



DEVELOPMENT PERMIT NO. DP001179

SATGUR DEVELOPMENT INC
Name of Owner(s) of Land (Permittee)

227 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 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-778-078

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 Exterior Finishes
Schedule E 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.

PERMIT TERMS

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

1. Section 17.3.4 *Refuse Receptacles* – to reduce the minimum required setback for a refuse enclosure from 3m to 0.46m, from any lot line adjoining a property zoned for residential use.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., received 2020-JUN-24, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Ellins Architect Inc., received 2020-JUN-24, as shown on Schedule C.
3. The development is in substantial compliance with the Exterior Finishes prepared by Ellins Architect Inc., received 2020-SEP-10, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford, received 2020-SEP-14, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 28TH DAY OF SEPTEMBER, 2020.

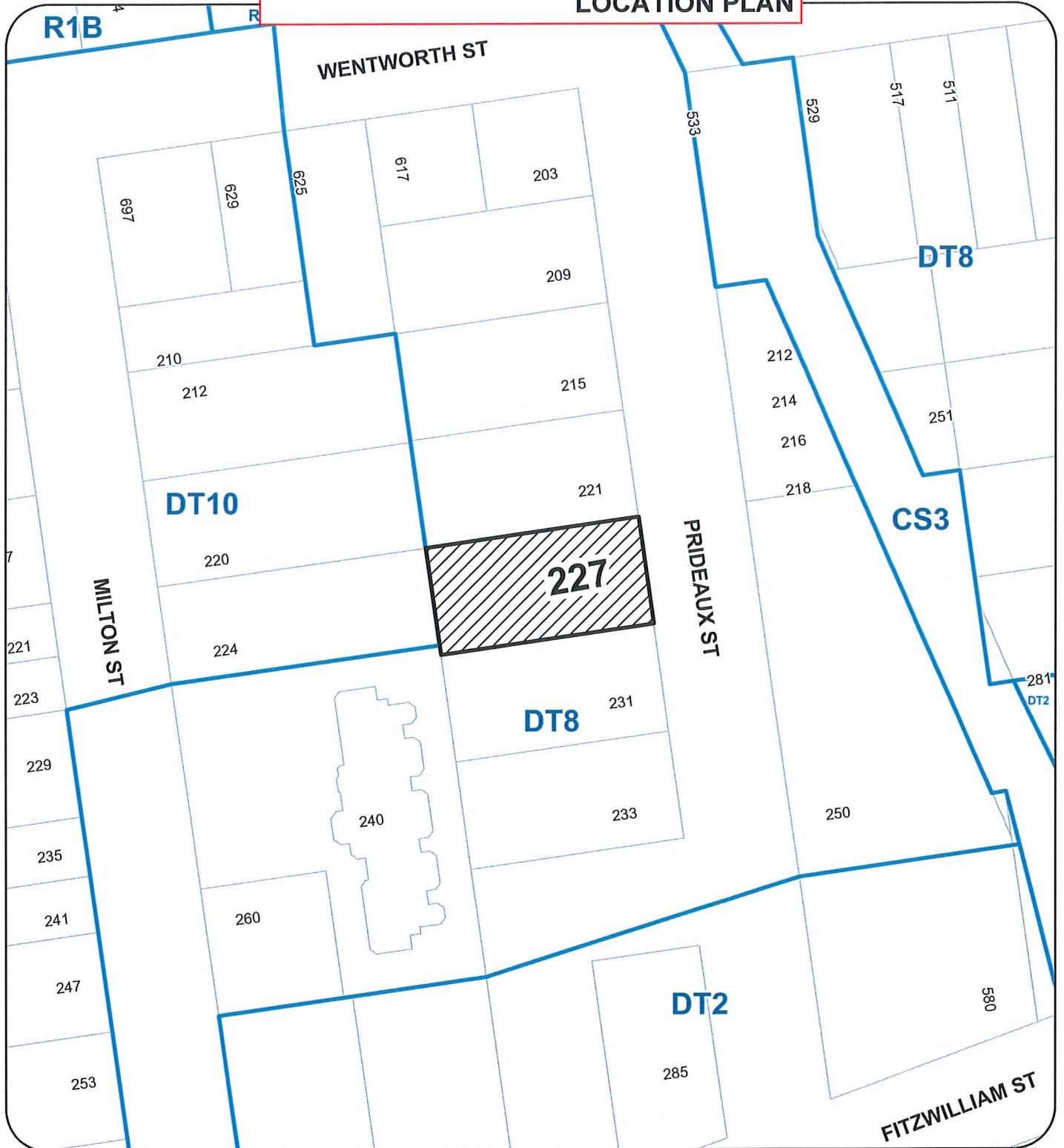

Corporate Officer

2020-09-01
Date

Development Permit No. DP001179
227 Prideaux Street

Schedule A

LOCATION PLAN



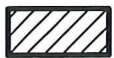
DEVELOPMENT PERMIT NO. DP001179

LOCATION PLAN

Civic: 227 PRIDEAUX STREET

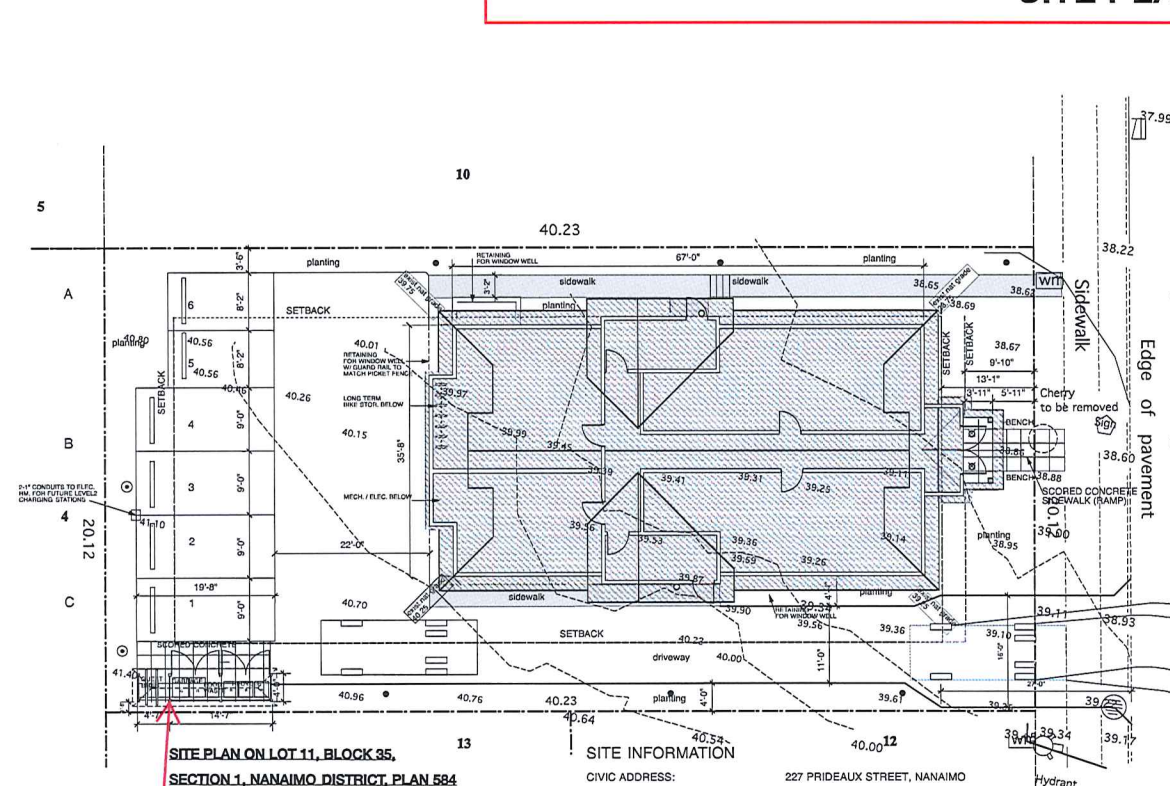
Legal: LOT 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584

