



DEVELOPMENT PERMIT NO. DP001134

MARTIN WEBB and KIRSTEN HOLT
Name of Owner(s) of Land (Permittee)

633 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:

**THE EASTERLY 1/2 OF SECTION B, LOT 11, BLOCK F, SECTION 1,
NANAIMO DISTRICT, PLAN 584**

PID No. 005-953-685

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
Schedule D Landscape Plan and Details

- 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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 and Section 7.5.4 Siting of Buildings* – to reduce the combined minimum required front yard setback from 8.5m to 4.3m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7.75m to 8.15m.


The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the minimum required number of off-street parking spaces from 4 to 3.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Joyce Reid Troost, Architect, received 2020-FEB-03, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations, prepared by Joyce Reid Troost, Architect, received 2020-FEB-04, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Detail prepared by 4-Site Landscape Architecture and Site Planning, received 2020-FEB-11, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF FEBRUARY, 2020.


Corporate Officer


Date

CH/in
Prospero attachment: DP001134

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001134

LOCATION PLAN

Civic: 633 MILTON STREET

Legal: THE EASTERLY 1/2 OF SECTION B, LOT 11, BLOCK F
SECTION 1, NANAIMO DISTRICT, PLAN 584

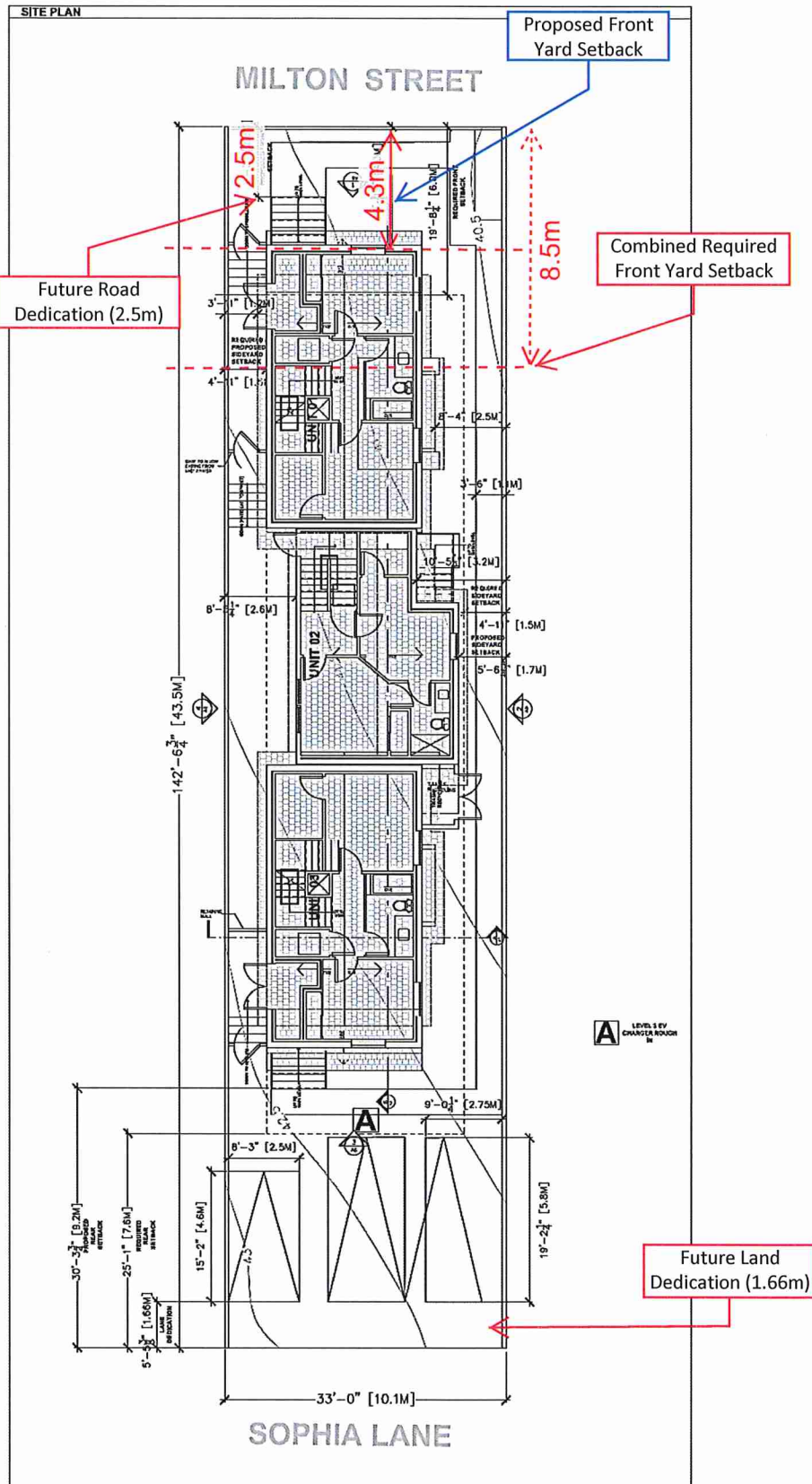


Subject Property

Development Permit DP001134
633 Milton Street

Schedule B

SITE PLAN



Development Permit DP001134
633 Milton Street

Schedule C

BUILDING ELEVATIONS




FRONT ELEVATION (MILTON)

MATERIALS LEGEND	
	BOARD & BATTEN IRON GRAY
	WOOD CEDAR SHINGLE
	HARDIE LAP SIDING SAIL CLOTHE
	WINDOWS & TRIM WHITE
	FRONT DOORS NAVY BLUE



NORTH ELEVATION



JOYCE TROOST ARCHITECT ARCH
2315 GILHAINE DRIVE, BC, V6S 2P4
604.714.3337 • joyce@troostarchitect.com

PROJECT NAME:
TRI-PLEX

ADDRESS:
633 MILTON
NANAIMO, BC

CLIENT:
KAY HOLT
MARTIN WEBB

ISSUE DATE:
2019-02-28 DEVELOPMENT PERMIT
2019-05-30 DEVELOPMENT PERMIT 02

DATE:
JANUARY 20, 2020

DRAWN BY:
JOYCE TROOST

SCALE:
SEE DRAWING

DRAWING TITLE:
PERSPECTIVES

SHEET:
A5

RECEIVED
DP1138
2020-FEB-04



JOYCE REID TROOST ARCHITECT ABC
2315 GLENNWAY DRIVE, N.C. #102 2894
252.714.3949 - joyce@rtarchitect.com

PROJECT NAME
TRI-PLEX

ADDRESS
633 MILTON
NANAIMO, BC

CLIENT
KAY HOLT
MARTIN WEBB

ISSUE DATE:
2019-02-20 | DEVELOPMENT PERMIT
2019-02-20 | DEVELOPMENT PERMIT 02

DATE
JANUARY 20, 2020

DRAWN BY
JOYCE TROOST

SCALE:
3/8" = 1'-0"

DRAWING TITLE:
ELEVATIONS

SHEET

A6



REAR ELEVATION (SOPHIA LANE)



