

DEVELOPMENT PERMIT NO. DP001316

1371754 B.C. LTD. Name of Owner(s) of Land (Permittee)

345 PRIDEAUX STREET & 390 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 buildings, structures and other developments thereon:

Legal Description:

PARCEL A (DD 30530N) OF SECTION A, OF LOT 2, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584 (PID NO. 008-794-359), and LOT 10, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584 (PID NO. 008-794-588)

- 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 Subject Property Map
 - Schedule B Site and Parking Plans
 - Schedule C Building Elevations and Details
 - Schedule D Landscape Plan and Details
- 4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
- 5. 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.
- 6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

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

1. Section 11.7.1 Size of Buildings – to increase the maximum permitted height of a principal building from 10.5m to 11.5m, as shown on Schedule C.

CONDITIONS OF PERMIT

- 1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Alpin Martin, dated 2023-AUG-02, as shown on Schedule B.
- 2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Alpin Martin, dated 2023-AUG-02, as shown on Schedule C.
- 3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects, dated 2024-SEP-18, as shown on Schedule D.
 - (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the Building Permit application.
 - (b) A landscape security deposit equal to 65% of the landscape cost estimate (to a maximum of \$100,000) shall be provided prior to building permit issuance.
 - (c) A certified letter of completion prepared by a qualified landscape professional shall be submitted prior to the release of the landscape security deposit.
- 4. Lot Consolidation of 345 Prideaux Street & 390 Milton Street prior to building permit issuance.

REVIEWED AND APPROVED ON

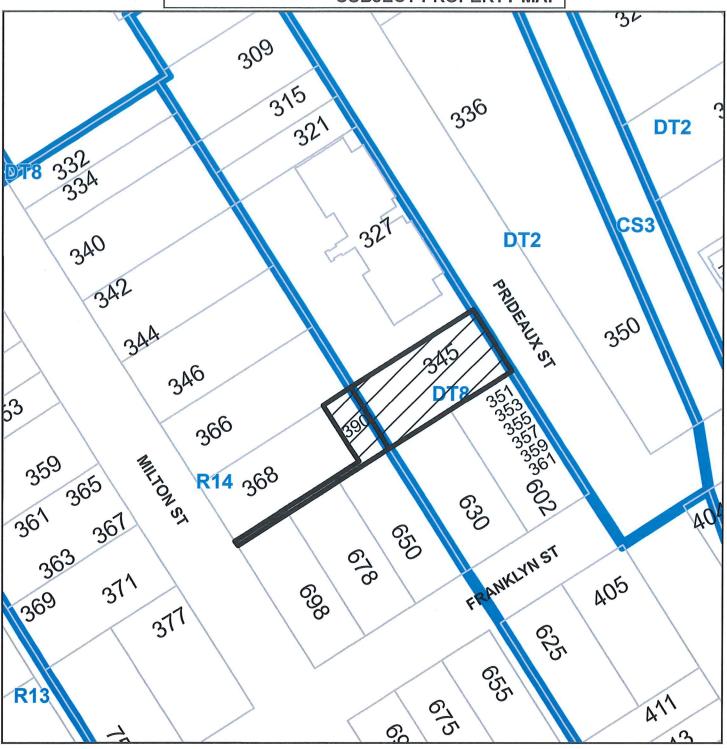
Date

J. Holm Director of Planning & Development

Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001316 Schedule A
345 Prideaux Street & 390 Milton Street
SUBJECT PROPERTY MAP



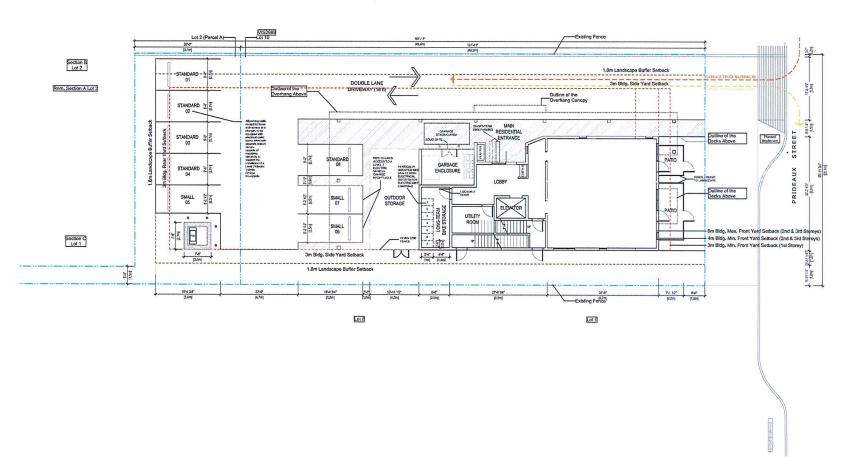




Development Permit No. DP001316 Schedule B 345 Prideaux Street & 390 Milton Street

