

Milton Multi-plex Development Variance Permit Rationale

June 23, 2025

SUBJECT PROPERTY

641 Milton Street
Section A, Lot 11, Block F, Section 1,
Nanaimo District, Plan 584
PID: 008 781 907

Development Permit Areas:
DPA 4: Abandoned Mine Working Hazards
DPA 8: Form and Character

PROPERTY AND PROJECT DESCRIPTION

The subject property is located within Old City Neighborhood of the Form and Character Development Permit Area (DPA 8) as shown on Schedule 'E' of Zoning Bylaw No. 4500 and therefore must adhere to the Nanaimo's Old City Multiple Family Residential Design Guidelines. The property is currently zoned R14 Old City Low-Density Residential however an application has been submitted to the City of Nanaimo to re-zone the property to R-15 Old City Medium Density Residential.

The development under consideration proposes two three-storey multiplexes, each with four residential units ranging from one to four bedrooms. Through careful siting, massing, and detailing considerations, the project aims to maintain the traditional character and identity of the surrounding heritage neighborhood.

PROJECT CONFORMITY TO RELEVANT FORM AND CHARACTER GUIDELINES

1. Off-street Parking

Access to the required off-street parking for the property will be provided off Sophia Lane. The small lot will be bordered by upright curbs and surrounded by landscaping.

2. Frontage Landscaping Treatment

The property will be screened from Milton Street by a hedge with perennial planting beds beyond. The main pedestrian access to the property will feature a cedar trellis with address sign and lighting. From Sophia Lane, the parking area will be screened by a combination of fencing and shrubs.

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3. Internal Landscaping Treatment

The landscaping concept for the property includes a mix of lawns, planting beds, and hardscaping to provide visual pleasure and relief for residents and passersby. Each suite in the complex is served by a dedicated outdoor porch or patio space. The central courtyard between the two buildings will act as the main circulation route through the property and will feature a curving walkway of concrete pavers bordered by grasses and perennials planted en masse. Secondary walkways providing access to utility/storage areas will be finished in compacted gravel to promote natural drainage. Three-stream waste bins shared by the suites will be located adjacent to the parking area and screened from view by tall decorative grasses. Trees, shrubs, and groundcovers will be used strategically throughout the property soften the built environment, provide visual interest, and promote privacy for residents.

4. Yards

The development proposes two narrow buildings facing Milton Street (as opposed to a single wider building) to maintain the rhythm of the streetscape. Although the front walls of the proposed buildings are set back further from Milton Street than the neighbouring buildings (to accommodate the road dedication required as a condition of rezoning), the porch and entry stair structures are closely aligned with the facades of the neighbouring buildings. Rear yard setbacks on the block vary significantly. The proposed rear yard setback is roughly midway between the rear yard setbacks of the two adjacent buildings and is approximately equal to the average rear yard setback on the block. The porch and bay window projections into the rear yard are stepped down in height to minimize overshadowing of the neighbouring property.

5. Building Massing

The height and silhouette of existing buildings on Milton Street varies. The proposed development will be similar in height and proportion to the newly constructed tri-plex at 633 Milton Street. The two proposed buildings will sit at different elevations, following the natural slope and promoting a better connection with the street. While the proposed roof peaks will be higher than those of the adjacent buildings, the steep gable roof forms, lower eaves and porch structures, and the generous setback from the street (due to the road dedication mentioned above) will help reduce the visual impact of the building height. The buildings will feature bay windows, projecting porches, and roof dormers which are in keeping with the heritage character of the neighborhood.

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6. Architectural Elements

The proposed development incorporates architectural features which reinforce the traditional residential aesthetic. Each suite has been designed with a private front entry defined by exposed timber elements. The upper units will be served by covered entry porches which strengthen the buildings' connection to the streetscape and add visual interest to the facade. The vertically oriented single-hung window proportions as well as the balanced arrangement of windows in the facades are in keeping with the traditional residential building style. Proposed exterior finishes include painted horizontal wood siding, asphalt shingle roofing, and robust wood trim. Roof overhangs will be accentuated with wide barge and fascia boards. Wood detailing at stairs, railings, and porch canopies will also add traditional character and visual complexity.

REQUESTED VARIANCES

1. Variance to reduce the off-street parking requirement from 11 stalls to 8 stalls.

Due to the size constraints of the subject property, it's impossible to accommodate the required parking for the proposed suites in an at-grade parking area. An alternative would be to introduce underground parking however this approach would result in higher unit rental rates to cover the significant increase in construction costs. Another possible solution would be to reduce the proposed number of suites, or bedrooms within suites, thereby reducing the building footprints and dedicating more lot area to parking. This approach may also result in increased unit rental rates in addition to reducing potential density and encouraging reliance on single-occupancy vehicles.

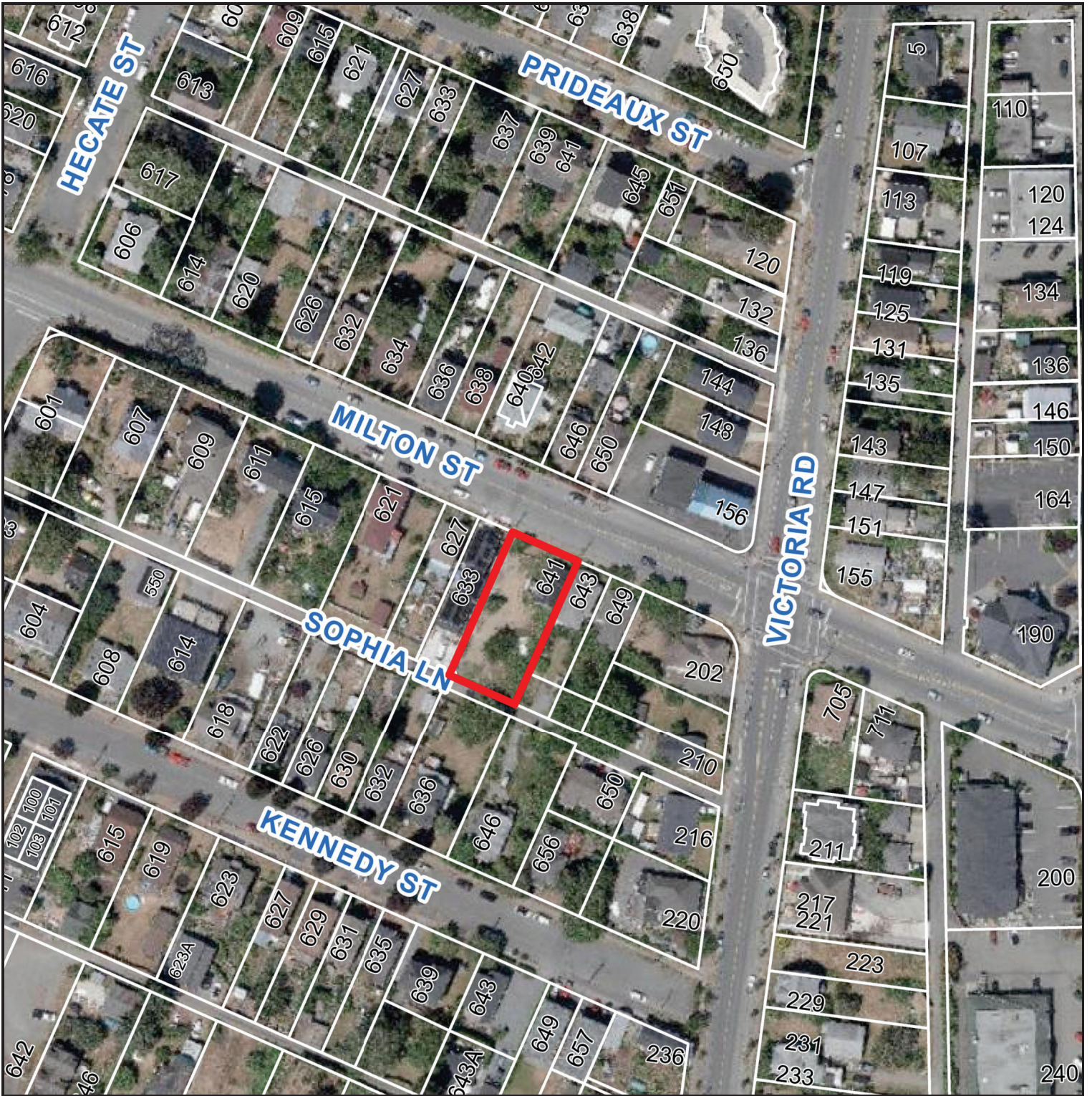
The proposed parking variance strikes a balance between the various goals of the OCP and Form and Character Guidelines. The requested 8 stalls require just 515 square feet of paving area which leaves more space on the property for planting beds and landscape buffers. While each suite is still served by a single parking stall, residents may be encouraged to use alternate forms of transportation such as walking, cycling, or transit when possible since the property is close to many amenities and transit stops, and secure bicycle storage will be provided. The reduction in parking will also allow density on the property to be maximized, providing livable housing for a diverse range of families, while reinforcing the single-family residential character of the neighborhood.

