

5655,5657,5645 Metral Drive, Nanaimo, Design Rationale

Intent

This project includes two sites: 5645 Metral Dr and 5655&5675 Metral Dr. Their existing zoning are R1 for 5645 and R4 for 5655&5675. The submission proposes to change the zoning of these sites from R1 and R4 to R6. The proposed townhouse development will have 22 market residential units varying in size from 2-bedroom to 3-bedroom, with a total proposed area of 32,703.6 sq. ft, achieving an FAR of 0.75. Parking spaces proposed total 43, with 1 Disability space, and which will comply with the requirements of the Nanaimo Parking By-Law.

Neighborhood Context

Positioned at the Metral Drive, the lot has a site area of 43,792 Sq. ft. It currently contains one single family house and two duplex homes. To the south and north property are both single family houses. To the west property is rail way.

Site Plan Concept

The site has approximately 180' feet of frontage on Metral Drive and 245' feet of depth. There is a 0.3m road dedication at east side of property. Front yard setback is 3.5m which will apply variance from 6.0m to 3.5m. Side yards setback are 1.8m which will apply variance from 3.0m to 1.8m, and the back side yard setback is 7.5m which will comply with the parking bylaw.

The parking access is in the middle of this property. Every residential unit has two parking spaces. One in outside and one in garage. Total dwelling parking spaces are 43, Visitor parking spaces are 2. Disability parking space are 1. These comply with the parking requirements.

Outdoor amenity space is on the center of site. The mailbox is beside the amenity space. In the middle of the site, there is a publicly accessible walkway leading to the outside at the back of the site, with pavers on the driveway connecting all the on-site pathways.

Design and Materiality

Per the zoning bylaw 9.7.1. The building height from the average building grade to the highest point is 11.86 m. There are 3 storeys above the grade. Ground floor is parking space. Second floor is living space, Bedrooms are at the third floor. Every unit has a stair to the roof garden. Two parking space for each unit. The units in front of the rail way have private gardens at the back of the building.

The building's façade has a contemporary looking. The materials for the wall are mainly two: the hardie board with white color and brick gladding with dark grey color. The units fronting the Metral drive are covered with some wood grill which emphasize the feature elements of the building. Every unit facing the Metral drive has the entrance door to the pedestrian walk way. In between the building and the walk way has the planting buffer. Which make the street elevation more attractive.

PROJECT DATE

CIVIC ADDRESS:	5655, 5657 METRAL DRIVE, NANAIMO 5645 METRAL DRIVE, NANAIMO	
LEGAL DESCRIPTION:	LOT 4, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844 PID: 000-650-889 LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 17844 PID: 003-815-111	
ZONING:	PPROPOSED R6	EXISTING ZONING R1 for 5645, R4 for 5655, 5657
TOTAL SITE AREA:	4,068.39m ² [43,792 sq.ft]	
AFTER DEDICATION SITE AREA	4,051.89m ² [43614.25 sq.ft]	
GROSS FLOOR AREA:	32,703.6 sq.ft [3038.3 m ²]	
SITE COVERAGE:	PROPOSED:	ALLOWABLE:
	35.4%	60%
RESIDENTIAL DENSITY	PROPOSED:	ALLOWABLE:
	VARIANCE FROM 0.45m TO 0.75m	0.45
BUILDING HEIGHT:	PROPOSED:	ALLOWABLE:
	VARIANCE FROM 7m TO 11.86m	7m
LOT COVERAGE:	PROPOSED:	ALLOWABLE:
	36.4%	40%

SETBACKS:

	PROPOSED:	ALLOWABLE:
FRONT YARD	VARIANCE FROM 6.0m TO 3.5m	6 m
SIDE YARD1:	VARIANCE FROM 3.0m TO 1.8m	3.0 m
SIDE YARD2:	VARIANCE FROM 3.0m TO 1.8m	3 m
BACK YARD2:	7.5 m	7.5 m

PARKING REQUIREMENT

	REQUIRED	PROVIDED
PARKING SPACE:	42 <small>Space 2.75m X 5.8m (10.3m @ wall) (parking bylaw 4.1) Multiple Family Dwelling: 3 Bedroom (2 / units); 2 Bedroom (1.8 / units) (parking bylaw 7.1) required: 12 X 3 Bedroom = 12 X 2 = 24 20 X 2 Bedroom = 20 X 1.8 = 18</small>	43
VISTOR PARKING:	2 <small>1 / 22 space required (parking bylaw 7.4) required: 42 / 22 = 1.91 (2)</small>	2 (1 regular and 1 accessible)
ACCESSIBLE PARKING:	1 <small>1 / 33 space required (parking bylaw 7.5) required: 42 / 33 = 1.27 (1)</small>	1 (in visitor parking)
BIKE PARKING:	13 <small>Long Term Bicycle Space Space 0.6m X 1.8m (Horizontal) 0.6m X 1.0m (Vertical) (parking bylaw 7.6) Multiple Family Dwelling: 0.5 / unit (parking bylaw 7.6) required: 22 units: 22 X 0.5 = 11 Short Term Bicycle Space Space 0.3m X 1.8m (Horizontal) (parking bylaw 7.6) Multiple Family Dwelling: 0.1 / unit (parking bylaw 7.6) required: 22 units: 22 X 0.1 = 2.2 (2)</small>	22 (10 horizontal + 12 vertical)



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No Date Revision
November 2023
Development Permit Application

Consultants

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A012 DESIGN RATIONALE
STATISTICS

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SUBJECT PROPERTY MAP



 5645 & 5655/5657 Metral Drive

AERIAL PHOTO



5645 & 5655/5657 Metral Drive



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Project Title
5655, 5657, 5645
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Sheet Title
A100 SITE PLAN

