



DEVELOPMENT PERMIT NO. DP000915

0793750 BC LTD

Name of Owner(s) of Land (Permittee)

555 MILTON STREET

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 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP33383

PID No. 029-147-409

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, North and West

Schedule D Building Elevations, South and East

Schedule E Landscape Plan

Schedule F Rendering

- 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- Section – 11.7.1 – Size of Buildings
- *Building Height*
The maximum allowable building height is 10.5m. The height calculation determined is from average natural grade, or curb height, whichever is greater. The proposed height is 13m, a variance of 2.5m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 14TH DAY OF **SEPTEMBER, 2015.**



Corporate Officer

Donna Smith

Deputy Corporate Officer



Date

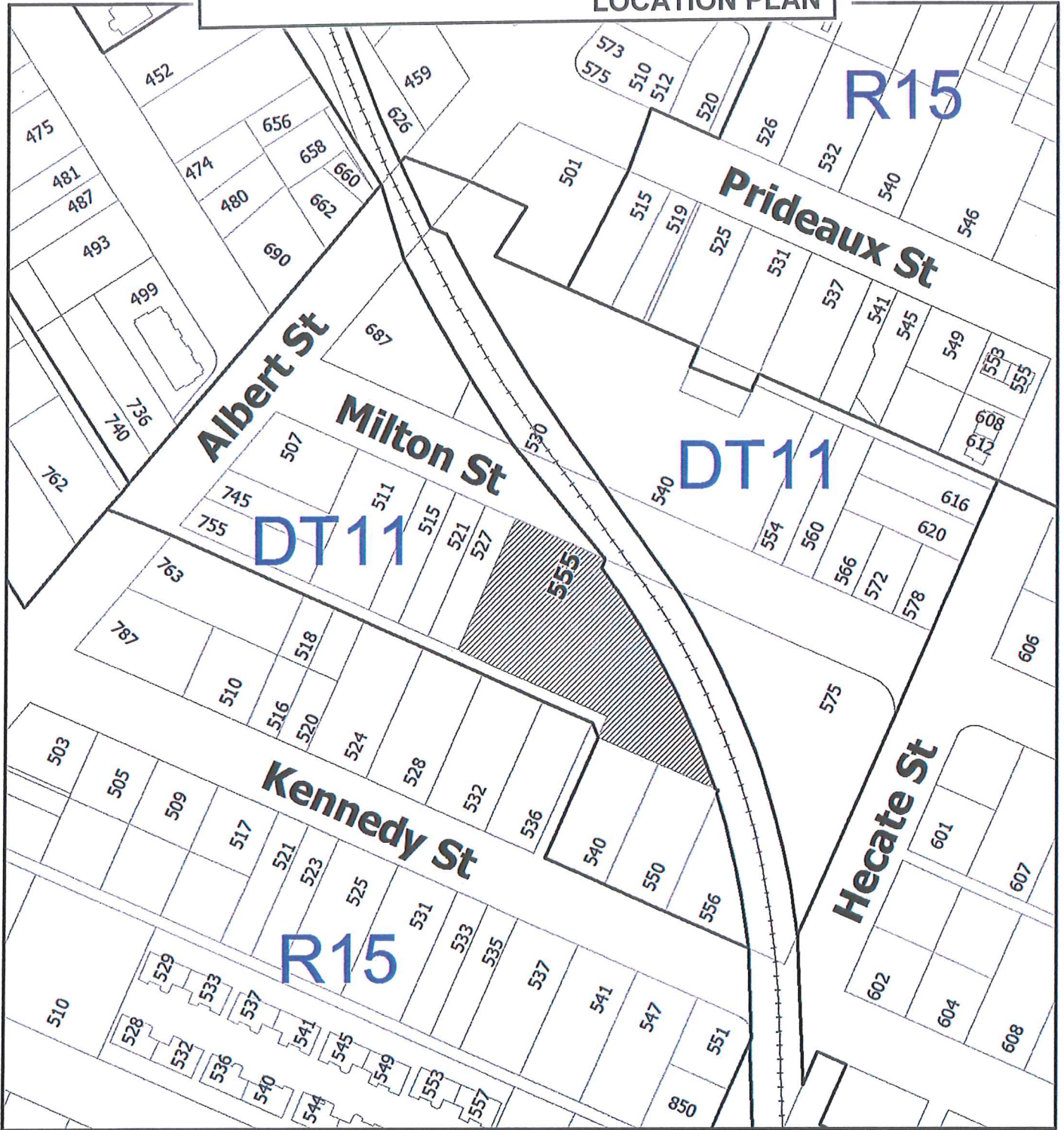
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Prospero attachment: DP000915