N



SUBJECT
PROPERTY

SITE PLAN



SITE PLAN ON LOT 11, BLOCK 35,
SECTION 1, NANAIMO DISTRICT, PLAN 584

Proposed Rear and
Side Lot Line
Setback Variance

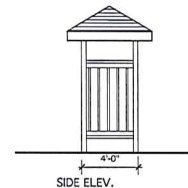
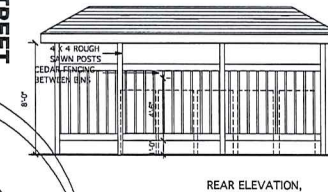
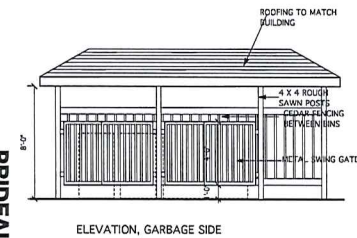
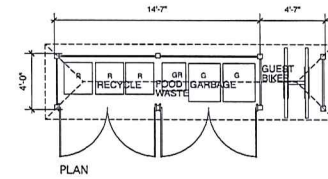
SITE LIGHTING

- 0.0" H POLE STANDARDS
W/ DOWN LIGHTING
- LOW LIGHT BOLLARDS
- WALL LIGHTS
- SOFFIT LIGHTS

SITE INFORMATION

CIVIC ADDRESS: 227 PRIDEAUX STREET, NANAIMO
LEGAL DESCRIPTION: LOT 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584
EXISTING ZONE: DT8 OLD CITY MIXED USE
PROPOSED USE: 12 UNIT APARTMENT BUILDING
SITE AREA (800 m2 min) 8712 SQ. FT. (809.34 m2)
LOT COVERAGE: 50% ALLOWED = 404.5 m2
LOT COVERAGE PROPOSED: 29.9% = 242.5 SQ. M (2610 SQ. FT.)
FAR (MAX) 0.85 = 687.94m2 (7405.16)
TOTAL GROSS FLOOR AREA: 667.7 m2 (7188 SQ. FT.)
FAR PROVIDED 0.825
SETBACKS - FRONT: 3M/ST FL, 4M UPPER
REAR: 3M
SIDE: 3M
MAX. HEIGHT: 10.5 M
(TO MEASUREMENT IN REAR & SIDES AND AVERAGE NATURAL GRADE @ CORNERS)
PARKING: AREA 5 - .5 / UNIT X 7 (3.5)
.45 / UNIT X 5 (2.25) REQ. 6, PROVIDED: 6
BICYCLE STORAGE LONG TERM - .5/UNIT = 6 REQ'D - 7 PROVIDED
BICYCLE PARKING SHORT TERM - .1/UNIT = 1 REQ'D - 2 PROVIDED
ONE VARIANCE REQUIRED: LOCATION OF GARBAGE / BIKE ENCLOSURE (from 3M to .48m)

SITE PLAN
SCALE 1/8"=1'-0"



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NO. DATE: REVISION:
01-13-2019 PRELIM FOR DP
JAN-22-2020 ISSUE FOR D.P.
FEB-11-2020 RE-ISSUE FOR D.P.
JUN-19-2020 RESPONSE TO COMPL. LETTER

Multi-Family Development
227 Prideaux Street
for Satgur Holdings, Nanaimo

674 skinner street
nanaimo, b.c. v9t 2e8
business: (250) 754-8033
residential: (250) 754-8112
ellins architect inc.
architecture • planning • interior design

DRAWING:
SITE PLAN
DRAWN BY: RODD/JDE
DATE: AS NOTED
SCALE: AS NOTED
PROJECT NO. 2017-13
DRAWING NO. A1.0

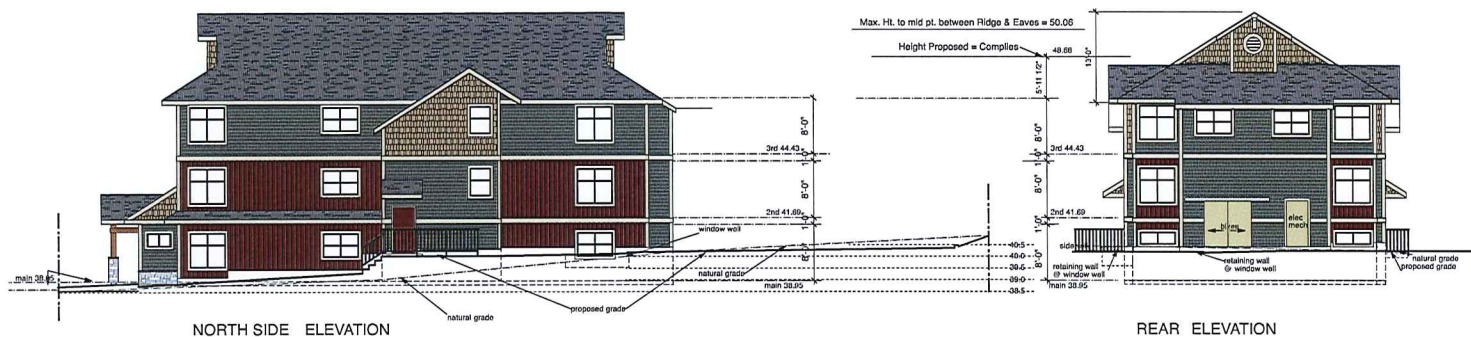
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DP1179
2020-JUN-24
CIVIL ENGINEER

