



DEVELOPMENT PERMIT NO. DP001062

MOUNT BENSON SENIOR CITIZENS HOUSING SOCIETY

Name of Owner(s) of Land (Permittee)

20 PRIDEAUX 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:

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP77182

PID No. 025-980-211

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 Site Details – Arbour Gate and Garbage Enclosure

Schedule E Landscape Plan

- 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.

PERMIT TERMS

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum height of a principal building from 14m to 15.25m for up to 25% of the roof area.

The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 2013" is varied as follows:

1. *Schedule 'A'* – to reduce the required number of off-street parking spaces from 57 to 17 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture, dated 2017-OCT-10, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by D-Architecture, dated 2017-NOV-27, as shown on Schedule C.
3. The development is in general compliance with the Site Details prepared by D-Architecture, dated 2017-NOV-27, as shown on Schedule D.
4. The subject property is in general compliance with the Landscape Plan prepared by JPH Consultants Inc., received 2017-NOV-27, as shown on Schedule E.
5. The subject property owner agrees to enter into a housing agreement with the City in order to establish the terms and conditions regarding the occupancy of the Housing Units identified in the Agreement prior to the issuance of a Building Permit.

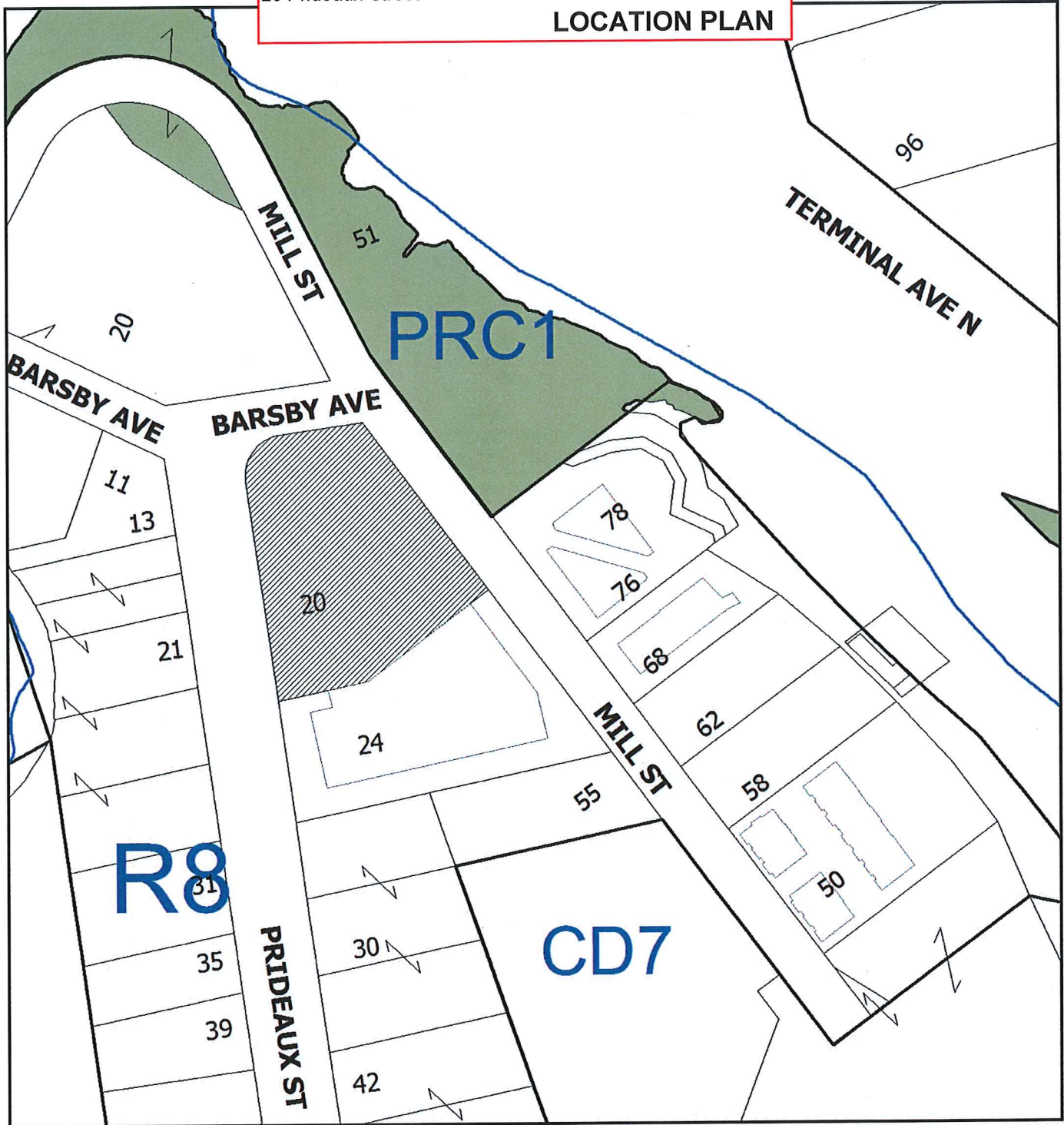
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 15TH DAY OF JANUARY, 2018.