SITE AND PARKING PLANS





DP1316 2024-SEP-17

RECEIVED

MULTI-FAMILY DEVELOPMENT

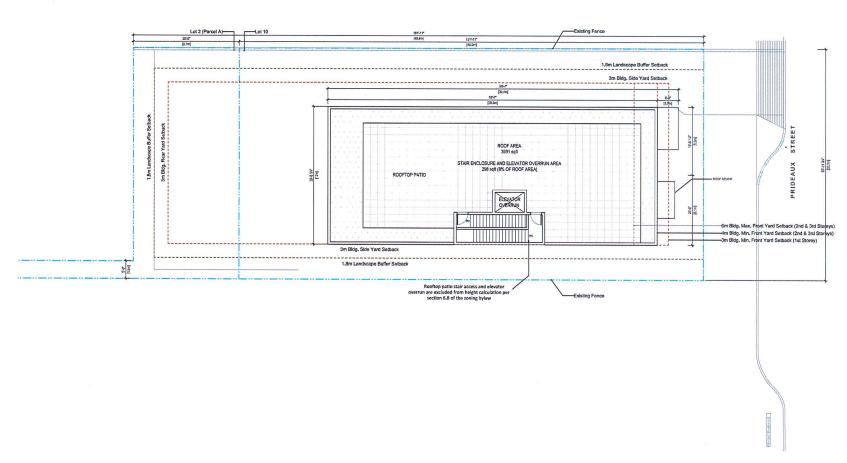
MILTON STREET, PRIDEAUX ST., NANAIMO, BC

SITE / GROUND FLOOR PLAN

1/8" = 1'-0"	1	
(Pempailes,	PROJECT NO.	
A1.3	22-8023A	

SITE / GROUND FLOOR PLAN





TRUE PROJECT A22 SCALE: HT = 147

RECEIVED
DP1316
2024-SEP-17

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MULTI-FAMILY DEVELOPMENT

METON STREET, PRIDEAUX ST., NANAMO, BC

ROOF PLAN

1/8" = 1'-0"	1
(PANES) INA	PROJECT NO.
A2.2	22-80234

Development Permit No. DP001316 Schedule C 345 Prideaux Street & 390 Milton Street **BUILDING ELEVATIONS AND DETAILS**

HEIGHT VARIANCE





WEST ELEVATION

3 WEST ELEVATION

NORTH ELEVATION A3.1 SCALE 18* 6 P.0F

HEIGHT VARIANCE



RECEIVED DP1316 2024-SEP-17

EAST ELEVATION

SCALE: 1/8" = 1/9"

SOUTH ELEVATION

SOUTH ELEVATION

FACING PRIDEAUX STREET











INSPIRATION











MULTI-FAMILY DEVELOPMENT

2001 10 Ans SW, BALMON ARM,

ELEVATIONS

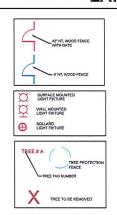
1/8" = 1'-0"	1 1 PHORES NO.	
Diversito,		
A3.1	23-2026	

345 Prideaux Street & 390 Milton Street LANDSCAPE PLAN AND DETAILS

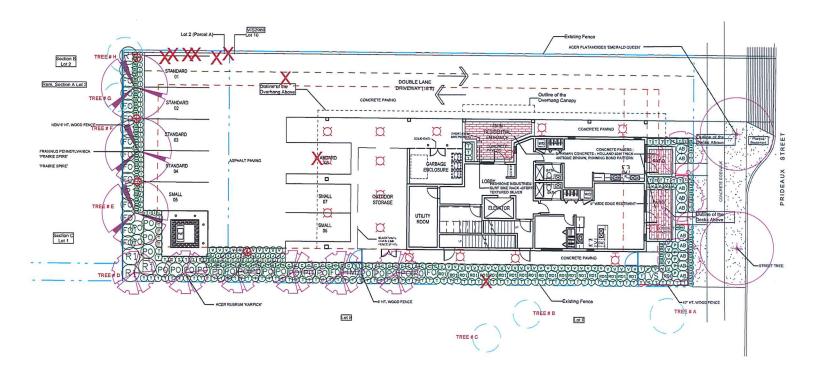
Schedule D

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-087
	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
.)_	3	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
7.)	2	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD; B&B
\sim	6	ACER RUBRUM KARPICK	COLUMNAR KARPICK MAPLE	6CM CAL; 2M STD; B&B
SAMOB	3	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	PRAIRIE SPIRE ACH	6CM CAL; 1.8M STD; B&B
AB	10	ABELIA ×GRANDIFLORA	GLOSSY ABELIA	#3 POT; 50CM
FO	14	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT; 40CM
(MH)	1	HYDRANGEA PANICULATA 'UMELIGHT'	LIMELIGHT HYDRANGEA: LIMEGREEN-PINK	#3 POT: SOCM
PO	23	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	N2 POT: 30CM
¥R1	7	RHODODENDRON BOW BELLS*	RHODODENDRON, PINK	#3 POT; 30CM
ROI	21	ROSA MEIDILAND FERDY	MEIDILAND ROSE: CORAL PINK	#2 POT: 40CM
F	111	THUJA OCCIDENTALIS 'SMARAOD'	EMERALD GREEN CEDAR	1.2M HT: BAD
VS	1	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	W7 POT;80CM
C	23	CAREX OSHIMENSIS EVERGOLD	EVERGOLD JAPANESE SEDGE	#1 POT
HS E	10	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
RB)	36	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	N1 POT
1	48	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
MP)	5	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PEREN	NIAL			
(1)	44	IBERIS SEMPERVIRENS SNOWFLAKE	SNOWFLAKE EVERGREEN CANDYTUFT	15CM POT
-	63	VACCIMUMANTINIDADA	LINCONBERRY	#1 POT 30CM