2. Variance to raise the maximum building height 0.6m (1.93ft) from 9.5m (31.17ft) to 10.1m (33.14ft).

The requested variance will allow the buildings to be constructed such that the lower floor elevations are very close to the natural grade at the centre of the front property line where the main pedestrian access to Milton Street is proposed. This has several advantages over sinking the building below grade to meet the current maximum building height. First, the lower floor suites will have much better access to light and views. In addition, the central walkway can be almost level off Milton Street creating a comfortable and inviting entry court that relates well to the streetscape. The walkway would also require fewer steps to connect to the parking area making a safer and more appealing pedestrian access route between the front and back of the property. Raising the buildings relative to the surrounding grade also allows the entry porches of the rear upper floor units to be elevated several steps above the level of the parking lot improving security and reinforcing the traditional character of the neighbourhood. The floor elevations and site grading have been carefully considered to optimize the relationship between the proposed buildings and landscaping and the existing streetscapes on both Milton Street and Sophia Lane.

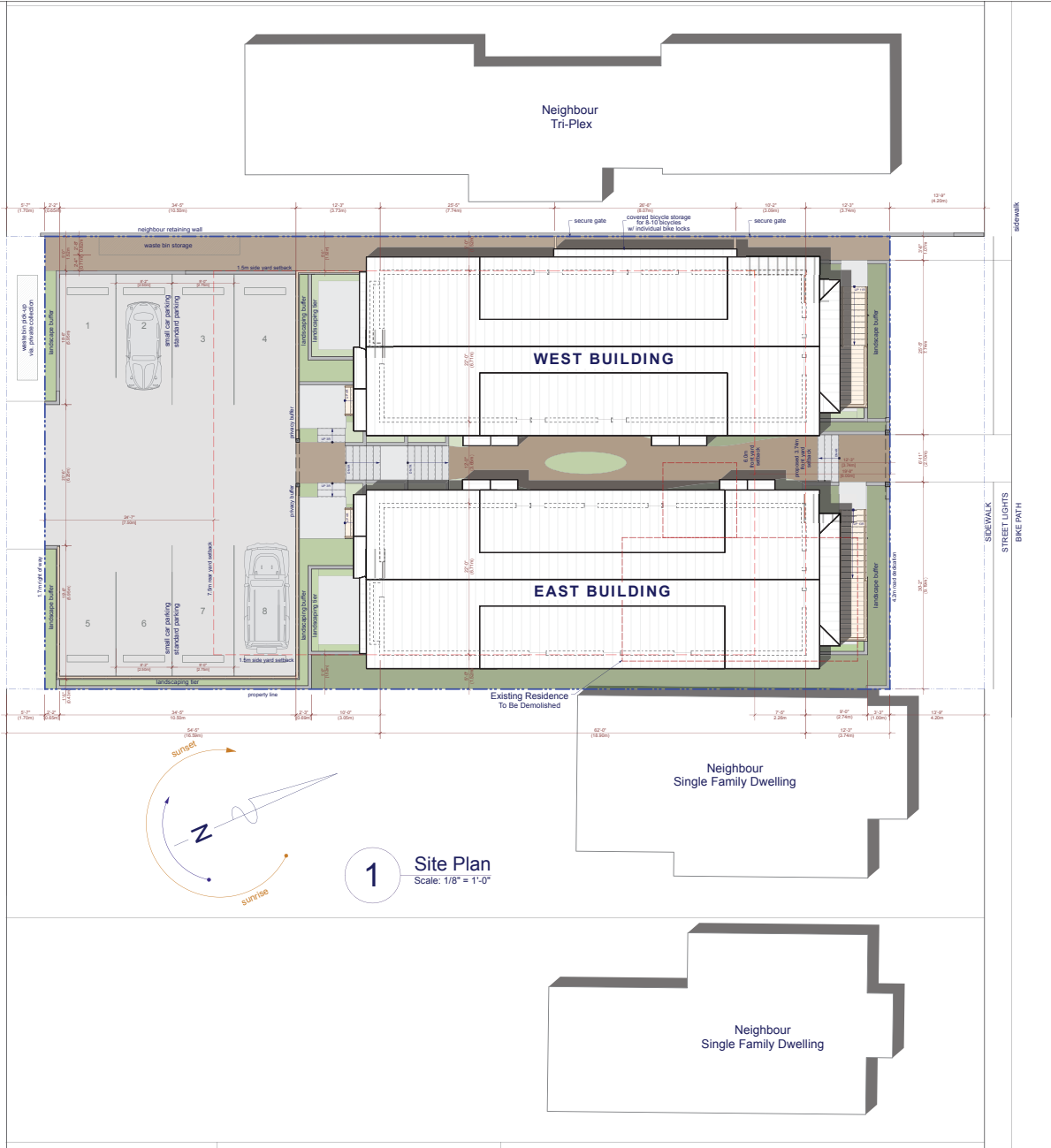
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AERIAL PHOTO