Corporate Officer

2018-JAN-19
Date

Development Permit DP001062 Schedule A
20 Prideaux Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001062

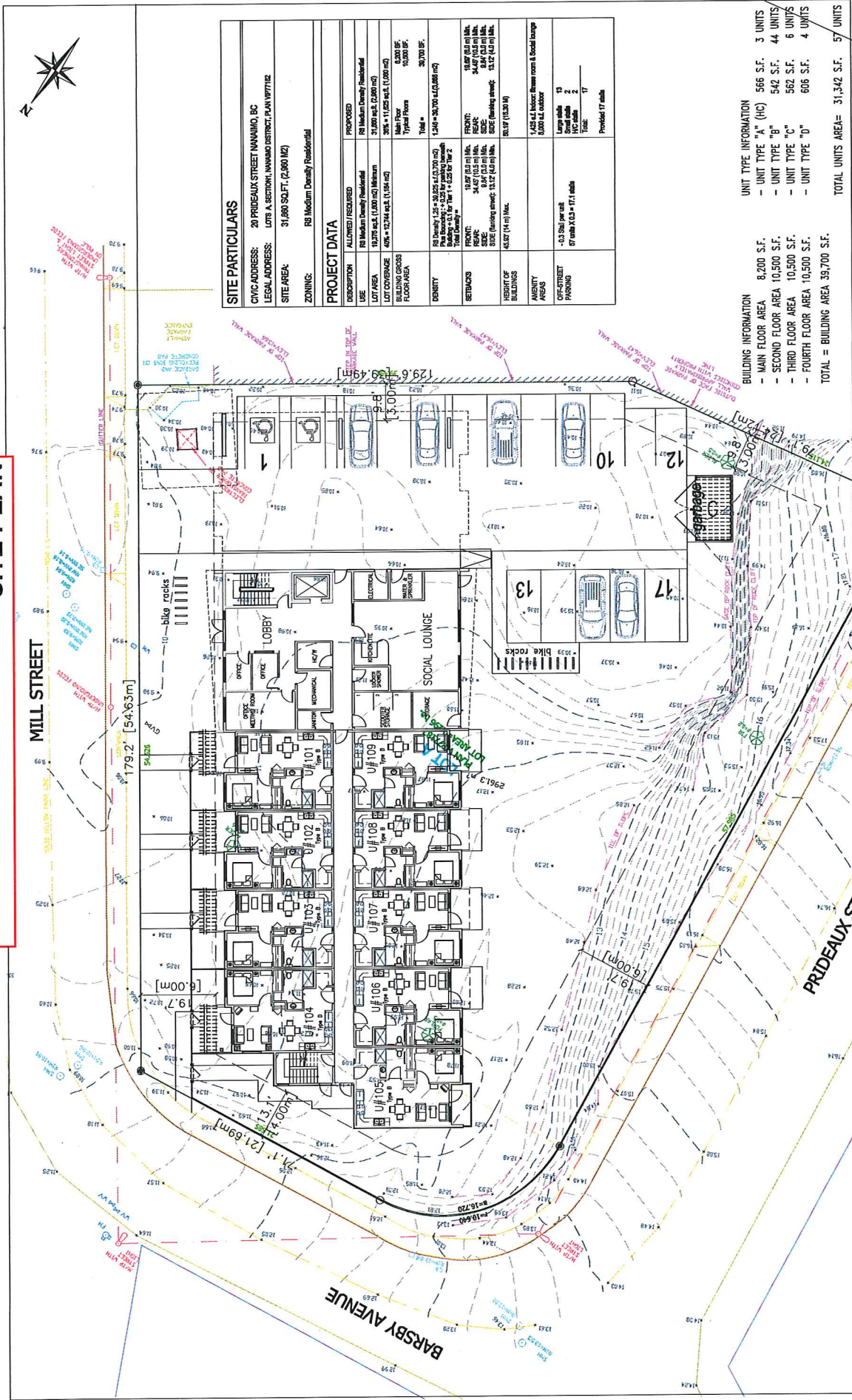
LOCATION PLAN

 **Subject Property**



Civic: 20 Prideaux
Lot A, Section 1, Nanaimo District,
Plan VIP77182

Development Permit DP001062 Schedule B
20 Prideaux Street
SITE PLAN



SITE PARTICULARS	
CIVIC ADDRESS:	20 PRIDEAUX STREET NANAIMO, BC
LEGAL ADDRESS:	LOTS A SECTION NANAIMO DISTRICT, PLAN W977132
SITE AREA:	31,880 SQ. FT. (2,960 M ²)
ZONING:	R3 Medium Density Residential
PROJECT DATA	
DESCRIPTION	PROPOSED
USE	R3 Medium Density Residential
LOT AREA	31,880 sq. ft. (2,960 m ²)
LOT COVERAGE	13,278 sq. ft. (1,230 m ²) Minimum
LOT COVERAGE	30% = 11,065 sq. ft. (1,020 m ²)
LOT COVERAGE	40% = 12,754 sq. ft. (1,184 m ²)
BUILDING GROSS FLOOR AREA	Main Floor 8,200 SF. Total = 39,700 SF. 1,244 = 39,700 (4,000 m ²)
DENSITY	R3 (max) 1.25 = 39,850 (3,700 m ²) Per Boundary = + 825 for parking beneath Total Density