Schedule C

BUILDING ELEVATIONS



REVISÉD JUNE 17 AS PER CITY COMMENTS


$$\text{average natural grade @ corners} = 39.75 + 38.75 + 40.50 + 39.25 = 158.25 / 4 = 39.56$$

Max. Height to mid pt. between ridge & eaves = $39.56 + 10.5 = 50.06$

Actual Height to mid pt. between ridge & eaves = 48.68

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NO:	DATE:	REVISION:
Dec	3, 2019	PRELIM.FOR DP
JAN	22, 2020	ISSUE FOR D.P.
FEB	11, 2020	RE-ISSUE FOR D.P.
JUN	10, 2020	RESPONSE TO COMP LETTER

Multi-Family Development
227 Prideaux Street
for Satgur Holdings, Nanaimo



DRAWING:

DRAWN BY: BOUL/JDR	
DATE:	
SCALE: AS NOTED	
PROJECT NO. 2017-13	DRAWING NO.

RECEIVED
DP1179
2020-JUN-24
Current Planning

EXTERIOR FINISHES

**227 PRIDEAUX MULTI FAMILY - NANAIMO B.C.
EXTERIOR FINISHES**

REV. JUNE 17, 2020

REFER ALSO TO COLOURED ELEVATIONS & COMPLETE FINISH LIST

FIBREGLOSS SHINGLES



CAP FLASHINGS/GUTTERS

GENTEK COLOUR ALMOND

VINYL SOFFITS

KAYCAN COLOUR LINEN

**VINYL SIDING HORIZONTAL
TRIPLE 3**



VINYL SIDING BOARD & BATTEN



VINYL SIDING SHINGLE



**FASCIA / BARGE BOARDS
GABLE & CORNER TRIM
DOOR / WINDOW TRIM**



VINYL WINDOWS

BLACK

WOODEN POSTS

SOLID STAIN TO MATCH CEDAR

ENTRY DOORS



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2020-SEP-10
Current Planning

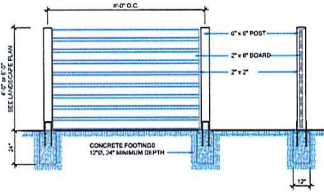
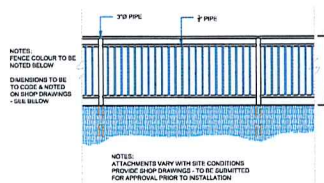
**227 PRIDEAUX MULTI FAMILY - NANAIMO B.C.
EXTERIOR FINISHES**

REV. JUNE 17, 2020

REFER ALSO TO COLOURED ELEVATIONS & SAMPLE BOARD

FIBREGLASS SHINGLES	MALARKY COLOUR WEATHERED WOOD
CAP FLASHINGS/GUTTERS	GENTEK COLOUR ALMOND
VINYL SOFFITS	KAYCAN COLOUR LINEN
VINYL SIDING HORIZONTAL TRIPLE 3	GENTEK COLOUR MOONLIT MOSS 653
VINYL SIDING BOARD & BATTEN	GENTEK SEQUOIA COLOUR MAGESTIC BRICK 876
VINYL SIDING SHINGLE	GENTEK (GRAYNE) COLOUR 453 TREATED CEDAR
FASCIA / BARGE BOARDS GABLE & CORNER TRIM DOOR / WINDOW TRIM	SHERWIN WILLIAMS PAINT FINISH SW 7568 NEUTRAL GROUND
VINYL WINDOWS	BLACK
WOODEN POSTS	SOLID STAIN TO MATCH CEDAR VINYL
ROCK BASE	PRO FIT LEDGESTONE, COLOUR SHALE
ENTRY DOORS	SHERWIN WILLIAMS PAINT FINISH COLOUR 7594 CARRIAGE DOOR
METAL RAILINGS	BLACK