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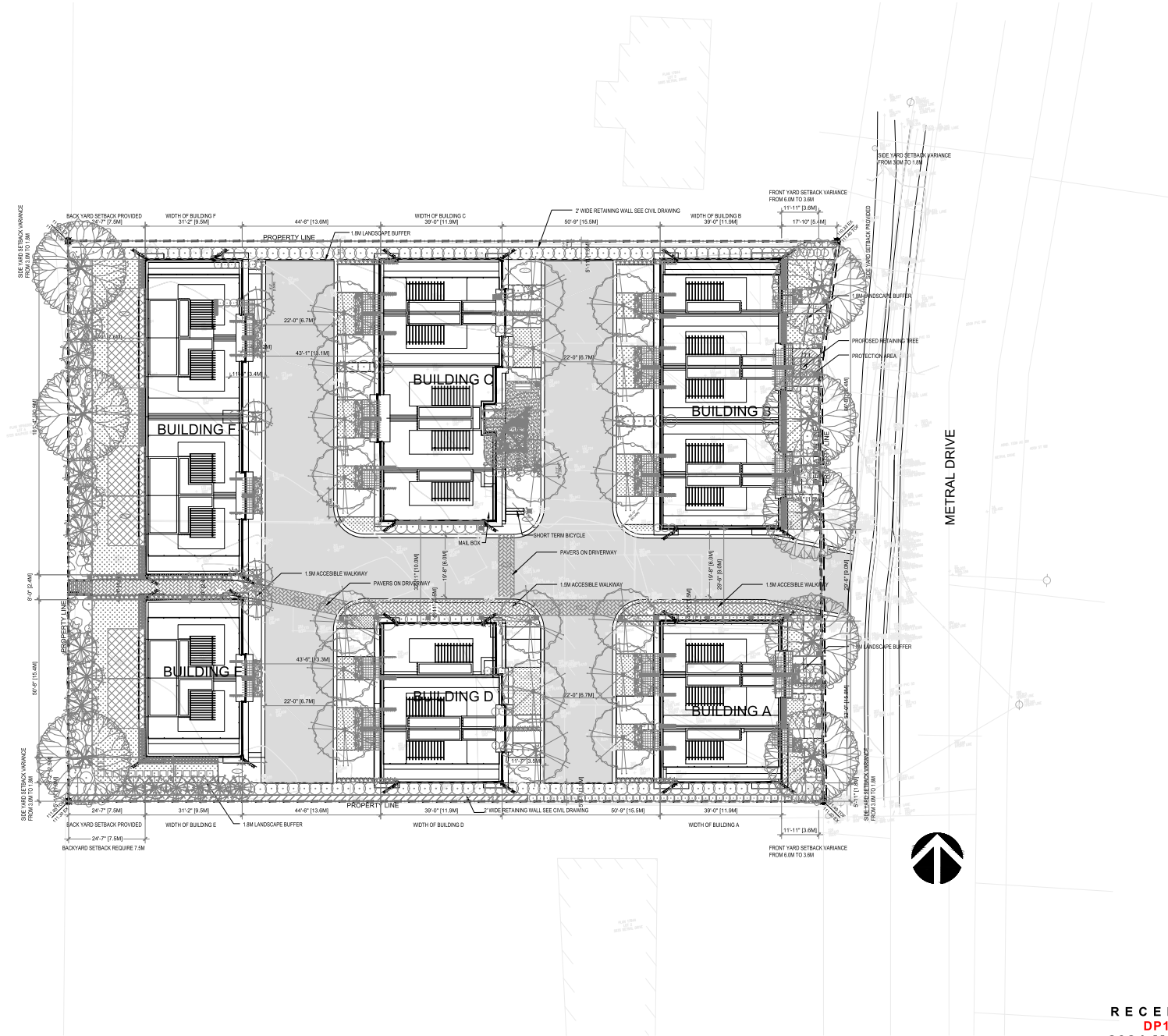
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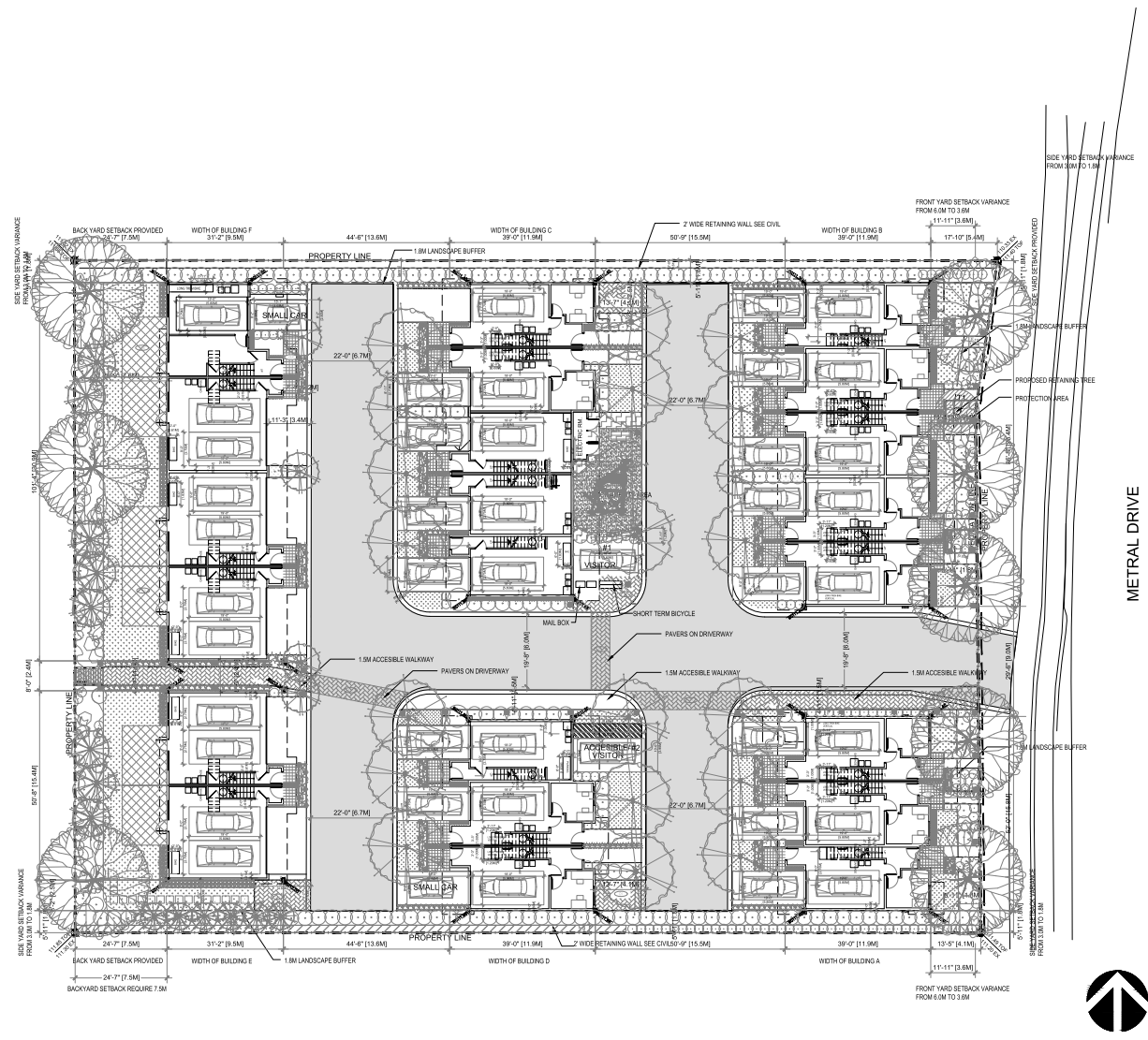
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5655, 5657, 5645
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Sheet Title
A101 GROUND FLOOR PLAN



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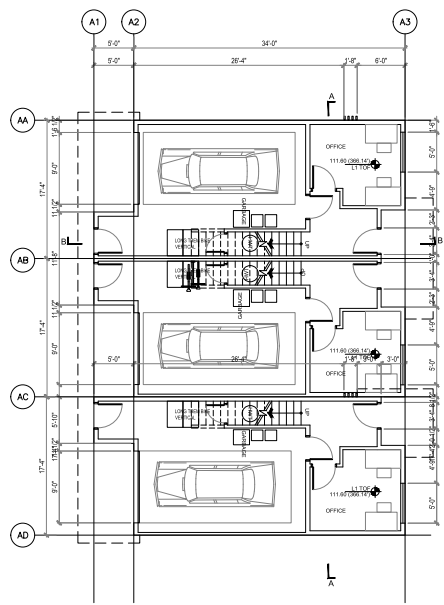
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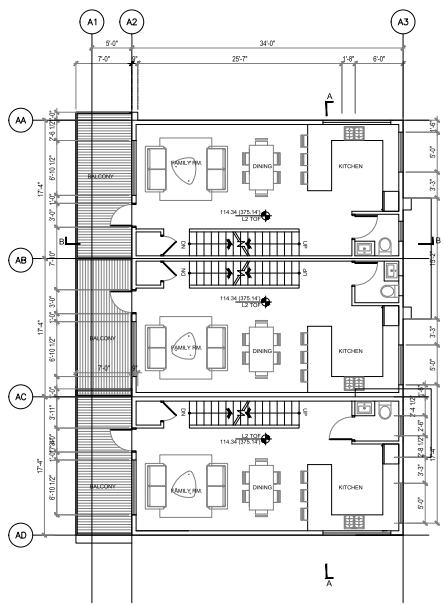
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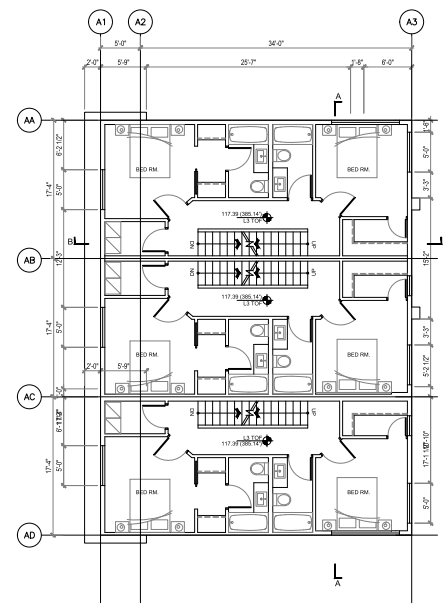
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METRAL DR. NANAIMO