 641 MILTON STREET

SOPHIA LANE



1 Site Plan
Scale: 1/8" = 1'-0"

MILTON STREET



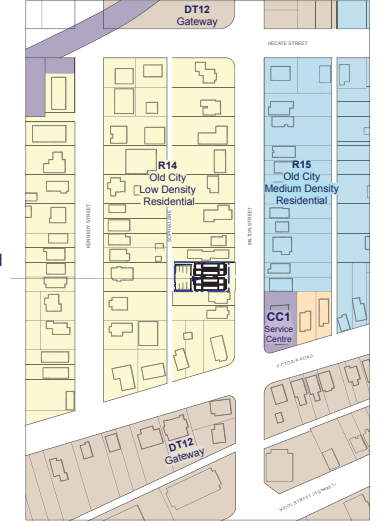
SITE STATISTICS

Civic Address	641 Milton Street, Nanaimo, BC
Legal Description	Section A, Lot 11, Block F, Section 1, Nanaimo District, Plan 584 008 781 907
PID	
Current Zoning	R14 Old City Low Density Residential
Proposed Zoning	R15 Old City Medium Density Residential
Milton Street Road Dedication	4.2m (13'8")
Sophia Lane Right-of-Way	1.7m (5'6")
Front Yard Setback	6.0m (19'7")
Proposed Front Yard Setback	3.74m (12'3")
Proposed Setback Variance	2.26m (7'4")
Side Yard Setback	1.5m (4'9")
Rear Yard Setback	7.5m (24'6")
Proposed Residential Units	8 Units
Required Parking	11 stalls
Proposed Parking	8 stalls, 4 standard, 4 small car
Proposed Parking Variance	3 stalls
Proposed Bicycle Parking	8 - 10 bicycles
Lot Area	754.6 sq.m (8,122 sq.ft.)
Max. Lot Coverage	40.0%
Proposed Lot Coverage	39.3%
Proposed Site Specific FAR	0.25
Proposed FAR	0.92
Max. Dwelling Height	9.50m (31.20')
Proposed Dwelling Height	
West Building	9.9m (32'60')
East Building	10.1m (33'20')
Proposed Height Variance	0.76m (2'50')

PROJECT SUMMARY

	Unit #	Area (sq.ft.)	# of Bedrooms	# of Bathrooms
WEST BUILDING	Unit 1	510	1	1
	Unit 2	740	1	1.5
	Unit 3	1415	4	3
	Unit 4	1100	2	2.5
	Total:	3765	8	8
EAST BUILDING	Unit 5	510	1	1
	Unit 6	740	1	1.5
	Unit 7	1415	4	3
	Unit 8	1100	2	2.5
	Total:	3765	8	8
Summary:	2 Buildings	8 Units	7530 sq.ft.	16 Bedrooms 16 Bathrooms

ZONING CONTEXT



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2025-08-18 Re-issued for Rezoning Permit
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2025-09-23 Issued for DP Coordination

Re-issued for Rezoning Permit

Project Title
Milton Multi-Plex
641 Milton Street, Nanaimo, BC

Sheet Title
Site Plan & Project Data

Project ID: 305-2023-02
Date: August 18, 2025
Drawn By: VIKW/CF

Sheet No.: **A1.0**



East Building

West Building

1 North Elevation
Scale: 1/4" = 1'-0"
from Milton Street



West Building

East Building

2 South Elevation
Scale: 1/4" = 1'-0"
from Parking



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- Material Palette**
- 1 horizontal, painted wood siding
 - 2 light grey asphalt shingles
 - 3 painted wood barge & fascia
 - 4 black Vinyl windows
 - 5 wood window & door trim
 - 6 wood beam & posts
 - 7 wood porch railing & stair
 - 8 concrete steps & patios

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Project Title
Milton Multi-Plex
641 Milton Street, Nanaimo, BC

Sheet Title
N & S Elevations / Materials

Project ID: 305-2023.02
Date: August 18, 2025
Drawn By: VIKW/CF

Sheet No.
A3.0



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Project Title
Milton Multi-Plex
 641 Milton Street, Nanaimo, BC

Sheet Title
**East Building
 E & W
 Elevations**

Project ID: 305-2023.02
 Date: August 18, 2025
 Drawn By: VIKW/CF

Sheet No.: **A3.1**



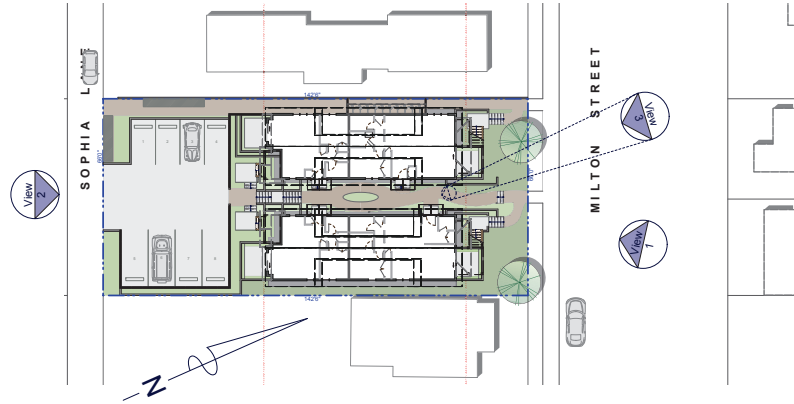
1 West Elevation
 Scale: 3/16" = 1'-0"



2 East Elevation
 Scale: 3/16" = 1'-0"



1 View 1



3 Site Plan
Scale: 1:250



2 View 2



4 View 3



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2025-05-18 Issued for Development Permit
2025-05-29 Issued for DP Coordination
2025-06-21 Issued for Resolving Permit

Issued for DP Coordination

Project Title

**Milton
Multi-Plex**
641 Milton Street, Nanaimo, BC

Sheet Title

Renderings /
Massing
Model

Project ID

305-2023.02

Date

June 18, 2025

Drawn By

VIKW/CF

Sheet No.

