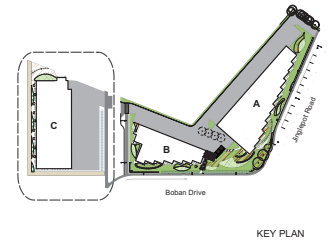
Forge Industrial
4300 FORGE ROAD



MacDonald Hagarty Architects Ltd.
3502 LAKE E. Centre Area
Coquitlam, BC
V3K 3W7

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DP1346
2025-JUN-13

ATTACHMENT F LANDSCAPE PLAN



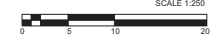
Recommended Nursery Stock - 4300 Forge Road

Trees	Botanical Name	Common Name	Size
Total: 18	Aster rubrum 'October Glory'	October Glory Red Maple	6cm cal
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal
	Picea omorika	Serbian Spruce	6 cm cal
Large Shrubs	Botanical Name	Common Name	Size
Total: 76	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	# 5 pot
	Pieris japonica 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 530	Carex 'Ice Dance'	Ice Dance Sedge	# 1 pot
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	Gaultheria shallon	Salat	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
	Spiraea douglasii	Hardhack	#1 pot
	Perennials, Annuals and Ferns	Botanical Name	Common Name
Total: 378	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Carex 'Ice Dance'	Ice Dance Sedge	# 1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Juncus effusus	Common Rush	#1 pot

- Notes:
- All work to be completed to current BCSLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system



1:250



Rev. D: Mar 25 - 25
Rev. C: Dic 19 - 24
Rev. B: Oct 23 - 24
Rev. D: Mar 25 - 25
Rev. A: March 29 - 24

4300 Forge Road - Landscape Concept Plan

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DP1346
2025-APR-03
Current Planning

LADR LANDSCAPE ARCHITECTS

Project No: 2133 JUN-09-23

28-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0686