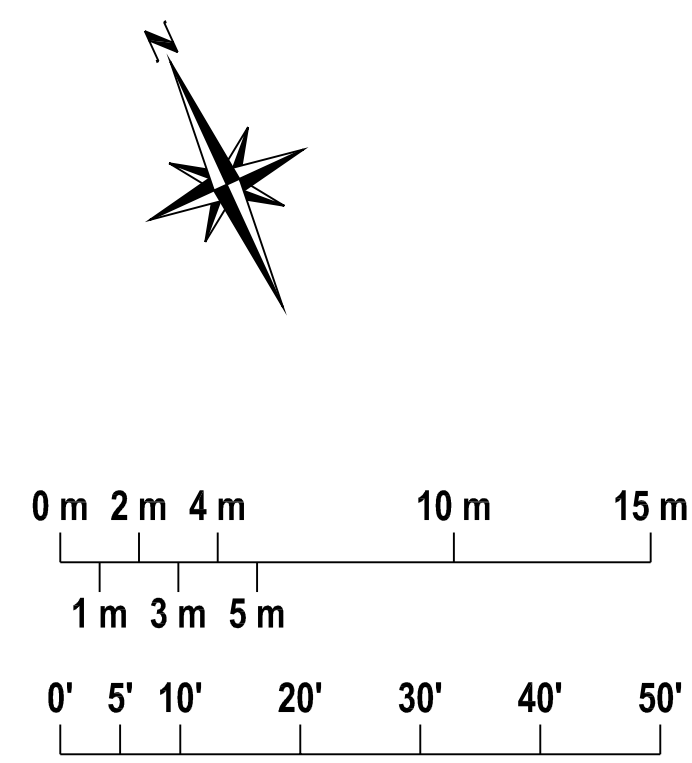


| SITE PARTICULARS |  |
|------------------|--|
| PROJECT NAME:    | Milton Station   |
| CIVIC ADDRESS:   | 555, 537, 533 Milton Street  |
| LEGAL ADDRESS:   | (555 Milton): Lot 1, Section 1, Nanaimo District, Plan 13349<br>(537 Milton): Westerly 1/2 of Section B, Lot 7, Block G, Section 1, Nanaimo District, Plan 584<br>(533 Milton): Easterly 1/2 of Section A of Lot 8, Block G, Section 1, Nanaimo District, Plan 584 |
| SITE AREA:       | 0.6746 Acres (0.2730 Ha)<br>29,387.7 sq.ft. (2,730.21 m <sup>2</sup> )   |
| ZONING:          | DT11 Old City Infill Service   |

| SUITE SUMMARY                                   |  | QTY. BY FLOOR |     |     | SUB TOTALS |
|---|--|---------------|-----|-----|------------|
| MK.   | TYPE / AREA  | MAIN          | 2ND | 3RD |            |
| A   | 2 Bedrm suite 763 sq.ft. (70.89 m <sup>2</sup> ) ****  |               | 2   | 1   | 3          |
| Aa  | 2 Bedrm suite 760 sq.ft. (70.61 m <sup>2</sup> ) ****  | 1             | 1   | 1   | 3          |
| B   | 1 Bedrm suite 649 sq.ft. (60.29 m <sup>2</sup> ) ****  | 1             | 1   | 1   | 3          |
| Ba  | 1 Bedrm suite 649 sq.ft. (60.29 m <sup>2</sup> ) ****  |               | 1   | 1   | 2          |
| C   | Bachelor suite 521 sq.ft. (48.40 m <sup>2</sup> ) **** | 2             | 2   | 2   | 6          |
| D   | 2 Bedrm suite 825 sq.ft. (76.65 m <sup>2</sup> ) ****  | 1             | 1   | 1   | 3          |
| SUBTOTALS                                       |  | 5             | 8   | 7   | 20         |
| **** Measured to centerline of perimeter walls. |  |               |     |     | TOTAL      |