A2.0

641 Milton St Infill Housing

Issued for: Development Permit

Date: June 23, 2025

Project Address: 641 Milton St, Nanaimo, BC

PACKAGE ONLY TO SCALE WHEN PRINTED ON 24"X36" SHEETS

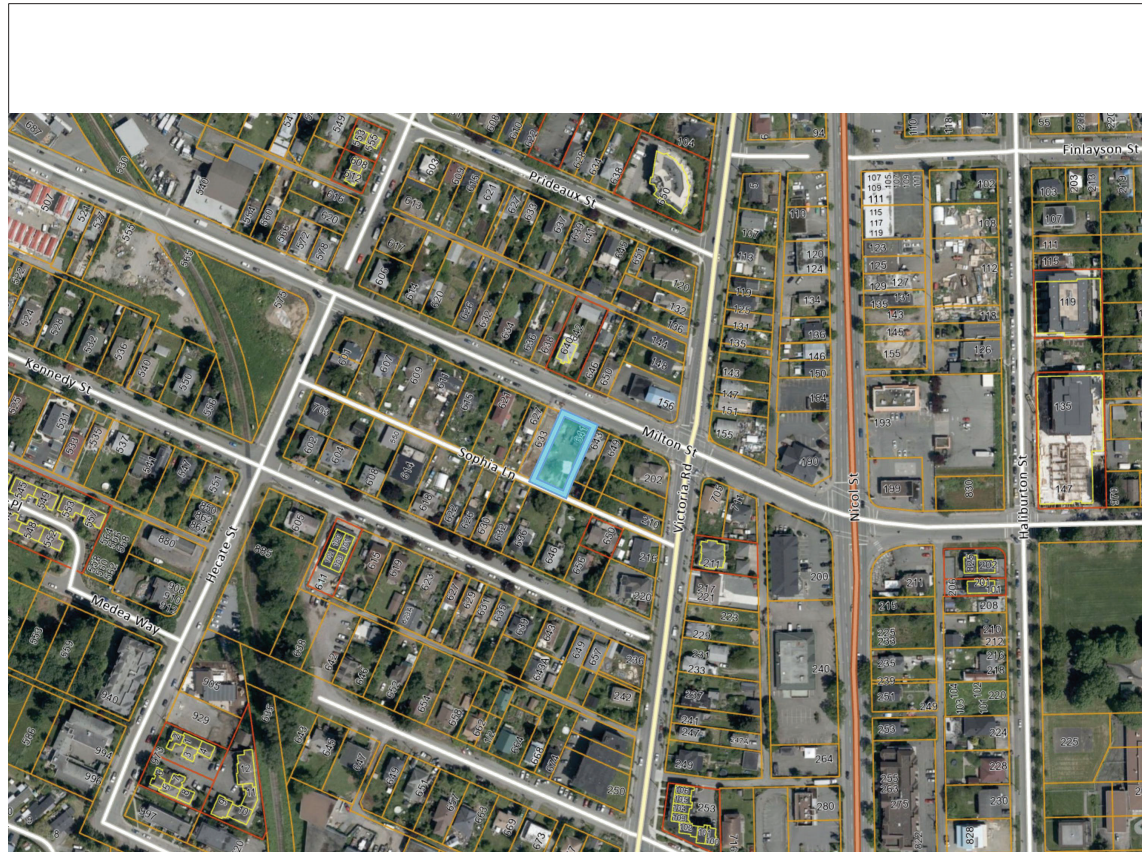
TABLE OF CONTENTS

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L5	Landscape Grading Plan
L6a	Sections
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L7a	Landscape Details
L7b	Landscape Details

CONSULTANT LIST

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CONTEXT PLAN:



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 CONSULTING ENGINEERS

B 2025-06-25 Issue for DP
 A 2025-02-13 Issued for Review

Date Issue Notes

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LANDSCAPE ARCHITECTS

8052-8667 W 2nd Ave Nanaimo, BC V9R 1H3
 250.699.1122 info@prospectandrefuge.ca
 Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Site and Address:
 Milton 8-unit Townhouse Infill
 641 Milton St., Nanaimo, BC, V9R 2L4

Sheet Title

Cover Sheet

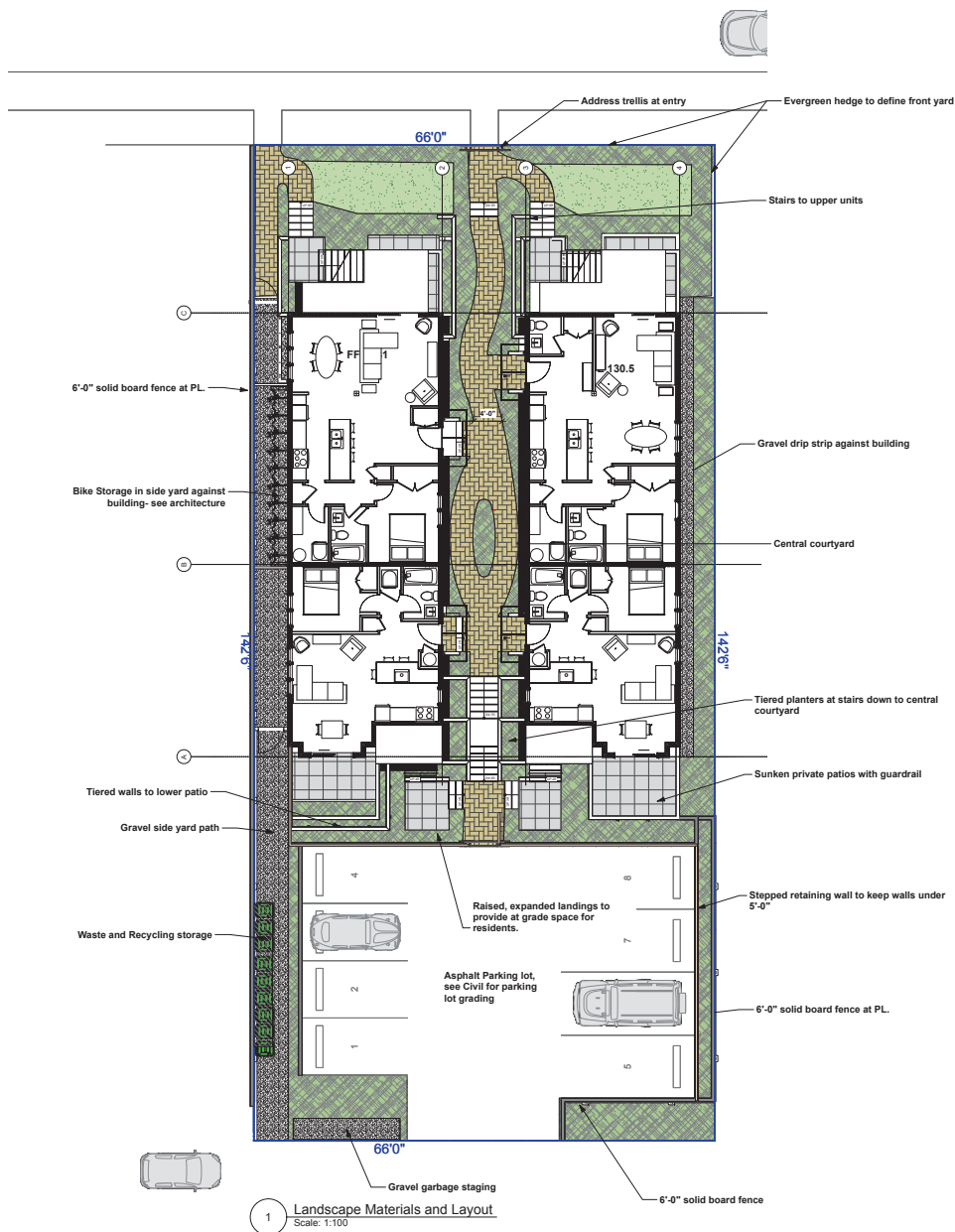
Project Manager AS Project No. 2024-31

Drawn By AS Scale AS NOTED

Reviewed By AS Sheet No.