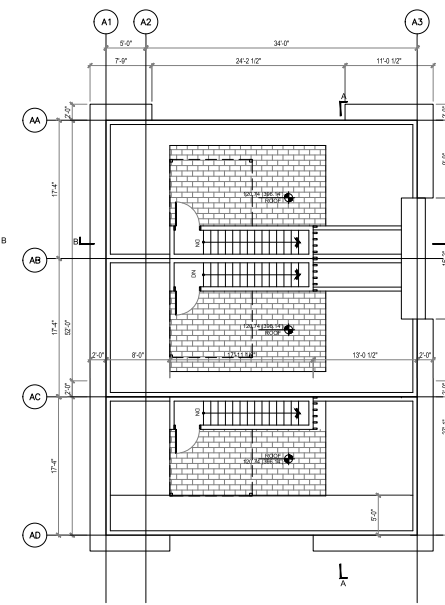
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BLDG A SECOND FLOOR PLAN



BLDG A THIRD FLOOR PLAN



BLDG A ROOF PLAN

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A204 PLANS

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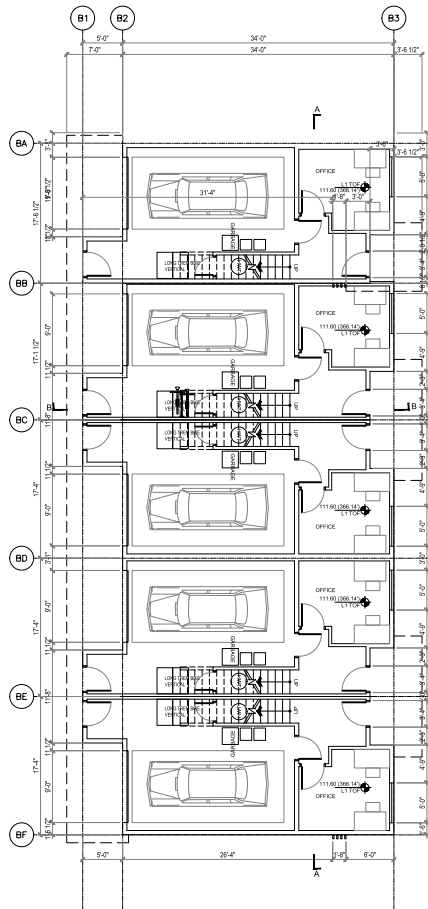
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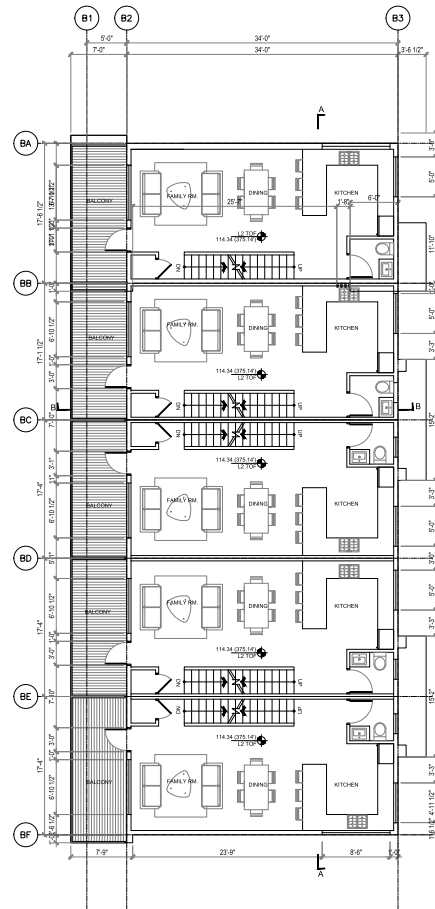
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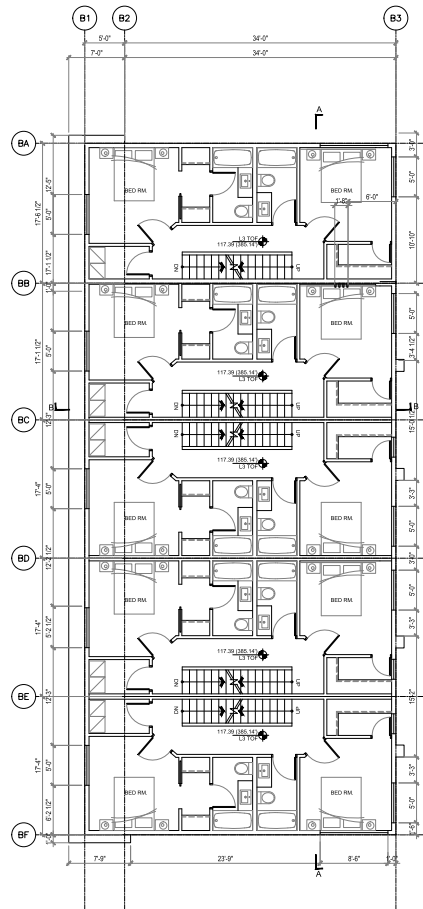
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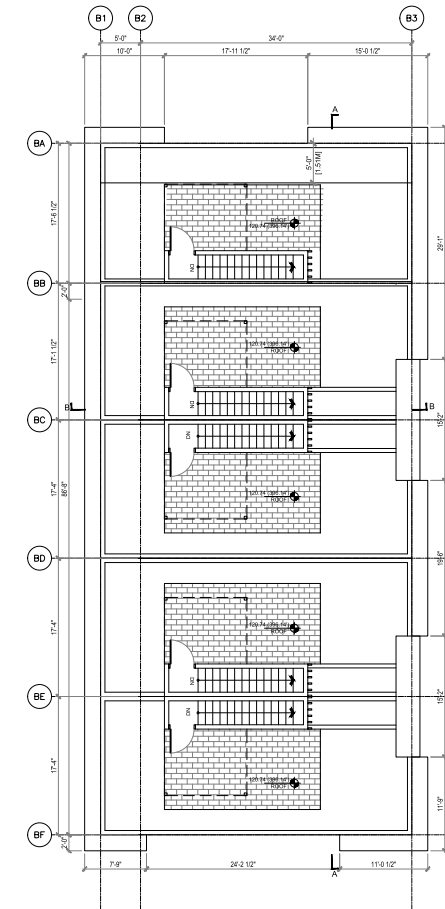
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BLDG B SECOND FLOOR PLAN