| PROJECT DATA (BASED ON DT11 ZONING) |  |   |                    |  |   |
|-------------------------------------|--|---|--------------------|--|---|
| DESCRIPTION                         | ALLOWED / REQUIRED   | PROPOSED  | DESCRIPTION        | ALLOWED / REQUIRED   | PROPOSED  |
| USE                                 | MULTIPLE FAMILY DWELLING   | MULTIPLE FAMILY DWELLING  | OFF-STREET PARKING | 2 Bdrm Dwelling Units: 1 space per unit<br>9 units x 1 = 9 spaces<br>1 Bdrm/Bachelor Dwelling Units: 0.5 space per unit<br>11 units x 0.5 = 5.5 spaces<br>Visitor parking: 1 space per 22 required spaces<br>14.5 divided by 22 = 0.66 spaces<br>Total Required: 15 spaces<br>1 of the required spaces must be for Handicapped use | 14 Large spaces<br>6 Small spaces<br>1 H/C spaces<br>TOTAL 21 spaces  |
| LOT AREA                            | 4,036 sq.ft. (375 m <sup>2</sup> ) Min.  | 29,387.7 sq.ft. (2,730.21 m <sup>2</sup> )  | AMENITY SPACE      |  | Amenities Room 1 614 sq.ft. (57.04 m <sup>2</sup> )<br>Amenities Room 2 754 sq.ft. (70.05 m <sup>2</sup> )<br>Common Deck 1 760 sq.ft. (70.61 m <sup>2</sup> )<br>Common Deck 2 747 sq.ft. (69.40 m <sup>2</sup> )<br>Outside Area (not including yard setbacks) 4,710 sq.ft. (437.56 m <sup>2</sup> )<br>TOTAL 7,585 sq.ft. (704.67 m <sup>2</sup> ) |
| LOT COVERAGE                        | 50% = 14,694 sq.ft. (1,365.10 m <sup>2</sup> ) Max.  | 31% = 9,101 sq.ft. (845.51 m <sup>2</sup> )   |                    |  |   |
| BUILDING GROSS FLOOR AREA           |  | 3RD FLR 6,479 sq.ft. (601.92 m <sup>2</sup> )<br>2ND FLR 8,034 sq.ft. (746.38 m <sup>2</sup> )<br>MAIN FLR 6,819 sq.ft. (633.51 m <sup>2</sup> )<br>TOTAL 21,332 sq.ft. (1,981.81 m <sup>2</sup> )  |                    |  |   |
| DENSITY                             | 0.85 = 23,751 sq.ft. (2,205.56 m <sup>2</sup> ) Max.<br>If Tier 1** req met, add 0.2 = 5,586 sq.ft. (518.96 m <sup>2</sup> )<br>If Tier 2** req met, add 0.25 = 6,983 sq.ft. (648.70 m <sup>2</sup> )<br>** See "Schedule D" of zoning bylaw 4500<br>If all above req met, the max total allowed is 1.30 = 36,309 sq.ft. (3,373.22 m <sup>2</sup> ) Max. | 20 Residential Units<br>0.71 = 20,950 sq.ft. (1,946.32 m <sup>2</sup> ) ***<br>*** Excludes 382 sq.ft. (35.49 m <sup>2</sup> ) main floor lobby.  |                    |  |   |
| SETBACKS                            | FRONT: 9.8' (3.00 m) Min.<br>SIDE: 4.9' (1.50 m) Min.<br>FLANKING SIDE: 9.8' (3.00 m) Min.<br>REAR: 9.8' (3.00 m) Min.   | FRONT: 13.8' (4.19 m)<br>SIDE (east side): 15.5' (4.72 m)<br>REAR: 47.8' (14.58 m)<br>REAR: 17.4' (5.32 m)<br>SIDE (west side): 14.9' (4.54 m)  |                    |  |   |
| HEIGHT OF BUILDINGS                 | 34.4' (10.50m) Max.<br>Measured from average natural grade.  | Average Finished Grade 147.4' (44.94m) GEOD.<br>Max Allowed Elev 181.8' (55.41m) GEOD.<br>Main Roof Parapet 178.6' (54.45m)+/- GEOD.<br>Upper Roof Parapets 180.6' (55.06m)+/- GEOD.<br>Entry Parapets 182.6' (55.67m)+/- GEOD.<br>Roof Peaks 188.6' (57.50m)+/- GEOD.<br>Elevator Tower 178.8' (54.50m)+/- GEOD. |                    |  |   |



|   |     |            |      |     |            |      |   |   |   |   |              |
|---|-----|------------|------|-----|------------|------|---|---|---|---|--------------|
| NOTES<br>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.<br>ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.<br>THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.<br>DO NOT SCALE FROM THESE DRAWINGS. | NO. | REVISION   | DATE | NO. | ISSUED FOR | DATE | ARCHITECT<br><b>ian a. niamath</b><br>dip. arch. poly. m.a.i.b.c.<br>5 - 1400 WINGROVE STREET, NANAIMO, B.C. V9S 3L7<br>TEL. 250 729 7311. FAX 250 729 7321 | PROJECT<br><b>MILTON STATION MULTI-RES. DEVELOPMENT - PHASE 2</b><br>555,537,533 MILTON STREET<br>NANAIMO, BC | SHEET TITLE<br><b>SITE PLAN SITE PARTICULARS PROJECT DATA</b> | SCALE   | DATE         |
|   | NO. | ISSUED FOR | DATE | NO. | ISSUED FOR | DATE |   |   |   | 1/16"=1'-0"   | JUL 29, 2015 |
|   |     |            |      |     |            |      |   |   |   | DRAWN   | CHECKED      |
|   |     |            |      |     |            |      |   |   |   | DRAWING NO.   |              |
|   |     |            |      |     |            |      |   |   |   | <b>RECEIVED</b><br><b>DP1094</b><br>2018-SEP-18<br>Current Planning |              |
|   |     |            |      |     |            |      |   |   |   | <b>A1.0</b>   |              |