Date 2025-02-13

L1



1 Landscape Materials and Layout
Scale: 1:100

- GENERAL LANDSCAPE NOTES:**
- All materials and execution of landscape works shall conform to the CLS/BCTNA Landscape standard.
 - Do not construct from these drawings unless marked "Issued for construction".
 - All landscape works to be performed under this contract to meet the applicable provisions and recommendations set forth in the Master Municipal Specifications & Standards Details/Canadian Landscape Standards and respect all Municipal Bylaws.
 - The latest edition of the standards and codes referenced in these notes and on the landscape drawings shall apply.
 - The existing conditions were compiled from base plans of the site prepared by others. Although every effort has been made to accurately locate all conditions, actual conditions may vary from those shown. The contractor shall make a full review of all existing conditions of the site and shall report discrepancies to the landscape architect before starting work. The contractor shall assume responsibility for actual conditions as they exist on site.
 - The landscape contractor shall be responsible for visiting the site to determine the extent of demolition, preparation, and removals necessary (whether shown on the drawings or not) to construct the proposed site improvements. The landscape contractor shall report, in writing, any discrepancies between the existing and proposed work to the landscape architect prior to proceeding with construction. Failure to inspect, notice, or report these discrepancies prior to construction shall not relieve the landscape contractor from their responsibility to perform the necessary operation for the successful completion of the proposed improvements without any charges to fee.
 - The landscape contractor shall verify dimensions shown on the drawings and notify the landscape architect of any discrepancies prior to the start of the final layout prior to construction.
 - Contractor to repair any damage resulting from work on site.
 - The landscape contractor shall refer any questions on materials, finishes, labour and/or products specified herein to the landscape architect.
 - Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards sun basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
 - All landscaping to have high efficiency irrigation system to IAABC standards.

LEGEND

HARDSCAPE MATERIALS:

- Concrete pavers
- 24x24 patio pavers
- Gravel walkways

SOFTSCAPE MATERIALS:

- Planting Bed
- Sodded Lawn

LINE & SYMBOLS

- 6" H. Wooden fence
- 42" H. picket fence

DETAIL

- 19 L7A
- 10 L7A
- 9 L7A
- 1 L7A
- 2 L7A
- 3 L7A
- 4 L7A
- 5 L7A
- 6 L7A
- 7 L7A

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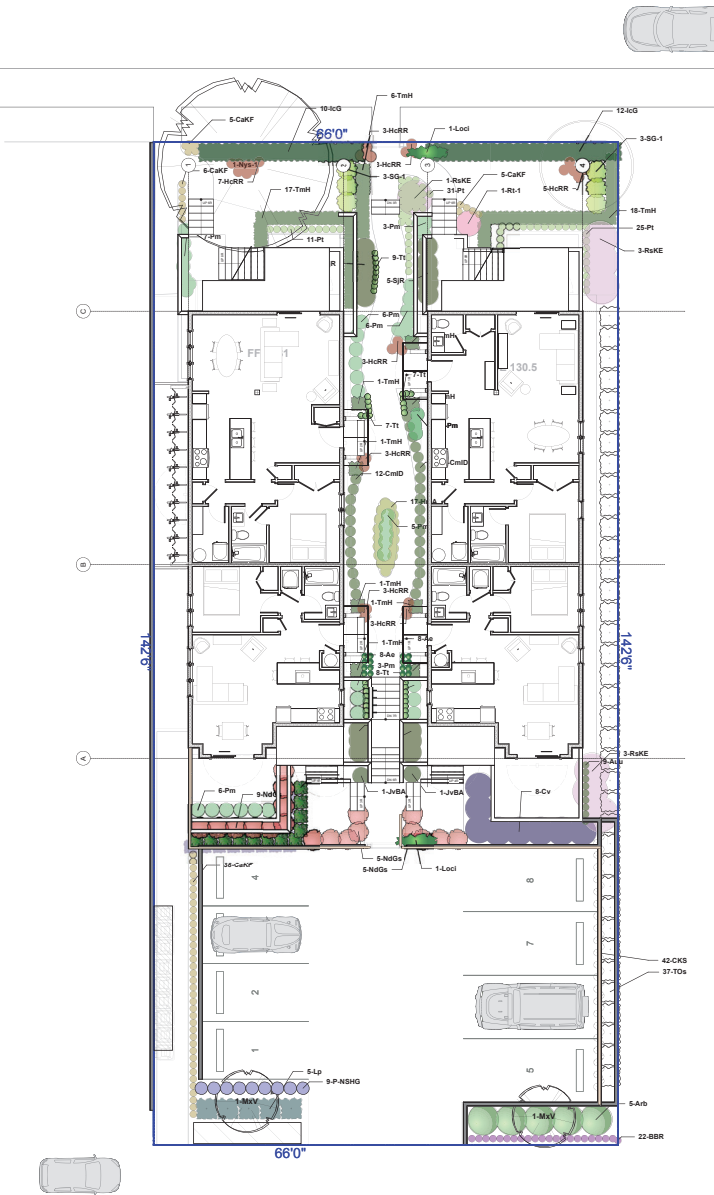
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Scale		

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Project Title and Address:
Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Sheet Title:
Landscape Materials and Layout Plan

Project Manager:	AS	Project No.:	2024-31
Drawn By:	AS	Scale:	AS NOTED
Reviewed By:	AS	Sheet No.:	L2
Date:	2025-02-13		



1 Landscape Materials and Layout
Scale: 1:100

PLANTING LANDSCAPE NOTES

- All materials and execution of landscape works shall conform to the current edition of the Canadian Landscape Standard (CLS) as a minimum acceptable standard. Refer to document for complete landscape documentation.
- Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
- Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Soil analysis to be provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.
- Off slab minimum soil depths are as follows unless noted differently on plans:
4" (100mm) for lawn areas
6" (150mm) for lawn areas
16" (400mm) for shrub beds
36" (900 mm) for trees
- The proposed sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium.
- All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape Standard for container grown stock.
- Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying PR will be removed, disposed of and replaced at the contractor's expense.
- Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the Landscape Consultant and request additional instructions. The exact location of trees shall be determined on site and fact file subject to obstructions where applicable.
- Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
- Root balls to be free of pernicious weeds.
- Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
- Landscape Contractor is to provide 56 days of maintenance after the date of Substantial Completion. Maintain to level 2 Standard as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
- The Landscape Consultant is to approve any plant material substitutions. Upon delivery, all plant material must meet CLS standards.
- Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
- All landscaping to have high efficiency irrigation system to IABC standards.