BLDG B THIRD FLOOR PLAN



BLDG B ROOF PLAN



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A205 PLANS

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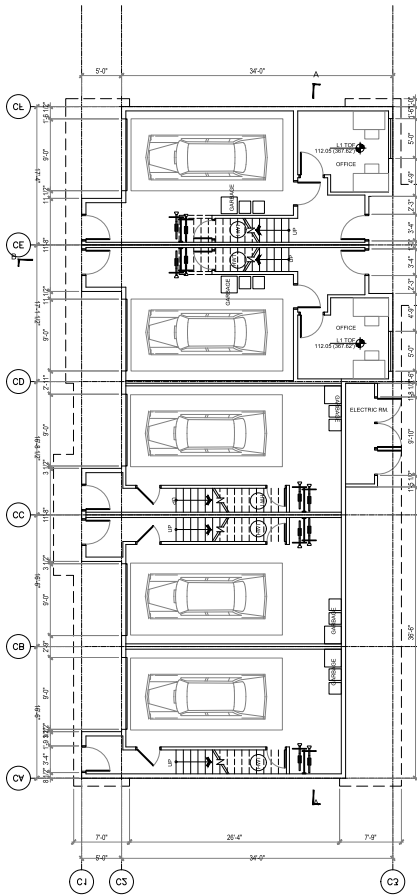
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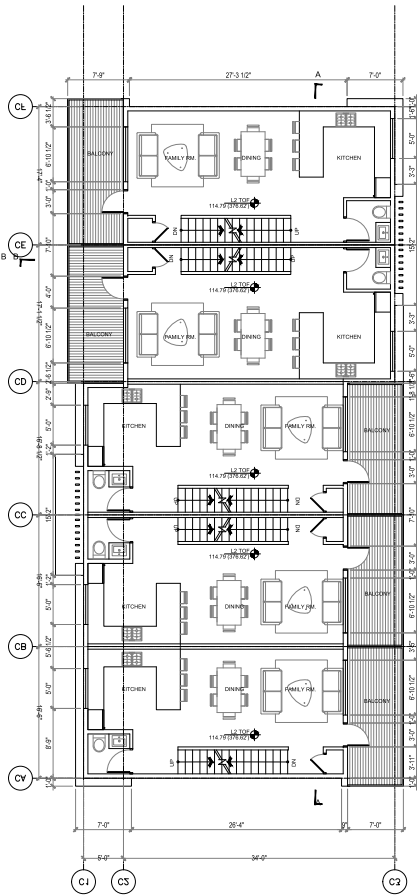
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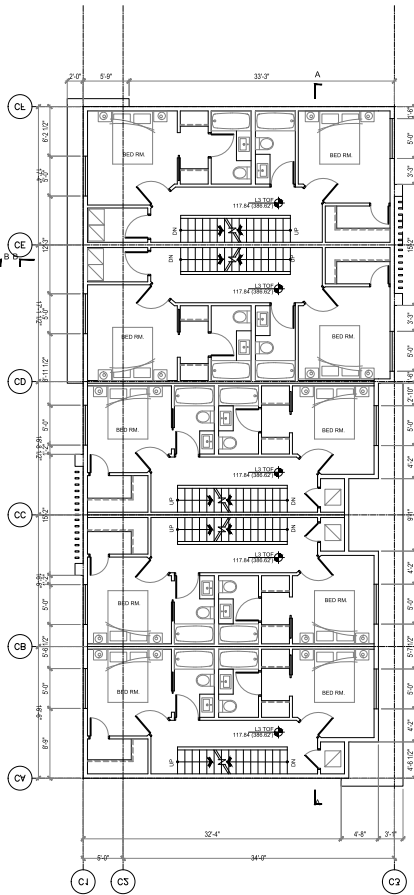
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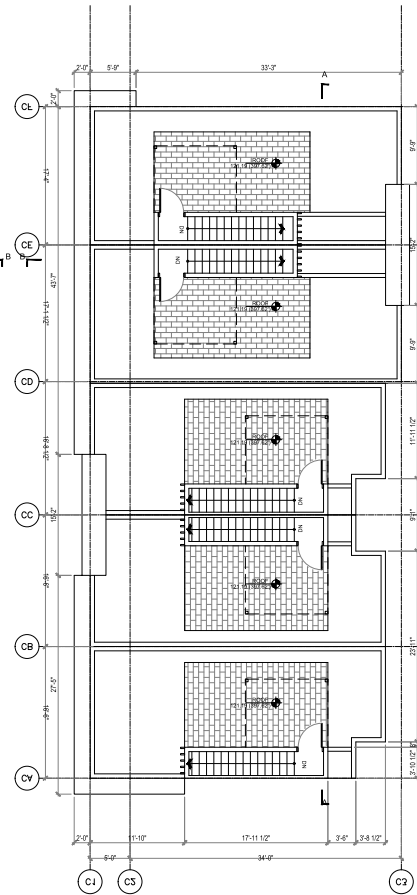
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BLDG C THIRD FLOOR PLAN



BLDG C ROOF PLAN





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Sheet Title
A206 PLANS

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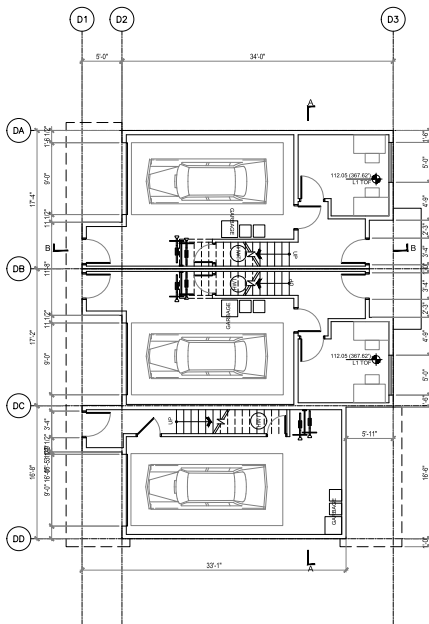
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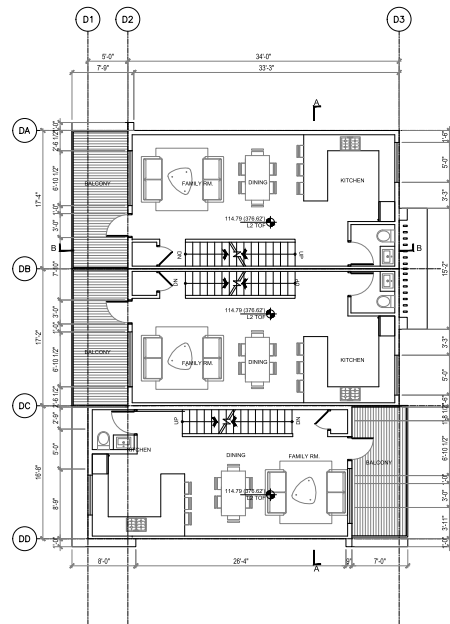
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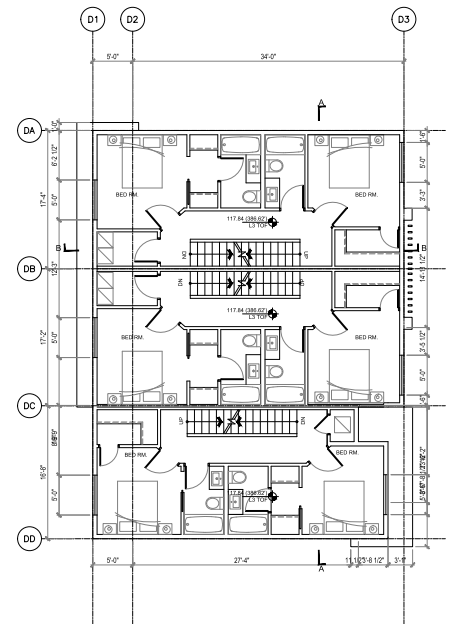
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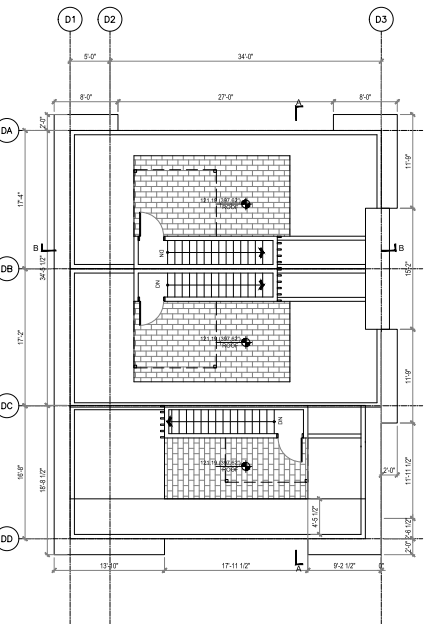
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BLDG D SECOND FLOOR PLAN



