



**SITE PARTICULARS**

CIVIC ADDRESS: 507,511,515 Milton Street  
 745,755 Albert Street  
 LEGAL ADDRESS: 507 Milton: Amended Section B (DD 58754N) of Lot 14, Block G, Section 1, Nanaimo District, Plan 584  
 511 Milton: Amended Section A (DD 58318N) of Lots 13 and 14, Block G, Nanaimo District, Plan 584  
 515 Milton: The West 1/2 of Section B, of Lot 8, Block G, Section 1, Nanaimo District, Plan 584  
 745 Albert: Lot 2, Section 1, Nanaimo District, Plan 6925  
 755 Albert: Lot 1, Section 1, Nanaimo District, Plan 6925  
 SITE AREA: 0.6642 Acres (0.2688 Ha)  
 28,930.5 sq.ft. (2,687.73 m<sup>2</sup>)  
 ZONING: DT11 Old City Infill Service

**PROJECT DATA** (BASED ON DT11 ZONING)

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	MULTIPLE FAMILY DWELLING, COMMERCIAL	MULTIPLE FAMILY DWELLING, COMMERCIAL
LOT AREA	4,036 sq.ft. (375 m <sup>2</sup> ) Min.	28,930.5 sq.ft. (2,687.73 m <sup>2</sup> )
LOT COVERAGE	50% = 14,465 sq.ft. (1,343.86 m <sup>2</sup> ) Max.	48.5% = 14,020 sq.ft. (1,302.50 m <sup>2</sup> )*** *** Excludes 1,232 sq.ft. (114.46 m <sup>2</sup> ) of Amenity Deck area. 52.7% = 15,252 sq.ft. (1,416.96 m <sup>2</sup> )*** *** Includes Amenity Deck area.
BUILDING GROSS FLOOR AREA		LEVEL 3 (All Units) 8,437 sq.ft. (783.82 m <sup>2</sup> ) LEVEL 2 (All Units) 11,668 sq.ft. (1,083.81 m <sup>2</sup> ) LEVEL 1 (All Units) 9,781 sq.ft. (908.68 m <sup>2</sup> ) TOTAL 29,884 sq.ft. (2,776.31 m <sup>2</sup> )
DENSITY	0.85 = 24,591 sq.ft. (2,284.57 m <sup>2</sup> ) Max. If Tier 1* req met, add 0.2 = 5,788 sq.ft. (537.55 m <sup>2</sup> ) If Tier 2* req met, add 0.25 = 7,233 sq.ft. (671.53 m <sup>2</sup> ) * See "Schedule D" of zoning bylaw 4500 If all above req met, the max total allowed is 1.30 = 37,010 sq.ft. (3,404.05 m <sup>2</sup> ) Max.	15 Residential Units & 2 Commercial Spaces 2.03 = 29,884 sq.ft. (2,776.31 m <sup>2</sup> )
SETBACKS	FRONT: 9.8' (3.00 m) Min. SIDE: 4.9' (1.50 m) Min. FLANKING SIDE: 9.8' (3.00 m) Min. REAR: 9.8' (3.00 m) Min.	FRONT (Milton Street): 9.8' (3.00 m) SIDE (east side): 4.9' (1.50 m) REAR (Rear): 9.8' (3.00 m) SIDE (Albert Street): 10.1' (3.07 m)
HEIGHT OF BUILDINGS	34.5' (10.50 m) Max. Measured from average natural grade.	BUILDING A: Average Grade At Curb: 188.0' (57.21 m) GEOD. Max Allowed Elevation: 202.5' (61.71 m) GEOD. Highest Roof Parapet: 204.3' (62.27 m) GEOD. Lowest Roof Parapet: 199.3' (60.75 m) GEOD. BUILDING B: Average Grade At Curb: 181.0' (49.68 m) GEOD. Max Allowed Elevation: 195.4' (59.56 m) GEOD. Main Roof Deck: 192.0' (58.52 m) GEOD. Upper Roof Decks: 196.0' (59.74 m) GEOD. BUILDING C: Average Natural Grade: 157.1' (47.88 m) GEOD. Max Allowed Elevation: 191.5' (58.38 m) GEOD. Main Roof Deck: 188.0' (57.30 m) GEOD. Upper Roof Decks: 181.0' (55.22 m) GEOD. BUILDING D: Average Natural Grade: 152.8' (46.50 m) GEOD. Max Allowed Elevation: 187.0' (57.00 m) GEOD. Roof Parapets: 178.5' (54.41 m) GEOD. BUILDING E: Average Natural Grade: 162.0' (49.38 m) GEOD. Max Allowed Elevation: 196.5' (59.89 m) GEOD. Highest Roof Parapet: 198.0' (60.35 m) GEOD. Lowest Roof Parapet: 193.0' (58.53 m) GEOD.
OFF-STREET PARKING	2+ Bdrm Dwelling Units: 1 space per unit 17 units x 1 = 17 spaces 1 Bdrm/Bachelor Dwelling Units: 0.5 space per unit 4 units x 0.5 = 2 spaces Total Required: 19 spaces	19 spaces



**RESIDENTIAL UNIT SUMMARY**

MK.	TYPE / AREA	SUB TOTALS
A	3 Bedroom unit 1,453 sq.ft. (134.98m <sup>2</sup> ) **	5
B	4 Bedroom unit 1,296 sq.ft. (120.40 m <sup>2</sup> ) **	1
C	4 Bedroom unit 1,360 sq.ft. (126.33 m <sup>2</sup> ) **	1
D	2 Bedroom unit 1,022 sq.ft. (94.95 m <sup>2</sup> ) **	3
E	1 Bedroom unit 526 sq.ft. (48.87 m <sup>2</sup> ) **	2
F	1 Bedroom unit 491 sq.ft. (45.62 m <sup>2</sup> ) **	2
G	3 Bedroom unit 1,311 sq.ft. (121.80 m <sup>2</sup> ) **	7
	<b>TOTAL</b>	<b>21</b>

\*\* Measured to centerline of perimeter walls.

**NOTES**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE PROPOSED SETBACKS TO THE PROPERTY TO BE DEVELOPED.  
 2. ALL DIMENSIONS AND SETBACKS ARE THE PROPERTY OF THE ARCHITECT AND NOT TO BE USED AT THE CONSTRUCTION OF THE JOB.  
 3. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.  
 4. DO NOT SCALE FROM THIS DRAWING.

NO.	REVISION	DATE	NO.	ISSUED FOR	DATE

ARCHITECT  
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 a.i.a. inc.  
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PROJECT  
**MULTI-RES. DEVELOPMENT**  
**507,511,515 MILTON STREET**  
**745,755 ALBERT STREET**  
**NANAIMO, BC**

SHEET TITLE  
**SITE PLAN**  
**SITE PARTICULARS**  
**PROJECT DATA**  
**LOCATION PLAN**

SCALE	DATE
3/32"=1'-0"	APR 5, 2016
DRAWN	CHECKED
DRAWING NO.	
<b>A1.0</b>	