SETBACKS	FRONT: 18.0' (6.0 m) Min. REAR: 34.6' (10.5 m) Min. SIDE: 10.0' (3.0 m) Min. SIDE (Rear) (max): 31.2' (9.5 m) Min. 43.8' (14 m) Max.
HEIGHT OF BUILDINGS	18.0' (5.5 m)
AMENITY	1.05 x 1.05 m shower room & toilet lounge 1.05 x 1.05 m toilet
OFF-STREET PARKING	Large stalls 13 HYV stalls 2 Total: 15 Provide 17 stalls

UNIT TYPE INFORMATION

- UNIT TYPE "A" (HC) 566 S.F. 3 UNITS
- UNIT TYPE "B" 542 S.F. 44 UNITS
- UNIT TYPE "C" 562 S.F. 6 UNITS
- UNIT TYPE "D" 606 S.F. 4 UNITS

TOTAL UNITS AREA= 31,342 S.F. 57 UNITS

BUILDING INFORMATION

- MAIN FLOOR AREA 8,200 S.F.
- SECOND FLOOR AREA 10,500 S.F.
- THIRD FLOOR AREA 10,500 S.F.
- FOURTH FLOOR AREA 10,500 S.F.

TOTAL = BUILDING AREA 39,700 S.F.

REVISIONS

NO.	DESCRIPTION

DATE: 2024-10-10

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

DATE: 2024-10-10

PROJECT NO.: 2644

CLIENT: MBSHS

PROJECT NAME: 20 PRIDEAUX STREET NANAIMO, BC

RECEIVED

DATE: 2024-10-12

SCALE: A1.1

PRELIMINARY

D-ARCHITECTURE
 6377 DAWSON DRIVE, NANAIMO, BC V9Y 1A4
 T: 250-928-1991, E: PRIDEAUX@D-ARCH.COM
 DANIELA FRASSELLI ARCHITECTURE INC.