Development Permit DP000915
555 Milton Street

Schedule A

LOCATION PLAN



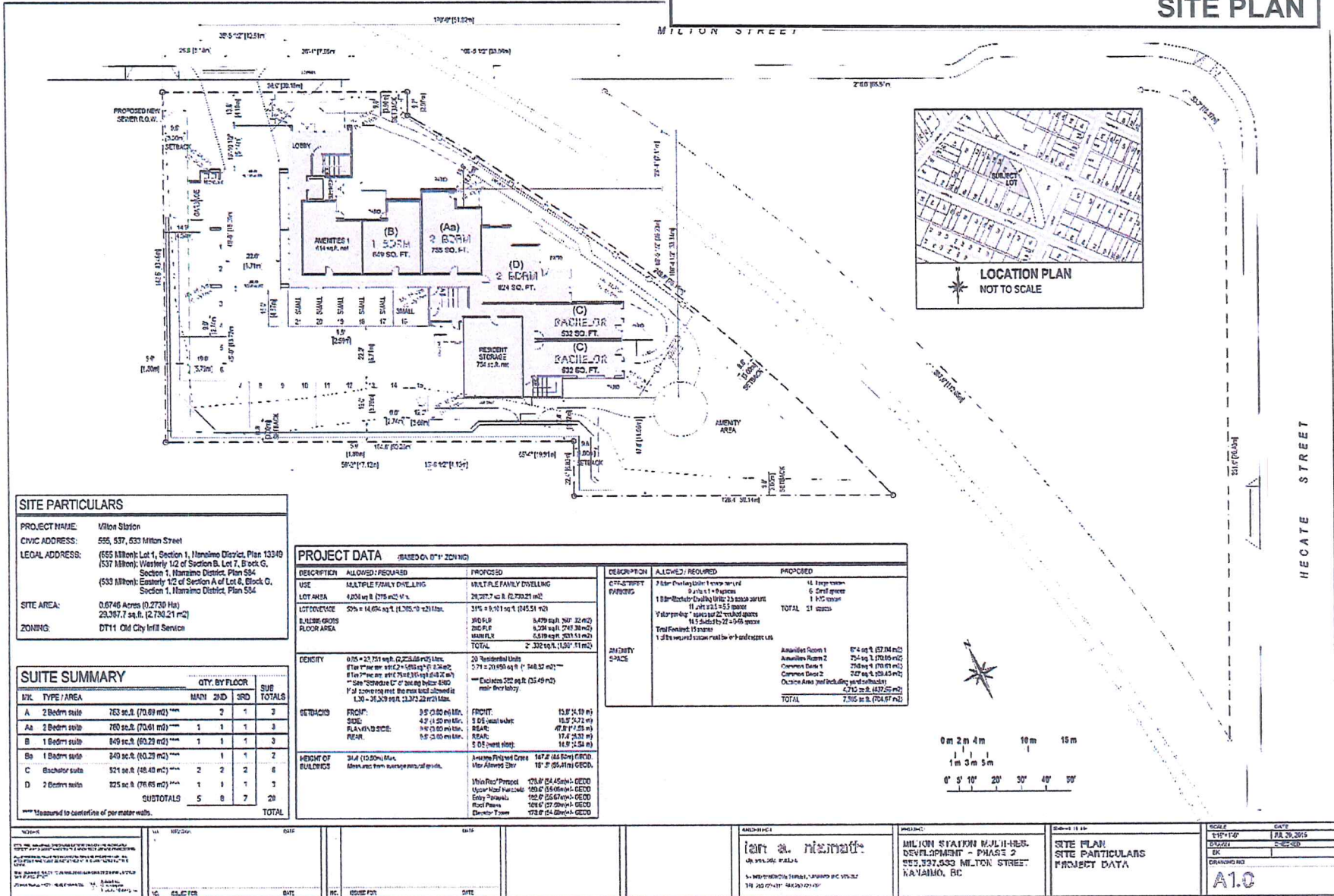
DEVELOPMENT PERMIT NO. DP000915

LOCATION PLAN



 **Subject Property**

Civic: 555 Milton Street
Lot 1, Section 1, Nanaimo District,
Plan EPP33383



SITE PARTICULARS	
PROJECT NAME:	Milton Station
CIVIC ADDRESS:	555, 537, 533 Milton Street
LEGAL ADDRESS:	(555 Milton): Lot 1, Section 1, Nanaimo District, Plan 13349 (537 Milton): Westerly 1/2 of Section B, Lot 7, Block G, Section 1, Nanaimo District, Plan 584 (533 Milton): Easterly 1/2 of Section A of Lot 6, Block G, Section 1, Nanaimo District, Plan 584
SITE AREA:	0.6746 Acres (0.2730 Ha) 23,267.7 sq. ft. (2,130.21 m ²)
ZONING:	DT11 Old City Infill Service

SUITE SUMMARY		QTY. BY FLOOR			SUB TOTALS
W/L	TYPE / AREA	MAIN	2ND	3RD	
A	2 Bedrm suite	763 sq. ft. (70.69 m ²)	2	1	3
Aa	2 Bedrm suite	780 sq. ft. (72.01 m ²)	1	1	2
B	1 Bedrm suite	649 sq. ft. (60.22 m ²)	1	1	2
Ba	1 Bedrm suite	340 sq. ft. (31.29 m ²)	1	1	2
C	Bachelor suite	521 sq. ft. (48.43 m ²)	2	2	4
D	2 Bedrm suite	825 sq. ft. (76.65 m ²)	1	1	2
SUBTOTALS			5	8	13
TOTAL			5	8	13

PROJECT DATA (BASED ON DT11 ZONING)		