BLDG D THIRD FLOOR PLAN



BLDG D ROOF PLAN



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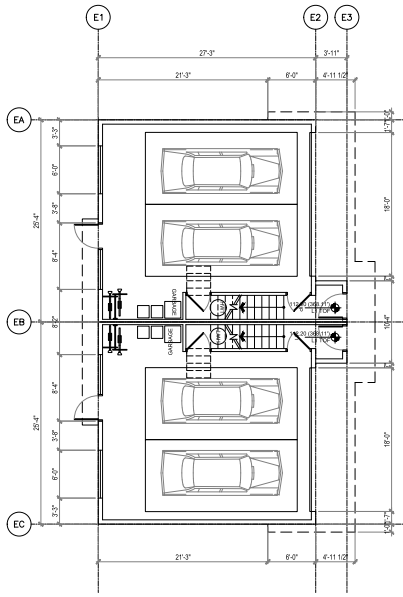
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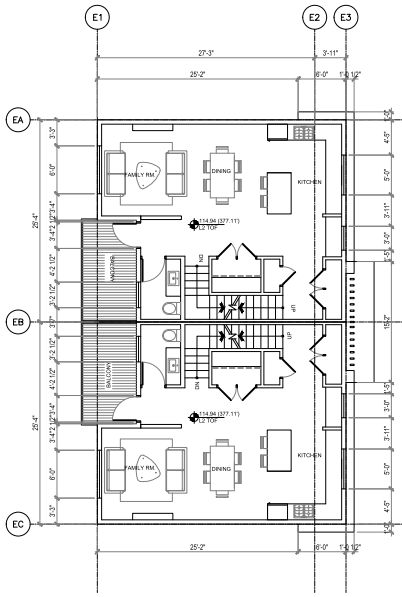
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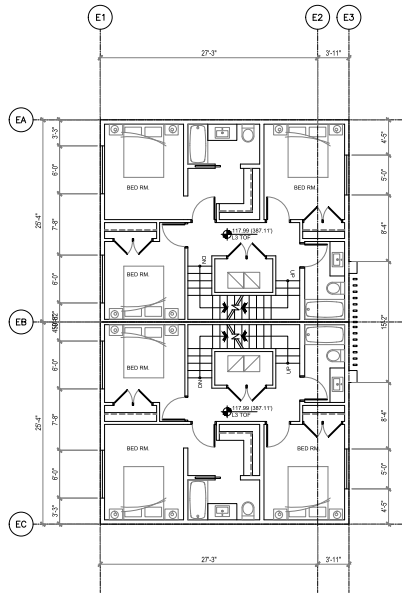
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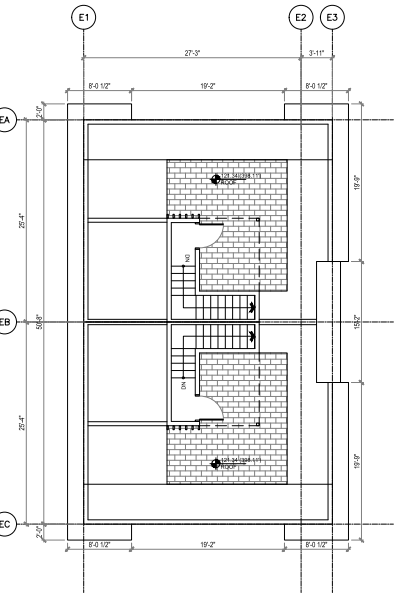
BLDG E GROUND FLOOR PLAN



BLDG E SECOND FLOOR PLAN



BLDG E THIRD FLOOR PLAN



BLDG E ROOF PLAN



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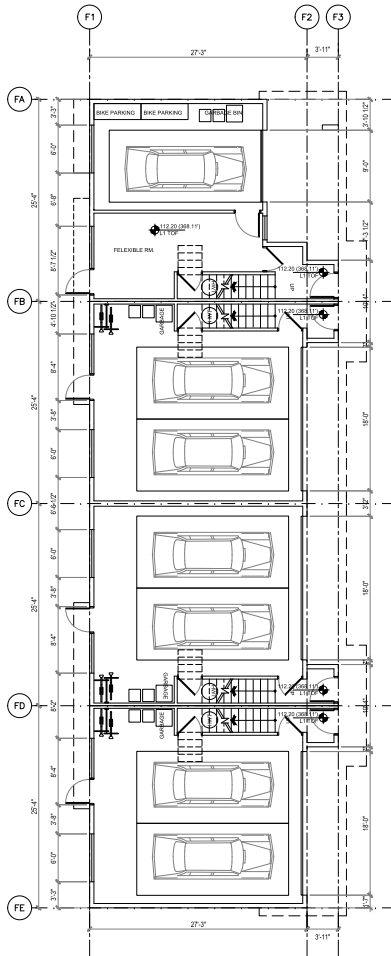
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Sheet Title
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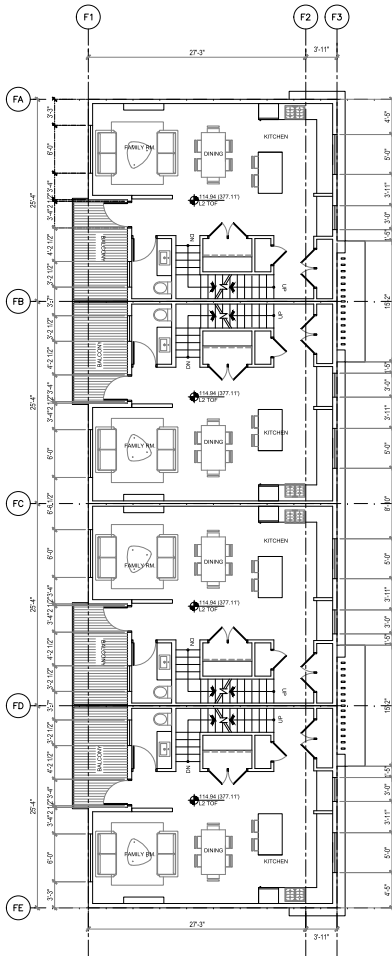
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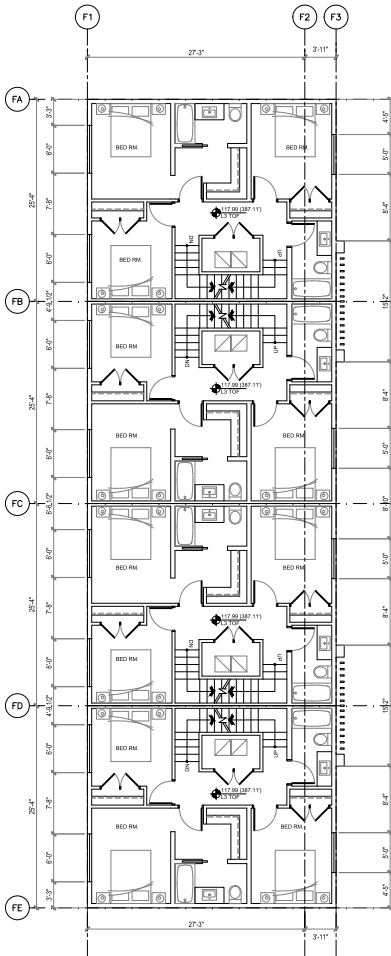
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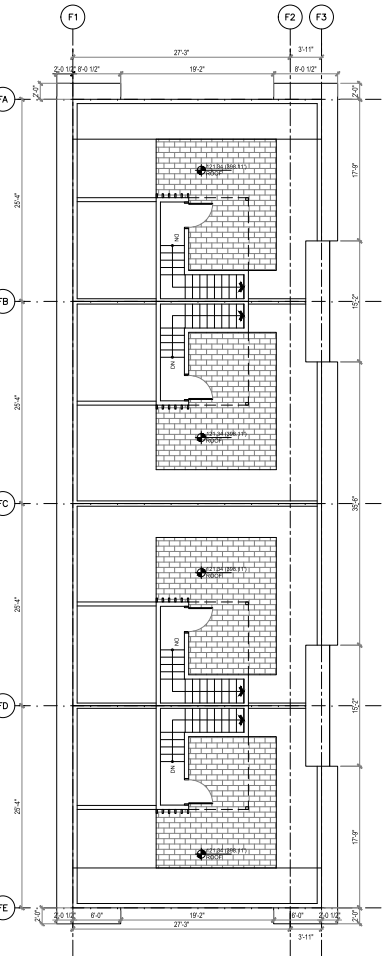
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BLDG F THIRD FLOOR PLAN



BLDG F ROOF PLAN



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5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A301 ELEVATIONS