Development Permit DP001062 Schedule C
 20 Prideaux Street
BUILDING ELEVATIONS



PRELIMINARY
 D-ARCHITECTURE
 1000-1011 14th Street, Vancouver, BC V6C 2E8
 TEL: 604-681-1911, FAX: 604-681-1912, WWW.D-ARCHITECTURE.COM

DATE: []
 DRAWN: []
 CHECKED: []
 DATE: 27 NOV 17

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

PROJECT NO. 2644

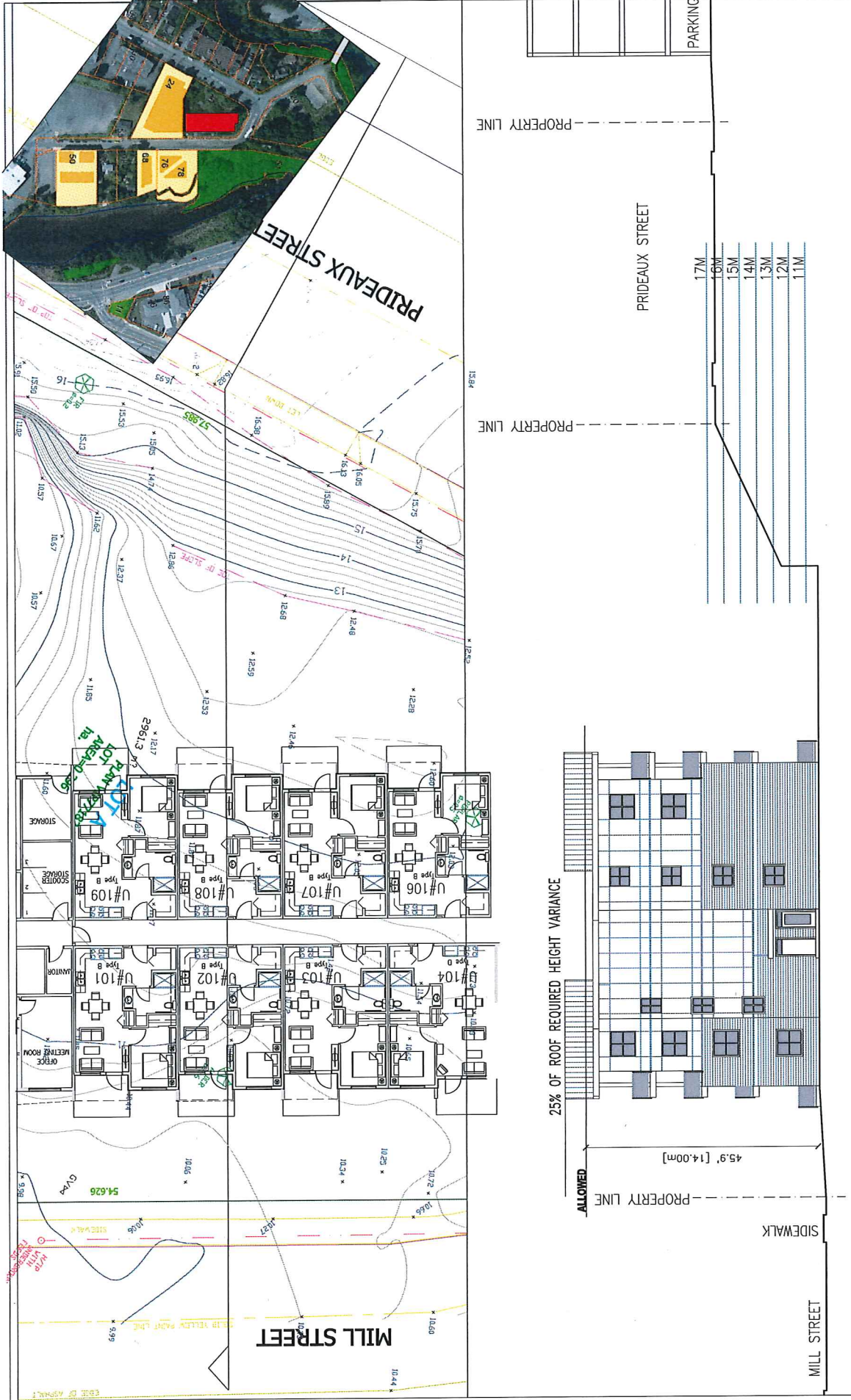
CLIENT: MBSHS

PROJECT NO. 2644

20 PRIDEAUX STREET
 NANAIMO, BC

RECEIVED
 DP 1062
 2017/11/27

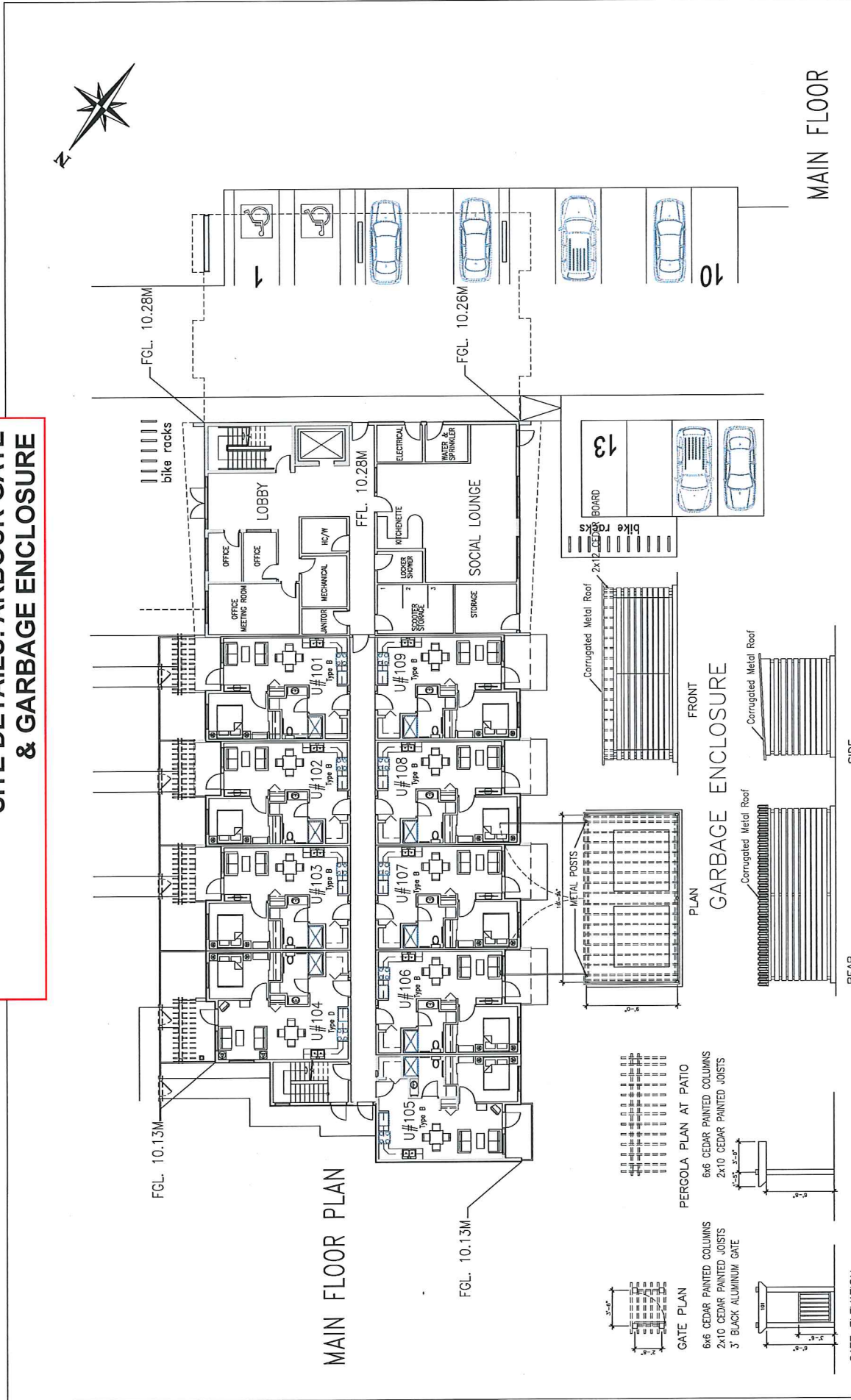
A4.1R



<p>PRELIMINARY</p> <p>D-ARCHITECTURE 4377 SANDS DRIVE, NANAIMO, BC V9Y 1J4 DAN COULSON, PRINCIPAL ARCHITECTURE INC.</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 27 NOV 17</p>	<p>PROJECT NO. 2644</p>	<p>RECEIVED 2017-NOV-27</p>	<p>PLAN NO. A4.2</p>
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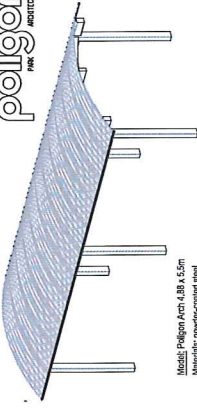
Development Permit DP001062
20 Prideaux Street

Schedule D
SITE DETAILS: ARBOUR GATE
& GARBAGE ENCLOSURE



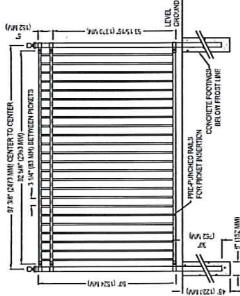