DESCRIPTION	ALLOWED/REQUIRED	PROPOSED
USE	MULTIPLE FAMILY DWELLING	MULTIPLE FAMILY DWELLING
LOT AREA	4,821 sq. ft. (446.2 m ²)	24,267 sq. ft. (2,242.2 m ²)
LOT COVERAGE	5% = 241.05 sq. ft. (22.32 m ²)	31% = 7,501 sq. ft. (693.5 m ²)
BUILDING FLOOR AREA	300 P.F.P. 200 P.F.P. MINIMUMS	6,479 sq. ft. (602.2 m ²) 9,228 sq. ft. (854.3 m ²) 2,539 sq. ft. (235.1 m ²)
		TOTAL: 2,332 sq. ft. (216.1 m ²)
DENSITY	0.75 = 21,151 sq. ft. (1,958.3 m ²)	20 Residential Units 0.71 = 20,150 sq. ft. (1,863.2 m ²)
		Includes 200 sq. ft. (18.58 m ²) main floor lobby
SETBACKS	FRONT: 3.0 (0.91 m) SIDE: 4.0 (1.22 m) FLYING SIDE: 8.0 (2.44 m) REAR: 8.0 (2.44 m)	FRONT: 15.0 (4.57 m) SIDE: 15.0 (4.57 m) REAR: 47.0 (14.30 m) REAR: 17.0 (5.18 m) SIDE (SWH) 5.0 (1.52 m)
HEIGHT OF BUILDINGS	3.4 (1.04 m) Max. Above from base of parking deck. Max Allowed Elev: 18' 0" (5.49 m)	3-Storey/3-Storey Over 18' 0" (5.49 m) GEOD. Max Allowed Elev: 18' 0" (5.49 m) GEOD.
		1500' Floor Plate: 175' 0" (51.81 m) GEOD. Upper Level Floor Plate: 150' 0" (45.72 m) GEOD. Entry Porch: 100' 0" (30.48 m) GEOD. Ramp Plaza: 100' 0" (30.48 m) GEOD. Decking: 100' 0" (30.48 m) GEOD.