NOTES - FRANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BE LINDSCAPE STANDARD AND CANADAM INABDOLAR STANDARD. ATTEST ENTITION, OWNERS THE SERVICE OF SPECIAL S



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SEAL

CLIEN

RECEIVED DP1316 2024-SEP-19

PROJECT

MIXED USE BUILDING

MIILTON & PRIDEAUX STREETS NANAIMO, B.C.

DRAWING TITL

LANDSCAPE PLAN

BCALE: 1/8"
DRAWN: MM
DESION: MM
CHCD: BA

L1

3037-10.2IP PMG PRO

23-08

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SEAL:

ALL WOOD POSTS TO BE PRESSURE TREATED TO C.S.A. GTANDARDS
ALL OTHER WOOD WANDERS TO DE CEDIA
CONCRETE LANGE-CAPE ACCESTED.

PURINTURE BASE

PURINTURE BASE

PURINTURE BASE

PURINTURE BASE

PURINTURE BASE

ORACE

PURINTURE BASE

CONCRETE
ALL OTHER BASE

ORACE

PURINTURE BASE

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ALL OTHER BA

2 X 4 BOTTOM RAIL 1 X 4 BOTTOM RAIL (INSIDE)

6' HT. WOOD FENCE

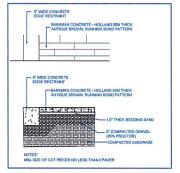
ALL WOOD POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
ALL OTHER WOOD MIMBERS TO BE CEDAR
ALL HARDWARET OB BE OF THE DALWAIRED
APPLY TWO COATS OF STAN TO MATCH BUILDING TO BE APPROVED
OWNER OR LANDOCAPE ARCHITECT
COAT ALL CUT SUMPACED WITH GRIMLAR PRESSENTATIVE AS ABOVE
LEIGHTH AND PACEMENT AS PER LANDSCAPE FLAN

2 42" HT. WOOD PICKET FENCE

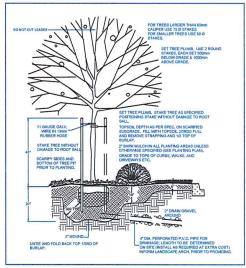
2 X 6 BOTTOM RAIL 1 X 6 BOTTOM RAIL (INSIDE)

3 SITE FURNITURE MOUNTING

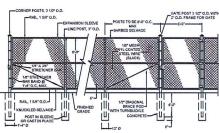
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



4 PAVERS ON GRADE



TREE/SHRUB PLANTING DETAIL



6' BLACK VINYL COATED CHAIN LINK FENCE

8 JULIO 1 PER COLUMNITA IN INC. 9 MISTON 1 PER COLUMNITA IN INC. 9 MISTON 1 PER COLUMNITA IN INC. 9 JULIUS 1 PER COLUMNITA IN INC. 9	NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT

PROJECT:

MIXED USE BUILDING

MIILTON & PRIDEAUX STREETS NANAIMO, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23,JUN,01 DRAWING NUMBER:

BCALE: AS NOTED
DRAWN: MM
DESIGNE: MM
CHRCD: BA. OF 3

23087-10.2IP PMG PROJECT NUMBER

OF 3











ACER PALMATUM "TWOMBLY'S RED SENTINEL" ACER PLATANOIDES 'EMERALD QUEEN'

ACER RUBRUM "KARPICK"















AZALEA JAPONICA 'HINO CRIMSON'

FOTHERGILLA MAJOR MOUNT AIRY

HYDRANGEA PANICULATA 'LIMELIGHT'

PRUNUS LAUROCERASUS 'OTTO LUYKEN'

RHODODENDRON 'BOW BELLS'

ROSA MEIDILAND 'FERDY'

THUJA OCCIDENTALIS 'SMARAGD'









IMPERATA CYLINDRICA 'RED BARON'

JUNCUS EFFUSUS

HELICTOTRICHON SEMPERVIRENS



CAREX OSHIMENSIS EVERGOLD





IBERIS SEMPERVIRENS 'SNOWFLAKE' VACCINIUM VITIS-IDAEA

BIKE RACK

WISHBONE INDUSTRIES: SURF BIKE RACK -SFBRP-3 TEXTURED SILVER

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CLIENT:

PROJECT:

MIXED USE BUILDING

MIILTON & PRIDEAUX STREETS NANAIMO, B.C.

PLANT IMAGES

DATE	23.JUN.01	DRAWING NUMBE
SCALE:		
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CHCD;	84	OF