<p>PRELIMINARY D-ARCHITECTURE 1000 West 1st Ave V1B 3C3P8 V1B 3C3P8 P.O. Box 10000 DARTMOUTH PRODUZU ARCHITECTURE INC.</p>		<p>DATE: 27 NOV 17</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 20 PRIDEAUX STREET NANAIMO, BC</p>	<p>CLIENT: MBSHS</p>	<p>PROJECT NO: 2644</p>	<p>SHEET NO: A2.1</p>
<p>DATE: 27 NOV 17</p>		<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 20 PRIDEAUX STREET NANAIMO, BC</p>	<p>CLIENT: MBSHS</p>	<p>PROJECT NO: 2644</p>	<p>SHEET NO: A2.1</p>	

Development Permit DP001062 Schedule E
20 Prideaux Street
LANDSCAPE PLAN



Proposed Amenity Shelter

Item	Quantity	Unit	Notes
Shelter	1	Unit	Material: Poligon Arch 4.83 x 5.5m
Shelter	1	Unit	Material: Amenity Shelter
Shelter	1	Unit	Shelter: High-gloss, color: cobalt to complement building



- General Landscape Notes**
- This plan is preliminary - ACT FOR CONSTRUCTION.
 - All proposed landscape work to be in accordance with BCS/ABCNTA Landscape Standard, latest edition.
 - All planting lists to be site specific, maintained and maintained for 2 years from substantial performance of the landscape work.
 - Retaining walls, stairs and fillings to be detailed by architectural during detailed design.
 - Refer to all for proposed site grading and drainage details.
 - Proposed planting schedule to be detailed during design and approved by C of Health.
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- Non-Staff Trees: 6mm cal. Street trees to BCS Hedges and tree recommendations.
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Revisions

Date	Details	By
22/11/17	Revised to Correct Letter	JPH
09/01/17	Revised to ADP comment	JPH
04/07/17	Final ADP	JPH

Candidate Plant List

Plant Name	Common Name	Notes
Adiantum species	Maui Fern	Native fern
Asplenium species	Maui Fern	Native fern
Chamaecyparis species	Maui Fern	Native fern
Podocarpus species	Maui Fern	Native fern
... (many more plants listed)



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DP1062
2017-NOV-27

Project: Benson View
Date: 04/07/17
Drawn: JPH
Scale: 1:150
Sheet: L1 of 1

Benson View Seniors Residence - 20 Prideaux St, Nanaimo
Preliminary Landscape Plan