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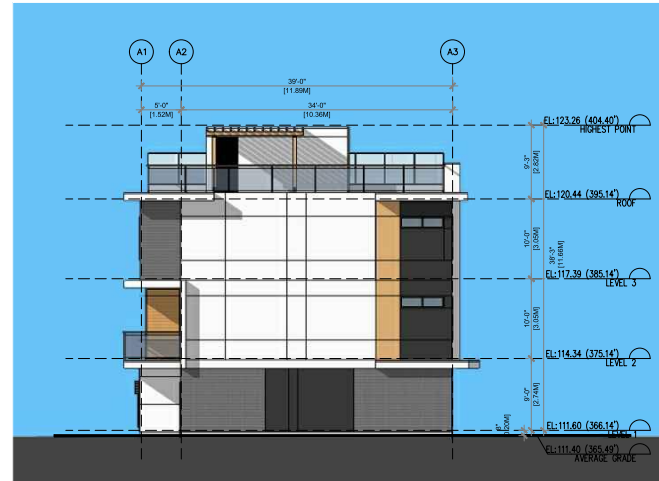
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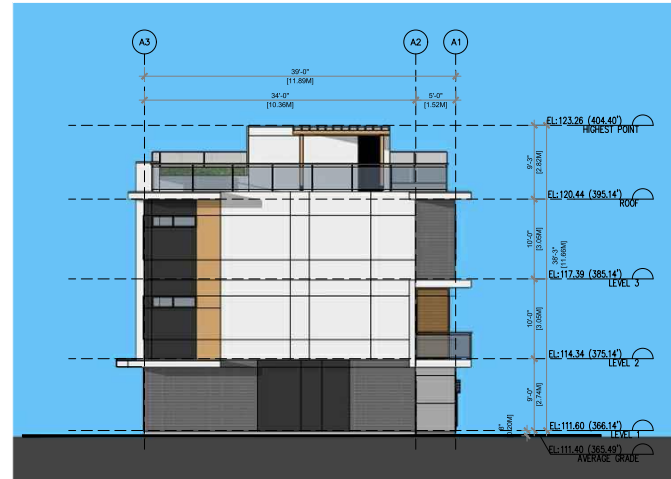
BLDG A EAST ELEVATION



BLDG A SOUTH ELEVATION



BLDG A NORTH ELEVATION





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A302 ELEVATIONS

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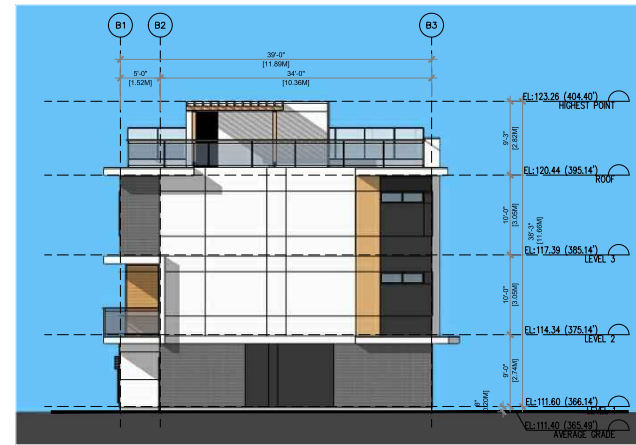
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BLDG B EAST ELEVATION



BLDG B SOUTH ELEVATION



BLDG B WEST ELEVATION



BLDG B NORTH ELEVATION



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No Date Revision
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Consultants

Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A303 ELEVATIONS

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Project Number: _____

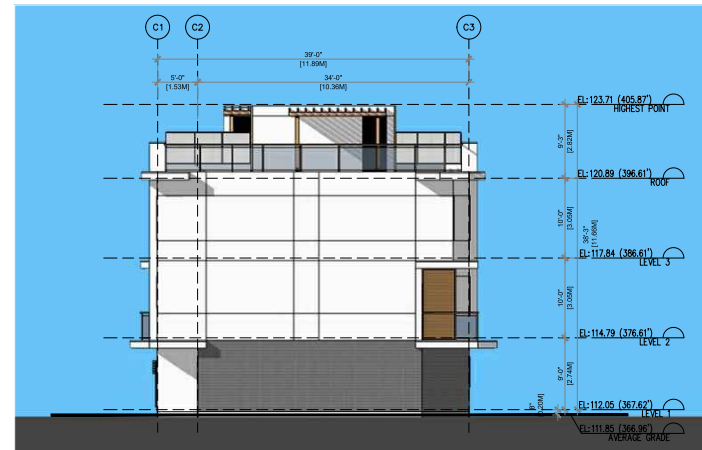
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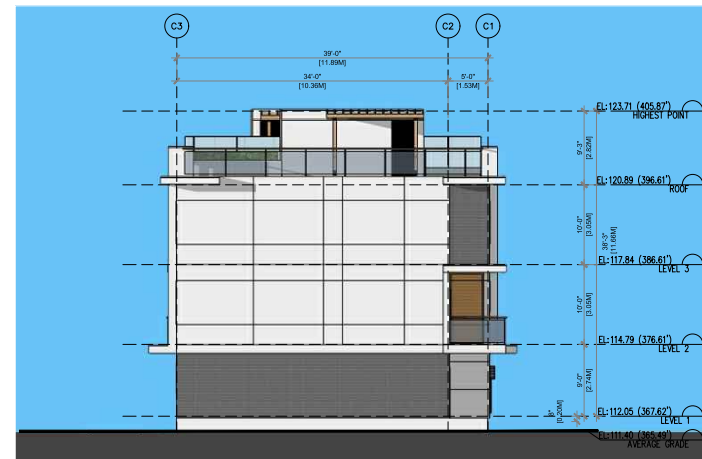
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BLDG C WEST ELEVATION



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Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A304 ELEVATIONS

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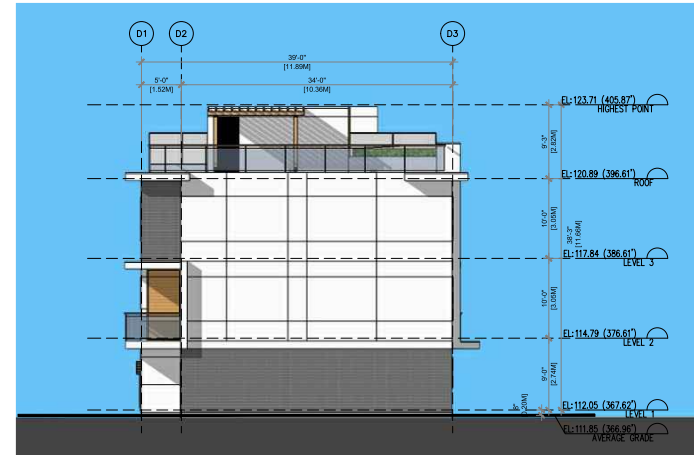
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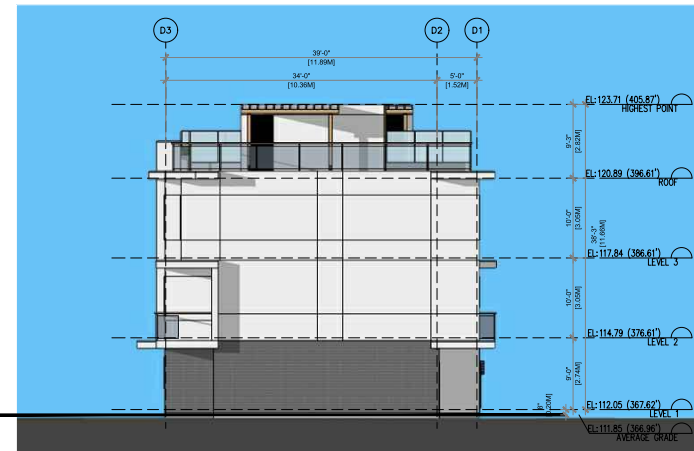
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A305 ELEVATIONS

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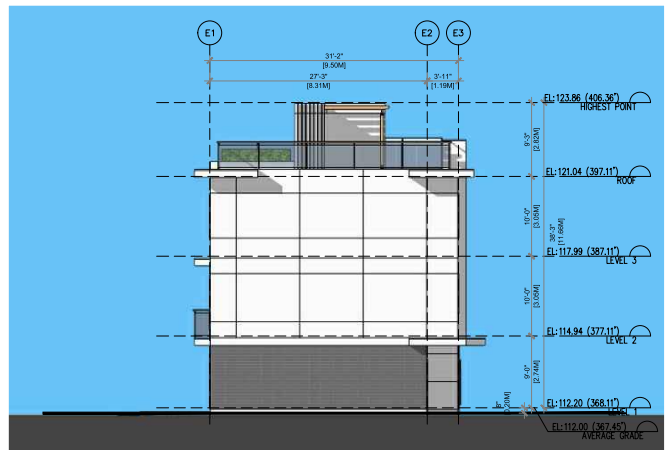
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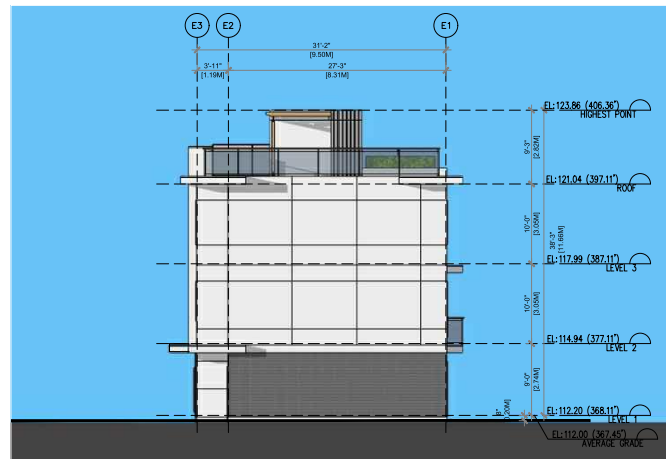
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A306 ELEVATIONS