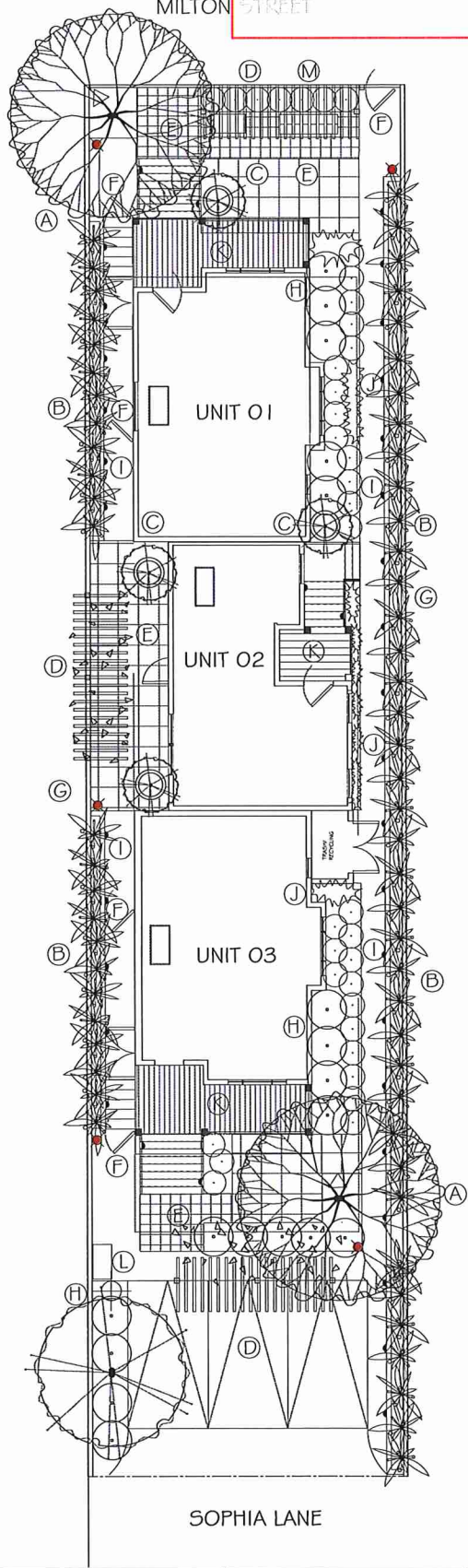
WEST ELEVATION

633 Milton Street

KEY PLAN

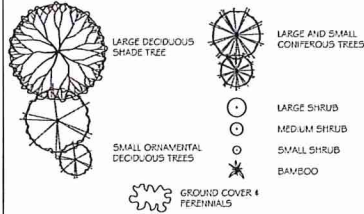
LANDSCAPE PLAN

PLANTING AREA



- (B) BAMBOO HEDGE IN PLANTER
- (C) FLOWERING TREE IN POT
- (D) TRELLIS WITH VINES
- (E) SPECIAL PAVING
- (F) GATE
- (G) PERIMETER FENCE
- (I) CONCRETE WALKWAY
- (J) ORNAMENTAL GRASSES
- (K) WOOD DECK
- (L) TEMPORARY BIKE STORAGE
- (M) AMENITY AREA W/ BENCH & BIKE RACK

SOFTSCAPE LEGEND



LIGHTING LEGEND



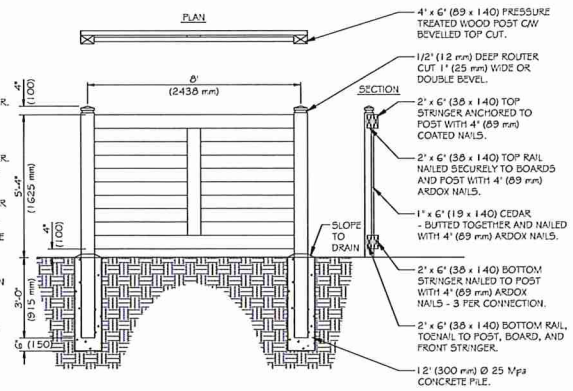
SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees	Columnar Purple Birch	<i>Betula papyrifera</i> var. 'Emerald Purple'	2-2m Ht
	Jacqueline Maple	<i>Acer glabrum</i> var. 'Jacqueline'	6m-7m
Large Shrubs	Lily of the Valley Shrub	<i>Lilium japonicum</i> var. 'Yonsei Flame'	#5 Pot
	Black Camellia	<i>Camellia japonica</i>	#7 Pot
Medium Shrubs	Hydrangea	<i>Hydrangea</i> var. 'Limelight'	#4 Pot
	Stoney Abelia	<i>Abelia grandiflora</i> var. 'Edward Goucher'	#2 Pot
Small Shrubs	Lily of the Valley Shrub	<i>Lilium japonicum</i> var. 'Yonsei Flame'	#1 Pot
	Orange Eucalyptus	<i>Eucalyptus citriodora</i> var. 'Orange Glow'	#1 Pot
	European Yucca	<i>Yucca japonica</i> var. 'Stump Rock'	#2 Pot
	Spirea Grandiflora	<i>Spirea grandiflora</i>	#2 Pot
Ground Covers	Bleeding Heart	<i>Lamprolaminia striata</i> var. 'Vancouver Jade'	SP4
	Heart of Benjamin	<i>Benjamin's heart</i> var. 'Benjamin's Heart'	SP5
	Periwinkle	<i>Viola wittrockiana</i> Double Blue #1 Blue	SP4
Grasses	Varietal Iris	<i>Iris sibirica</i> var. 'Ice Dance'	#1 Pot
	Fawn Sedge	<i>Carex lasiocarpa</i>	#1 Pot
	Feather Reed Grass	<i>Calamagrostis</i> var. 'Karl Foerster'	#1 Pot
	Blue Fescue	<i>Festuca ovina</i> 'Blue Star'	#1 Pot
Perennials	Coral Bells	<i>Heuchera americana</i> var. 'Dreary-Strain Ruby'	SP7
Woody	Mountain Clematis	<i>Clematis montana</i> var. 'Jackman's Bluebell'	#5 Pot
	Wisteria	<i>Wisteria sinensis</i> var. 'Royal Purple'	#5 Pot

Notes: - All landscape work to conform with B.C. S.L.A. / B.C. C.I.T.A. standard specifications.
- All areas to be installed with an automatic underground system.