PLANT LIST ID	Latin Name	Common Name	Quantity	Scheduled Size	Note
TREES					
Mv-1	Magnolia x 'Vulcan'	Vulcan Magnolia	2	2.5 m	B & B
Nys-1	Nyssa sylvatica 'Afterburner'	Afterburner Tupelo	1	6 cm cal.	B & B, 1.8 m
S	Syringa Vulgars 'Tree'	Tree Form Lilac	1	1.5 m ht. ex. Cultivar	B & B
SHRUBS					
Arb	Arctostaphylos 'Compacta'	Strawberry Tree	5	#5 pot	Cont.
Aus	Arctostaphylos uva-ursi	Kinnikinnick	9	#1 pot @ 1'-0" oc.	Cont.
Bg	Berberis europaeum	Red Dogwood	1	#1 pot	Cont.
BSS	Bergenia 'Blossingham Ruby'	Blossingham Ruby Bergenia	22	#1 pot @ 1'-0" oc.	Cont.
CaF	Callimagrostis x auctiflora 'Karl Foerster'	Mark Foerster Feather Reed Grass	54	#1 pot @ 2'-0" oc.	Cont.
CoD	Carex moorei 'No Driped'	No Driped Carex	30	#1 pot @ 1'-6" oc.	Cont.
Cv	Cratogeomys 'Victoria'	California Lilac	8	#5 pot @ 5'-0" oc.	Cont.
CS	Cornus kousa 'Satanus'	Black Satin Dogwood	62	#1 pot @ 1'-0" oc.	Cont.
JMA	Malossectes macro 'Aurora'	Golden Japanese Forest Grass	17	#1 pot @ 1'-6" oc.	Cont.
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Reblooming Daylily	30	#1 pot @ 1'-6" oc.	Cont.
JS	Jasione cuneata 'Ivan Island'	Japanese Holly	22	#2 pot	Cont.
JVA	Jurgenius virginiana 'Blue Arrow' (COPF)	Blue Arrow Juniper	2	#5 pot	Cont.
Lf	Lonicera pilularis	Privet Honeysuckle	5	#5 pot @ 8'-0" oc.	Cont.
NES	Nepenthes domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	19	#2 pot	Cont.
P.NHG	Nepenthes 'Six Hills Giant'	Flowering Carnivore	9	#1 pot	Cont.
Pt	Patynotia terminalis	Japanese Spurge	25	#4" pot @ 1'-0" oc.	Cont.
Pm	Polystichum murinum	Sword Fern	45	#1 pot @ 2'-0" oc.	Cont.
RAKE	Ribes sarganum 'King Edward II'	King Edward Flowering Currant	6	#3 pot @ 5'-0" oc.	Cont.
SR	Saxifraga oppositifolia 'Alfredia'	Saxifrage Saxifrage	16	#3 pot @ 3'-0" oc.	Cont.
SG-1	Spiraea 'Goldmound'	Goldmound Spirea	6	#2 pot	Cont.
TmH	Thymus x media 'Tidder'	NY's Yew	61	4'V" pot @ 1'-9" oc.	Cont.
TDS	Thymus occidentalis 'Sourgrass'	Emerald Cedar	49	6'0" ht.	B & B
Tf	Thymus trifoliate	Pacific Foamflower	19	#1 pot	Cont.
GROUNDCOVER					
	Assorted perennials selected by Landscape Architect		200	#1 pot	Cont.

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Date	Issue Notes



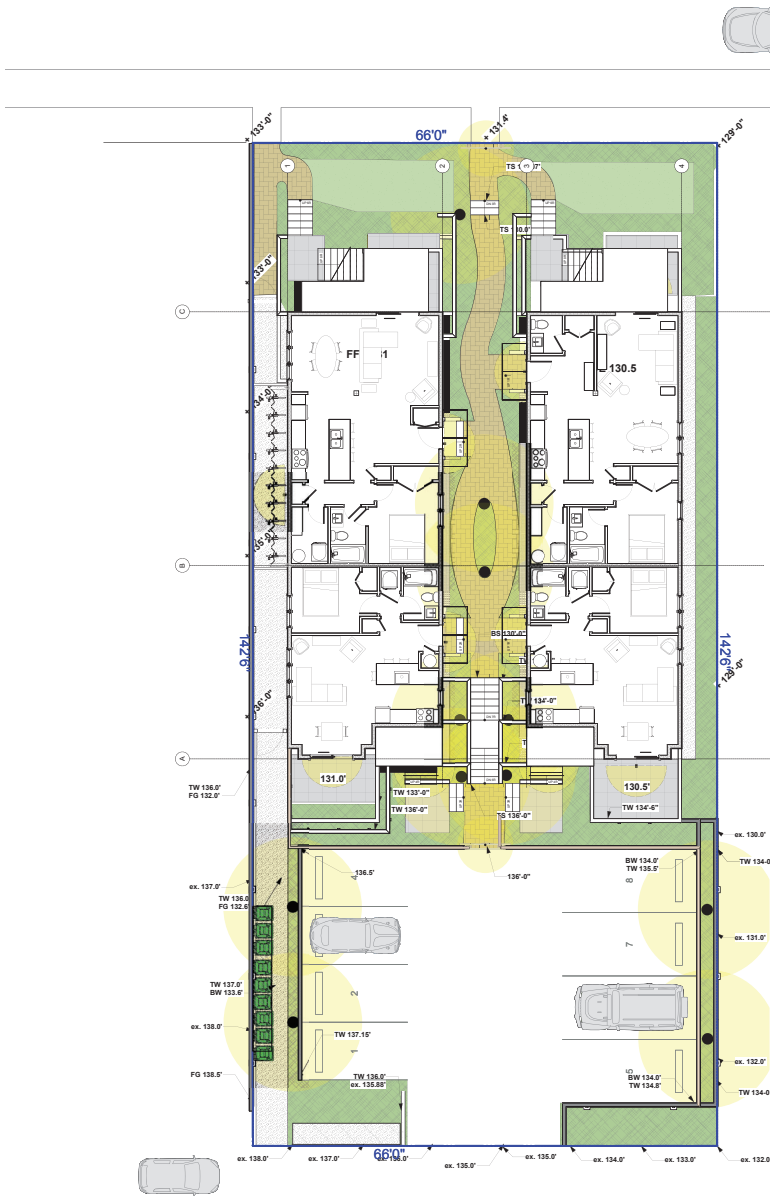
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Project Title and Address
Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Landscape Planting Plan

Project Manager:	AS	Project No.:	2024-31
Drawn By:		Scale:	1:1
Reviewed By:	AS	Sheet No.:	L3
Date:	2025-02-13		



1 Landscape Lighting
Scale: 1:100

5 Year **116577**

Project: 340 Campbell
Product Code: 5 Year
Product Code: **IP95-116577**

Color: Black White Bronze Silver Gold Copper Stainless Steel

Size: 12" 18" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120"

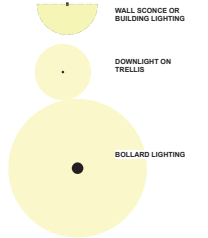
Options: 120V 240V 300V 360V 420V 480V 540V 600V

DELIVERED LUMENS

CT	BW	12W	18W	24W
822 (2000K)	500	3300	1170	1540
822 (2700K)	612	516	1376	1840
828 (3000K)	680	822	1530	2050
835 (3500K)	780	1170	1750	2330
840 (4000K)	780	1180	1760	2350