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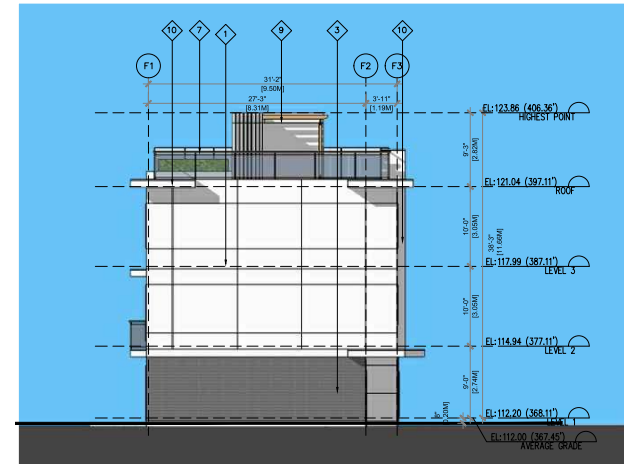
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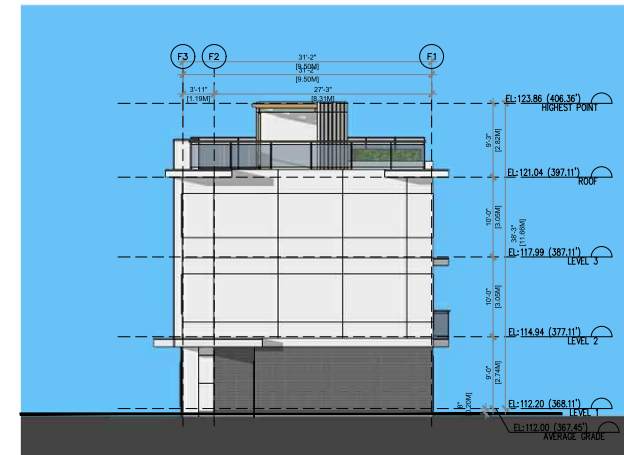
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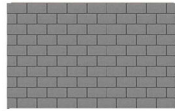
5655, 5657, 5645 METRAL DR. NANAIMO. BC



1. HARDIE BOARD (DARK GREY)



2. HARDIE BOARD (CHESTNUT BROWN)



3. BRICK GLADDING(DARK GREY)



4. WOOD GRILL(CHESTNUT BROWN)



8. METAL PANEL (CHESTNUT BROWN)



12. GRAGE DOOR (DARK GREY)



5. VINYL WINDOW W/CLEAR DOUBLE GLAZING(DARK GREY FRAME)



6. METAL ENTRANCE DOOR(DARK GREY)



7. RAILING WITH CLEAR GLASS



11. PATIO DOOR WITH CLEAR GLASS



10. METAL PANEL (WHITE)



9. WOOD PERGOLA (CHESTNUT BROWN)

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/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)



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Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A500 SAMPLE BOARD

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November 2023
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Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A013 STREET-SCAPE

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November 2023
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Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A002 PERSPECTIVES



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November	2023	Development Permit Application

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Sheet Title
 A003 PERSPECTIVES

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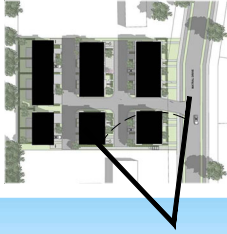
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Project Number:

Revision Date: Dep. No.

Print Date:





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November 2023
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Consultants

Project Title
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METRAL DR. NANAIMO

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A004 PERSPECTIVES

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November 2023
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Project Title
5655, 5657, 5645
METRAL DR. NANAIMO

Sheet Title
A005 PERSPECTIVES

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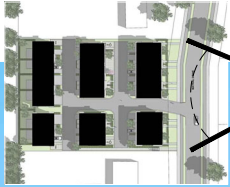
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A006 PERSPECTIVES

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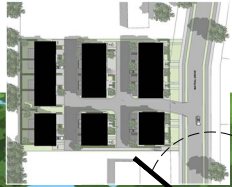
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A007 PERSPECTIVES

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A008 PERSPECTIVES

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Sheet Title
 A009 PERSPECTIVES

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5655, 5657, 5645
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Sheet Title
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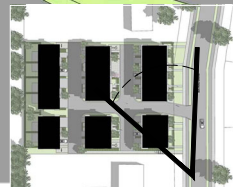
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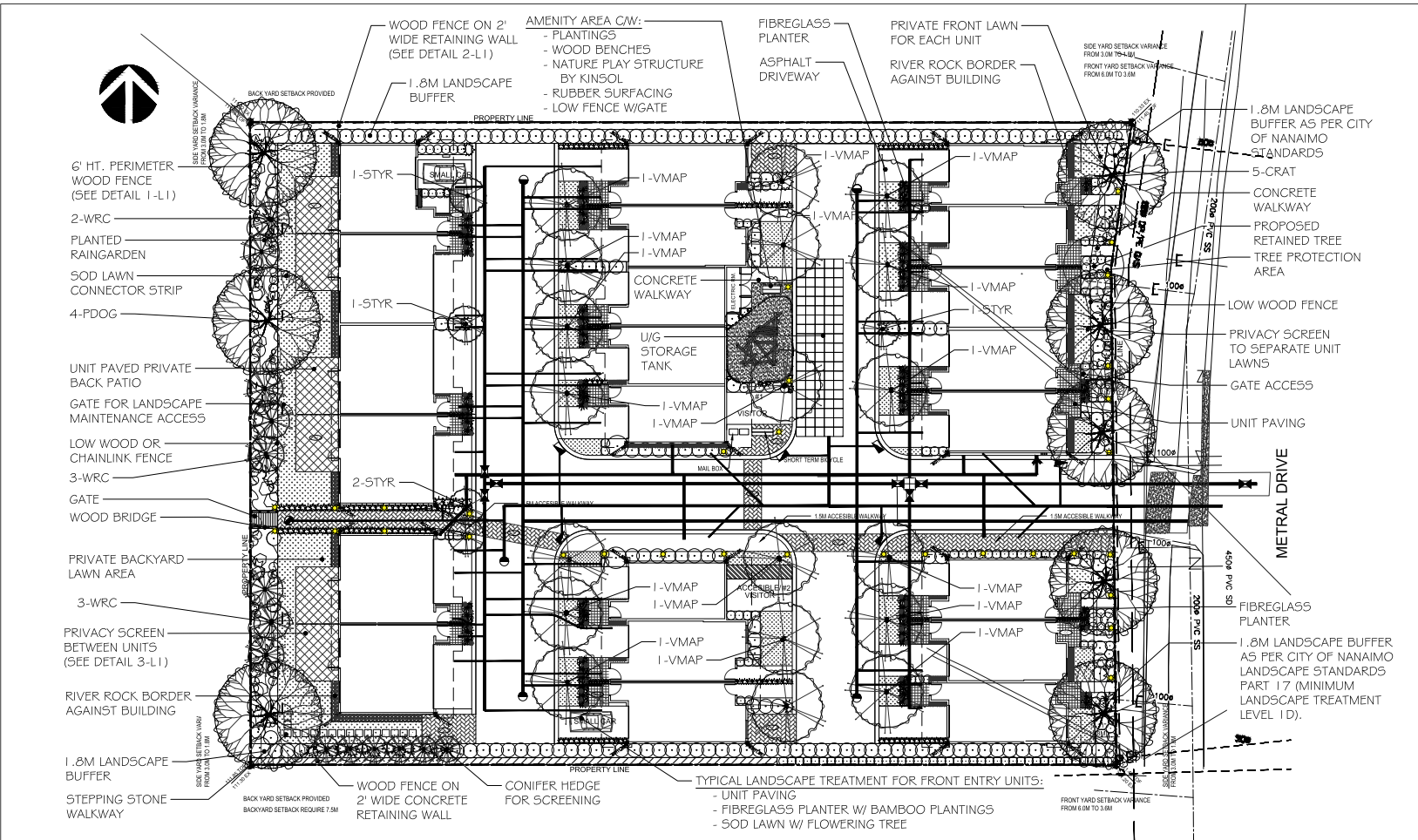
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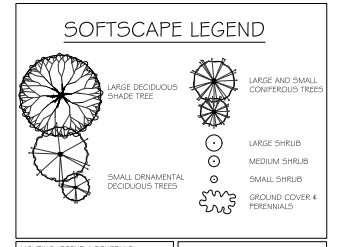
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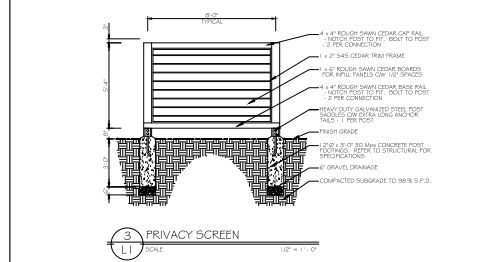
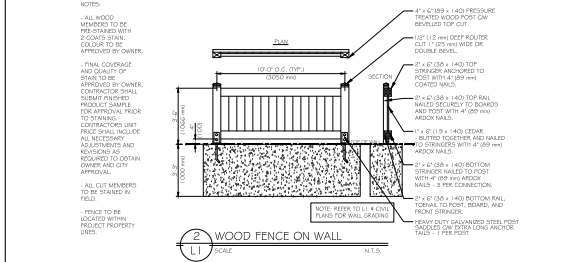
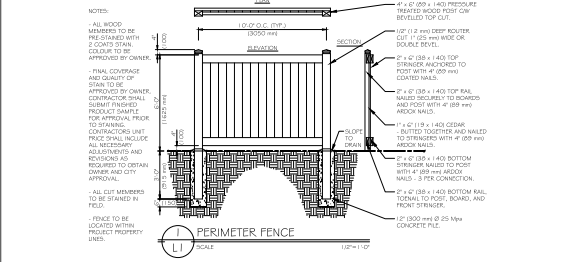
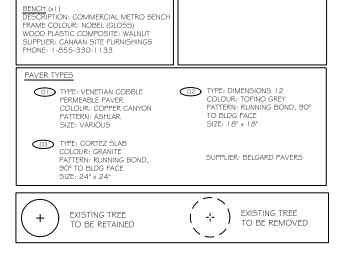
Print Date: ---