DESCRIPTION	ALLOWED/REQUIRED	PROPOSED
CHANGING ROOMS	2 for 100 people	4
STAIRS	1 for 100 people	6
ELEVATORS	1 for 100 people	1
MECHANICAL ROOMS	1 for 100 people	1
STORAGE	1 for 100 people	1
TOTAL		10

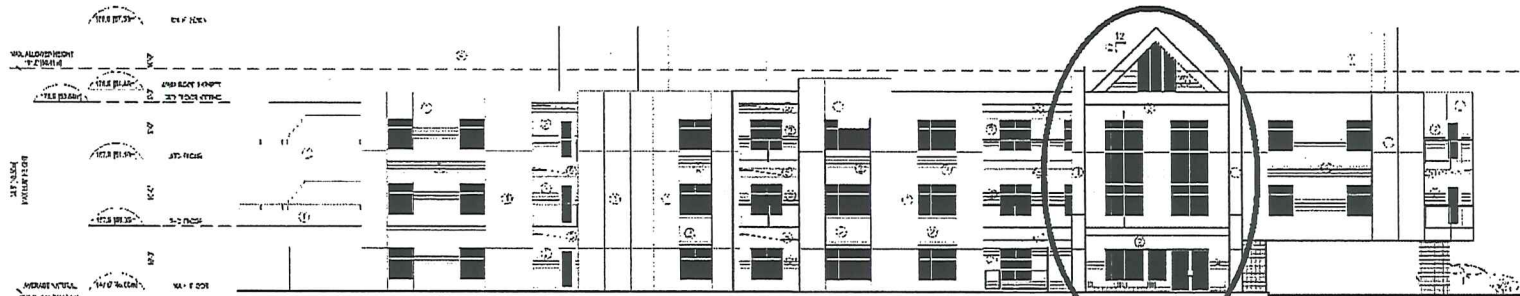


NO. 10-1	DATE: 2024-08-20	SCALE: 1/8" = 1'-0"	DATE: 2024-08-20
PROJECT NAME: MILTON STATION MULTIFAMILY DEVELOPMENT - PHASE 2	PROJECT ADDRESS: 555, 537, 533 MILTON STREET, NANAIMO, BC	PROJECT NAME: MILTON STATION MULTIFAMILY DEVELOPMENT - PHASE 2	PROJECT ADDRESS: 555, 537, 533 MILTON STREET, NANAIMO, BC
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Schedule C

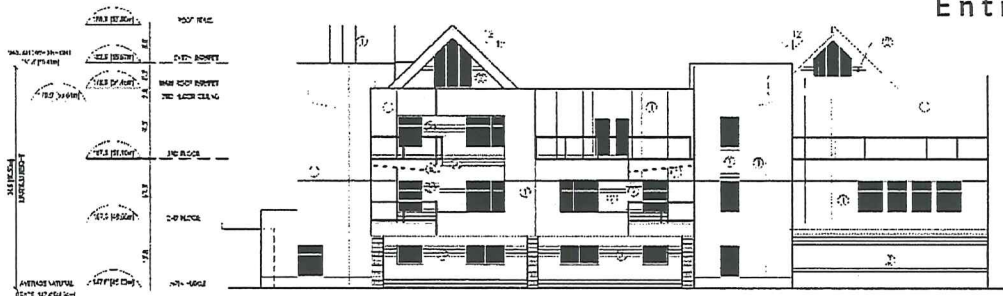
BUILDING ELEVATIONS
(North and West)