NOTES:

- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN, COLOUR TO BE APPROVED BY OWNER.
- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING.
- CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.
- ALL CUT MEMBERS TO BE STAINED IN FIELD.
- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.



(I) PERIMETER WOOD FENCE
SCALE 3/8" = 1' - 0"

RECEIVED
DP 1134
2020-FEB-11
COURTESY PRINTING



DATE:
JANUARY 2019
REVISED:
NOVEMBER 4, 2019
SCALE:
3/16" = 1' - 0"
DRAWN BY:
RF/BF

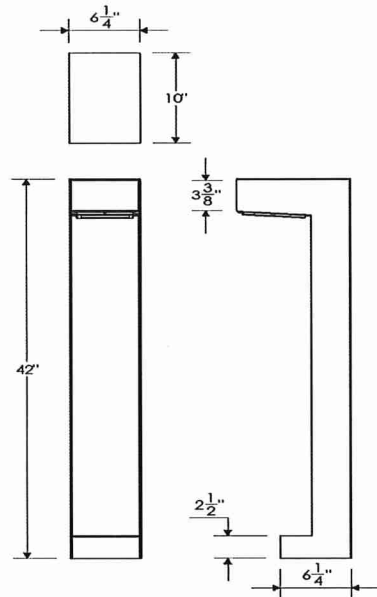
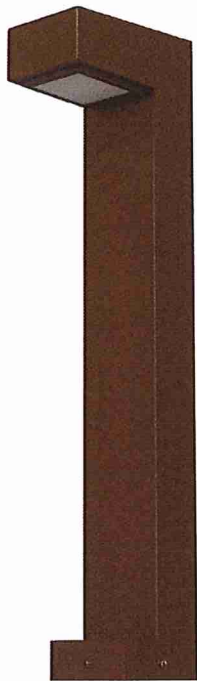
ADDRESS:
633 MILTON
NANAIMO, BC
CLIENT:
KAY HOLT & MARTIN WEBB

PROJECT NAME:
MILTON TRI-PLEX
LANDSCAPE CONCEPT PLAN



ACADIA BOLLARD SERIES

Catalog #		Type
Project		LED BOLLARD
Comments		
Prepared By		Date



DIMENSIONS: 42”H X 6 1/4”W X 10”D

SPECIFICATIONS

Material

All parts are durable .063 solid aluminum sheet fabricated for maximum strength.

Lens

Standard White Frosted Premium Acrylic or Clear Frosted Premium Acrylic

LED

ALTA Long Life, high-efficiency, surface mount LEDs mounted on MPCB Aluminum Boards

Lifespan:

100,000 hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver

0-10V Dimming Driver for 120/277 volt, Constant Current, metal case, 5 year warranty

Label

ETL Listed for US and Canada for Wet Location

ORDERING INFORMATION

Sample Number: AC-B-32-12W-AB-WF-LEM

Series	Style	Size	Lamp	Finish	Standard Lens	Options
AC	Bollard	32" 42"	32" 12W 22W 42" 12W 22W	Architectural Bronze (AB) Textured Bronze (TBR) Matte Black (MBK) Semi Gloss Black (GBK) Textured Black (TBK) Textured Rust (TR) Matte White (MW) Textured White (TW) Gloss White (GW) Metallic Grey (MG) Brushed Aluminum (BA) adder Metallic Nickel (MN) Textured Verde Patina (TVP) Satin Brass (SB) Copper Vein (CV) Gold Vein (GV) Silver Vein (SV) Chrome (CH)	White Frosted (WF) Clear Frosted (CFA) Optional Lens White Alabaster (WA) Honey Onyx (HO) Natural Horn (NH) Beige Alabaster (BA) Honey Swirl (HS)	LED EMR - Up to 24W OCC Sensors Photo Cell Control

DELIVERED LUMENS PER WATT
 2700K = 80
 3000K = 90
 3500K = 100
 4100K = 110

Evergreen Lighting
www.evergreenlighting.com