SUGGESTED PLANT LIST				
Tree	Key	Common Name	Latin Name	Size
	VMAP	Vine Maple	<i>Acer circinatum</i>	6m Cal.
	CRAT	Canada Thimbletop	<i>Crataegus mollis</i>	7m Cal.
	JMAP	Japanese Maple	<i>Acer palmatum</i> var. 'Woodspout'	6m Cal.
	PKOS	Pacific Dogwood	<i>Cornus pallida</i> var. 'Kahn's White Wonder'	6m Cal.
	SPR	Spirea Spirea	<i>Spiraea japonica</i>	2.5m Ht.
	STR	Japanese Strawberry Tree	<i>Spiraea japonica</i>	6m Cal.
	WVC	Western Red Cedar	<i>Thuja occidentalis</i> var. 'Sawyer'	2.5m Ht.
	VYN	Vanderwolf Elm	<i>Fraxinus velutina</i> var. 'Vanderwolf's Pyramid'	2.5m Ht.
Large Shrubs	PER	Uy of the Valley Shrub	<i>Persea japonica</i> var. 'Forest Shrub'	4.5m Ht.
	LRN	Rhododendron	<i>Rhododendron</i> var. 'Sawyer Wonder'	4.5m Ht.
	LRN	Rhododendron	<i>Rhododendron</i> var. 'Sawyer Wonder'	4.5m Ht.
	THUJ	Thuja occidentalis var. 'Sawyer'	<i>Thuja occidentalis</i> var. 'Sawyer'	1.5m Ht.
Medium Shrubs	OTTO	Otto Lyallum Laurel	<i>Prinos buxifolia</i> var. 'Otto Lyallum'	4.5m Ht.
	MRB	Rhododendron	<i>Rhododendron</i> var. 'Sawyer Wonder'	4.5m Ht.
Small Shrubs	ADOS	David Dogwood	<i>Cornus arvensis</i> var. 'Virelly'	4.5m Ht.
	ELSP	Emerald Spine	<i>Euonymus alatus</i> var. 'Emerald Green'	4.5m Ht.
	NORL	Norfolk Island	<i>Photinia serrulata</i> var. 'Dorset'	4.5m Ht.
	DWFL	Dwarf Forsythia	<i>Forsythia viridissima</i> var. 'Dorset'	4.5m Ht.
	FOVY	Forsythia	<i>Forsythia viridissima</i>	4.5m Ht.
	DWFL	Dwarf Forsythia	<i>Forsythia viridissima</i> var. 'Dorset'	4.5m Ht.
	SAGE	Sage	<i>Salvia nemorosa</i>	4.5m Ht.
	SPER	Spirea	<i>Spiraea japonica</i> var. 'Goldflame'	4.5m Ht.
	SPR	Spirea	<i>Spiraea japonica</i> var. 'Anthony Waterer'	4.5m Ht.
	HEX	Hex	<i>Hebe pinnatifida</i>	4.5m Ht.
PORT	Portulaca	<i>Portulaca grandiflora</i> var. 'Yellow Gem'	4.5m Ht.	
Vines	ARM	Armstrongia	<i>Armstrongia</i>	4.5m Ht.
	CLM	Claytonia	<i>Claytonia</i>	4.5m Ht.
	CLM	Claytonia	<i>Claytonia</i>	4.5m Ht.
Ground Covers	ASHG	Asplenium	<i>Asplenium</i>	4.5m Ht.
	BEAR	Berberis	<i>Berberis</i>	4.5m Ht.
Perennials	BEAR	Berberis	<i>Berberis</i>	4.5m Ht.
	BERG	Bergenia	<i>Bergenia</i>	4.5m Ht.
	HEC	Hebe	<i>Hebe</i>	4.5m Ht.
	VITL	Vitis	<i>Vitis</i>	4.5m Ht.
	FRAG	Fragaria	<i>Fragaria</i>	4.5m Ht.
	COON	Coon	<i>Coon</i>	4.5m Ht.
	BEA	Bea	<i>Bea</i>	4.5m Ht.
	LAU	Laurel	<i>Laurel</i>	4.5m Ht.
	CEL	Cel	<i>Cel</i>	4.5m Ht.
	CAK	Cardinalis	<i>Cardinalis</i>	4.5m Ht.
TEST	Test	<i>Test</i>	4.5m Ht.	
MAE	Maer	<i>Maer</i>	4.5m Ht.	
STP	Stipa	<i>Stipa</i>	4.5m Ht.	
SEA	Sea	<i>Sea</i>	4.5m Ht.	
ASH	Asplenium	<i>Asplenium</i>	4.5m Ht.	



Lighting Legend & Schedule	Profile Term (See Back)
<p>☀️ (SOLAR LIGHTS 4-2)</p> <p>DESCRIPTION: ASHLEY PATH LIGHT FINISH: TITANIUM METALLIC SUPPLIER: LANDSCAPE FORMS</p>	<p>MODEL: T100P-35 COLOUR: PLASTIC LAMBER, REDWOOD POWDER COAT SILVER SUPPLIER: WISHBONE FURNISHINGS</p>



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LANDSCAPE ARCH. STAMP
METRAL DRIVE
 NANAIMO, BC

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

CLIENT
 DATE: MARCH 18, 2024
 SCALE: 1:500
RECEIVED
DP1339
2024-MAR-27
 SUPPLIERS: DELGARD PAVED
 DRAWN BY: BF

LANDSCAPE CONCEPT PLAN
L100