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Landscape Planning

LIGHTING



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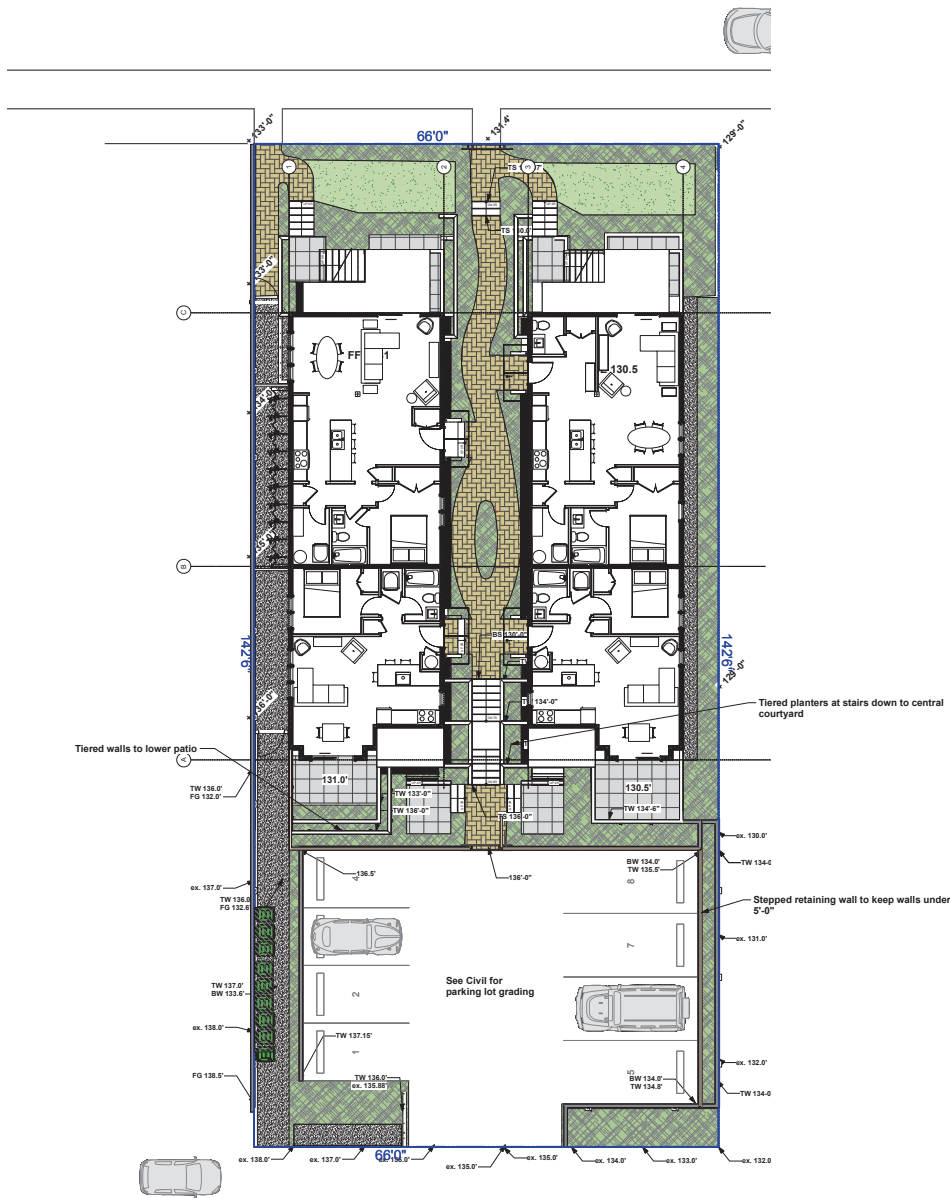
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Lighting Plan

Project Manager: AS	Project No: 2024-31
Drawn By: AS	Scale: 1:1
Reviewed By: AS	Sheet No: L4
Date: 2025-02-13	



1 Landscape Grading
Scale: 1:100

LEGEND

LINES & SYMBOLS

- ==== Part pipe
- ⊙ Drain clean out
- Bi-level area drain
- 5% Drainage direction
- ▬ 300mm Gravel drip strip
- ~ Proposed Contour
- ⊕ Spot Elevation

ABBREVIATIONS

- T.O.S. Top of Slab
- TS Top of Stairs
- BS Bottom of Stairs
- TW Top of Wall
- BW Bottom of Wall

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COURTNEY PLANNING

B 2025-06-25 Issue for DP
A 2025-02-13 Issued for Review

Date	Issue Notes



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LANDSCAPE ARCHITECTS
#102-868 W 2nd Ave Vancouver, BC V6J 1V3
604-681-1122 info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address
Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Landscape Grading Plan

Project Manager: AS	Project No: 2024-31
Drawn By: AS	Scale: 1:96
Checked By: AS	Sheet No. L5
Date: 2025-02-13	

East Elevation
1/16" = 1'-0"



East Building

West Building

2 Elevation from Sophia Lane
Scale: 1/4" = 1'-0"



2 Elevation from Sophia Lane
Scale: 1/4" = 1'-0"

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Date Issue Notes

See

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LANDSCAPE ARCHITECTS

#102-1661 W 2nd Ave Nanaimo, BC V9J 1H3

250-556-1122 info@prospectandrefuge.ca

Building on over 25 years of history as Jonathan Lewis, Ltd.

Project File and Address

Milton 8-unit Townhouse Infill

641 Milton St., Nanaimo, BC, V9R 2L4

Sheet Title

Sections

Project Manager AS Project No. 2024-31

Drawn By Scale 1:1

Reviewed By AS Sheet No.

Date 2025-02-13

L6a



1 West Elevation
Scale: 3/16" = 1'-0"

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Date	Issue/Notes
B 2025-06-25	Issue for DP
A 2025-02-13	Issued for Review

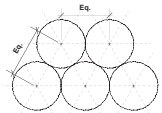
Rev	Issue/Notes

Prospect & Refuge

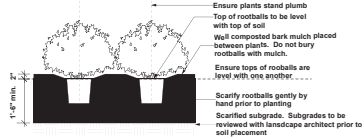
LANDSCAPE ARCHITECTS
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604-681-1122 info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address
Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Sections	
Project Manager	Project No.
AS	2024-31
Drawn By	Scale
AS	1:1
Reviewed By	Sheet No.
AS	L6b
Date	
2025-02-13	



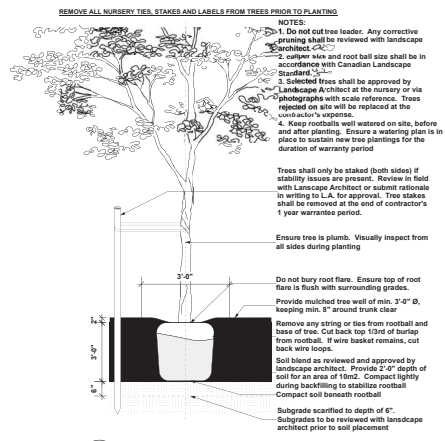
Plan view of typical planting layout. Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.



Ensure plants stand plumb
Top of rootballs to be level with top of soil
Wall composted bark mulch placed between plants. Do not bury rootballs with mulch.
Ensure tops of rootballs are level with one another.
Scarify rootballs gently by hand prior to planting
Subgrades to be reviewed with landscape architect prior to soil placement

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

1 Shrub and Perennial Planting
Scale: 1/2" = 1'-0"



REMOVE ALL NURSERY TIES, STAKES AND LABELS FROM TREES PRIOR TO PLANTING

NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. Caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period.