NORTH ELEVATION
SCALE: 1/8"=1'-0"

Milton Street

Main
Entry



WEST ELEVATION
SCALE: 1/8"=1'-0"

LEGEND	
①	STUCCO
②	HORIZONTAL TAG CEDAR BOARDING
③	HORIZONTAL CEMENT FIBRE BOARD FORMING
④	METAL ROOFING
⑤	TAG CEDAR SOFFIT

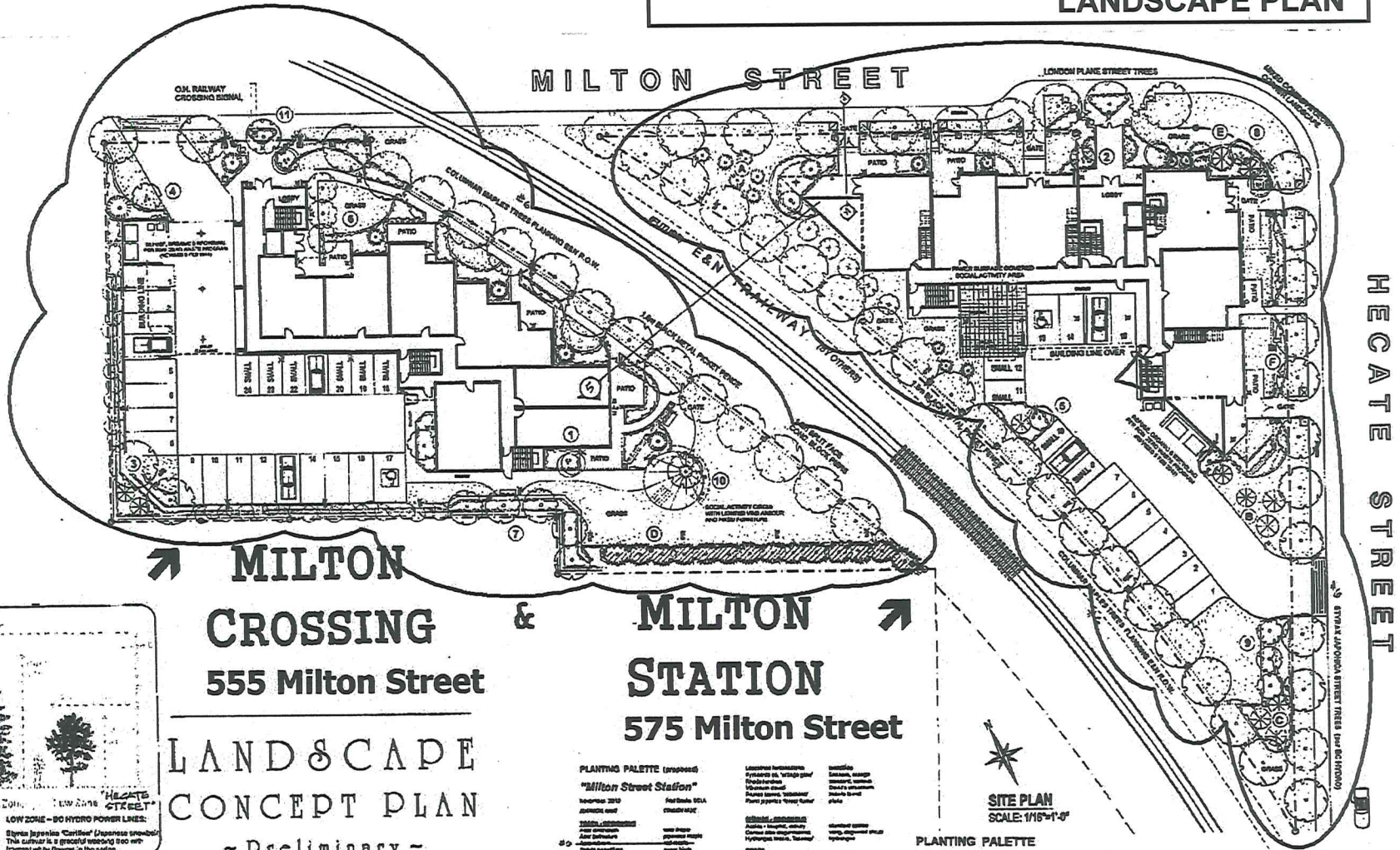
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NOTES	NO.	REVISION	DATE	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
<p>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p> <p>ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	1				<p>IAN S. NISGAITH 41, WILSON, VANCOUVER B-100 (VANCOUVER), VANCOUVER B.C. V6J 1K2 PH: 604-271-1424 FAX: 604-271-1425</p>	<p>MILTON STATION MULT-RES. DEVELOPMENT PHASE 2 355,537,533 MILTON STREET VANANBC, BC</p>	BUILDING ELEVATIONS	1/8"=1' AS SHOWN OR AS NOTED	<p>DATE BY DRAWING NO. A4.0</p>
	NO.	REVISION	DATE	DATE					

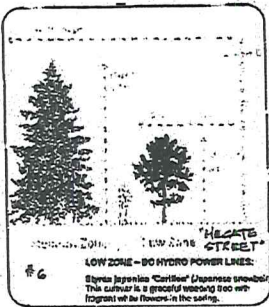
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Schedule E

LANDSCAPE PLAN



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MILTON CROSSING & MILTON STATION
555 Milton Street
575 Milton Street

LANDSCAPE CONCEPT PLAN
- Preliminary -

Scale: 1" = 16' 28 November 2013
ISSUE DATE: 30 JULY 2015

LANDSCAPE DRAWING REVISIONS:

#	DATE	REV
#1	21 Jan '15	Revised plan to show revised site
#2	21 Jan '15	Add tree symbols per plan
#3	21 Jan '15	Add plan per plan
#4	12 Feb '15	Add signage to landscape section
#5	12 Feb '15	Add E&N Railway symbol
#6	28 July '15	Issue drawings per City plan 28 April



PLANTING PALETTE (proposed)
"Milton Street Station"
November 2013
for Parks BCIA
ISSUE DATE

PLANT	DESCRIPTION	PLANT	DESCRIPTION
1	vine maple	11	white dogwood
2	japanese maple	12	japanese flowering tree
3	red maple	13	carolinian yellow pine
4	paper birch	14	douglas fir
5	flowering cherry	15	western red cedar
6	hollyhock	16	golden juniper
7	red pine	17	yellow low hedge
8	eastern redbud		
9	eastern redbud		
10	eastern redbud		

SITE PLAN
SCALE: 1/16" = 1' 0"

PLANTING PALETTE

- KEY
- 1 vine maple
 - 2 japanese maple
 - 3 red maple
 - 4 paper birch
 - 5 flowering cherry
 - 6 hollyhock
 - 7 red pine
 - 8 eastern redbud
 - 9 eastern redbud
 - 10 white dogwood
 - 11 japanese flowering tree
 - 12 carolinian yellow pine
 - 13 douglas fir
 - 14 western red cedar
 - 15 golden juniper
 - 16 yellow low hedge

FRED BROOKS BCIA BCIA
Landscape Architect
4845 Innes Way, Nanaimo, B.C. V9Y 2E2
Tel/Fax: 250.751.0700 email: fbs@fbs.com

ISSUE DATE: 30 JULY 2015

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Schedule F

RENDERING