Trees shall only be staked (both sides) if stability issues are present. Review in field with Landscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warranty period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø, keeping min. 1" around trunk clear

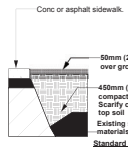
Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

Soil blend as reviewed and approved by landscape architect. Provide 2" depth of soil for an area of 10m². Compact lightly during backfilling to stabilize rootball

Compact soil beneath rootball

Subgrade scarified to depth of 6".
Subgrades to be reviewed with landscape architect prior to soil placement

2 Tree Planting
Scale: 1/2" = 1'-0"



Conc or asphalt sidewalk

50mm (2") composted mulch over growing medium

450mm (18") growing medium, gently compacted on uncompacted surface. Scarify compacted soils prior to placing top soil

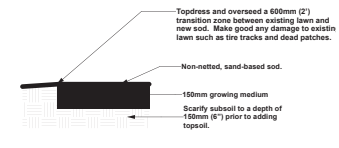
Existing sub-grade - native materials

Standard Growing Medium: Level 1 type 1P as per Canadian Landscape Standards unless otherwise noted.

Supply sample to landscape architect for approval

Tree planting areas requires 3'-0" soil depth.
Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Grade: 6" for irrigated turf, 9" non irrigated, 18" for small shrubs & 24" for large shrubs and 3'-0" for trees.

3 Top Soil
Scale: 1/2" = 1'-0"



Topdress and overseed a 600mm (2") transition zone between existing lawn and new sod. Make good any damage to existing lawn such as tire tracks and dead patches.

Non-retted, sand-based sod.

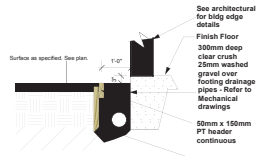
150mm growing medium

Scarify subsoil to a depth of 150mm (6") prior to adding topsoil.

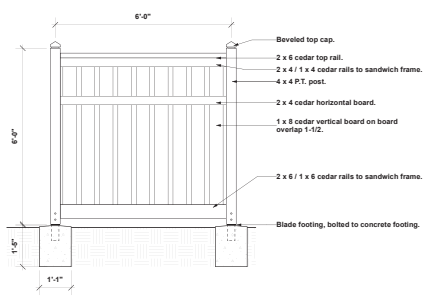
Standard Growing Medium for Lawn offsets: Level 2 type 2L as per Canadian Landscape Standards unless otherwise noted.
Standard Growing Medium for Lawn onsite: Level 1 type 1H as per Canadian Landscape Standards unless otherwise noted.

Supply sample to landscape architect for approval
Soil depths to meet or exceed Canadian Landscape Standard for growing medium:
On-Slab: 6" for irrigated turf, 9" for non-irrigated.

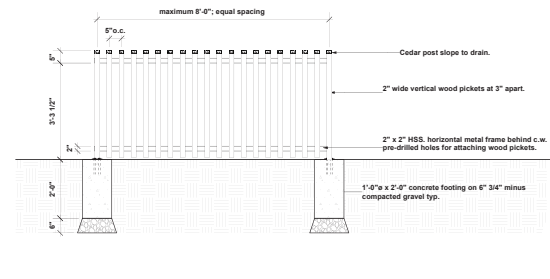
4 Sodded Lawn
Scale: 1/2" = 1'-0"



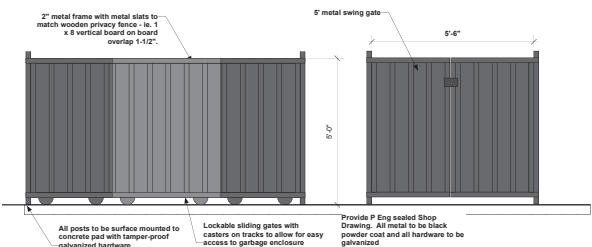
5 Drainage strip
Scale: 1/2" = 1'-0"



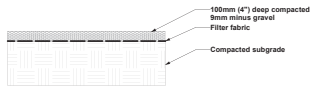
6 6' H. Privacy Wooden Fence
Scale: 1/2" = 1'-0"



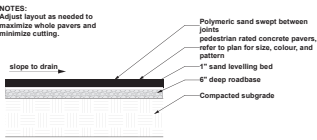
7 42"H. Horizontal Metal and Wood Fence
Scale: 1/2" = 1'-0"



8 Garbage Enclosure
Scale: 1/2" = 1'-0"



9 Gravel Walkway
Scale: 1/2" = 1'-0"



10 Standard Concrete Pavers
Scale: 1/2" = 1'-0"

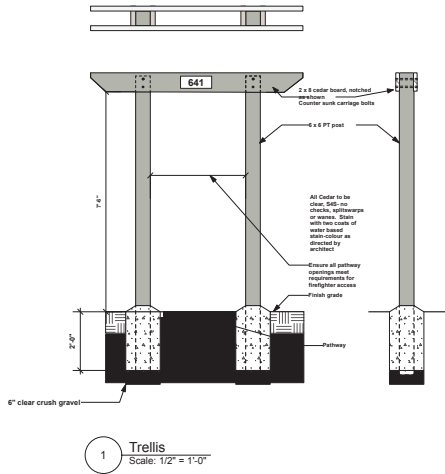
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	Date	Issue Notes

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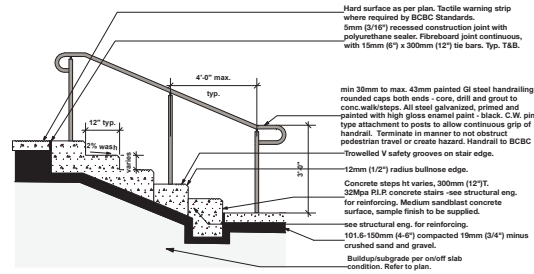
Project Title and Address
Milton 8-unit Townhouse Infill
641 Milton St., Nanaimo, BC, V9R 2L4

Project Manager		Project No.	
AS		2024-31	
Drawn By	Scale	1/2" = 1'-0"	
AS			
Drawn No.	Sheet No.	L7a	
AS			
Date	2025-02-13		

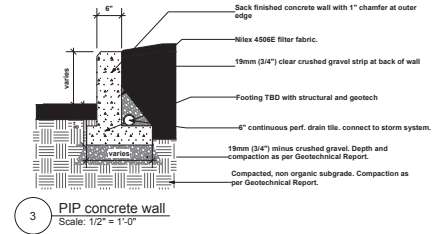


1 Trellis
Scale: 1/2" = 1'-0"

NOTES:
 1. Install metal handrails as per BC Building Code Standards.
 2. Field verify stair length, number of stairs, and railing length requirement. Refer to grading plan for top and bottom of stair elevations.
 3. Refer to grading plan for riser heights.



2 Concrete Stairs
Scale: 1/2" = 1'-0"



3 PIP concrete wall
Scale: 1/2" = 1'-0"

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<small>Project File and Address:</small> Milton 8-unit Townhouse Infill 641 Milton St., Nanaimo, BC, V9R 2L4		
<small>Sheet Title:</small> Landscape Details		
<small>Project Manager:</small>	AS	<small>Project No.:</small> 2024-31
<small>Drawn By:</small>	AS	<small>Scale:</small> Actual Size
<small>Reviewed By:</small>	AS	<small>Sheet No.:</small> L7b
<small>Date:</small>	2025-02-13	