LANDSCAPE PLAN and DETAILS

BOARD FENCE
Scale: N.T.S.METAL PICKET FENCE
Scale: N.T.S.

evergreen huckleberry



osoberry



red flowering currant



red twigged dogwood



shrub rose



tall oregon grape

PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size
Cn	3	Cornus nuttallii 'Eddies White Wonder'	Flowering Dogwood	6 cm cal
Fsd	10	Fagus sylvatica 'Dawycks Gold'	Dawkyk Beech	6 cm cal
Ln	1	Larix nobilis	Bay Tree	10 gall
Qr	1	Quercus rubra	Red Oak Oak	6 cm cal
Snip	2	Styrax japonica	Snowbell Tree	6 cm cal
Evergreen Trees				
PoB	3	Picea canadensis 'Burm'	Serbian Spruce	2 m
Evergreen Hedging / Shrubs				
Abg	1	Abelia grandiflora	Abelia	2 gall
Au	2	Arctostaphylos uva-ursi	Strawberry Tree	5 gall
Ct	7	Choisya ternata	Mexican Orange Blossom	1 gall
Gs	20	Gaillardia xanthifolia	Salal	1 gall
Ma	21	Mahonia aquifolium	Tall Oregon Grape	1 gall
Mn	20	Mahonia nervosa	Dull Oregon Grape	1 gall
La	35	Lavandula angustifolia 'Hidcole Superior'	English Lavender	1 gall
Od	2	Osmunda cinnamomea	Osmunda	1 gall
Sr	5	Sarcococca ruscifolia	Sweetbox	1 gall
Sj	11	Skimmia japonica	Skimmia	1 gall
Tm	7	Taxus media eddies	Yew	5 gall
Vo	24	Vaccinium ovatum	Evergreen Huckleberry	1 gall
Deciduous Shrubs				
Cs	9	Cornus stolonifera	Red twigged Dogwood	1 gall
Hm	3	Hydrangea macrophylla	Luice cap	1 gall
Os	12	Oenothera cerasiformis	Osoberry	1 gall
Rs	9	Ribes sanguineum	Red Flowering Currant	1 gall
Rt	25	Rosa rugosa	Shrub Rose	1 gall
Sv	1	Syringa vulgaris	Lilac	1 gall
Ferns				
Pmun	25	Polystichum munifolium	Sword Fern	1 gall
Ornamental Grasses				
Cak	10	Calamagrostis acutifolia 'Karl Foerster'	Feather Reed Grass	1 gall
Pa	19	Pennisetum a. Hamlyn	Dwarf Fountain Grass	1 gall
Perennials/Groundcovers				
Nd	10	Nepeta faassenii 'Dropmore'	Catmint	2 gall
Ro	10	Respirator officinalis	Rosemary	1 gall
So	10	Salvia officinalis 'Purpureascent'	Purple Lined Sage	1 gall
Tv	10	Thymus vulgaris	Culinary Thyme	10 cm
Perennials/Grasses for Hedgerows				
Am	35	Achillea millefolium	Yarrow	10 cm
As	35	Aster subspicatus	Douglas Aster	10 cm
Dac	35	Dianthus californicus	California Caligass	10 cm
Dc	35	Deschampsia cespitosa	Tufted Hairgrass	10 cm
He	35	Helenium autumnale	Mountain Sneezeweed	10cm
St	35	Solidago lepidota	Canada Goldenrod	10cm

NOTES:

For grading information, see Civil drawings.



REVISIONS:

Issued for DP - 2020Jan15

Issued for DP Revision - 2020Feb18

Issued for DP Revision #2 - Tree Management Plan - 2020Jun26

Issued for DP Revision #3 - Board Fence Heights - 2020Sep11

CONSULTANT:



PROJECT:

227 PRIDEAUX STREET
NANAIMO, BC

SITE LEGAL DESCRIPTION:

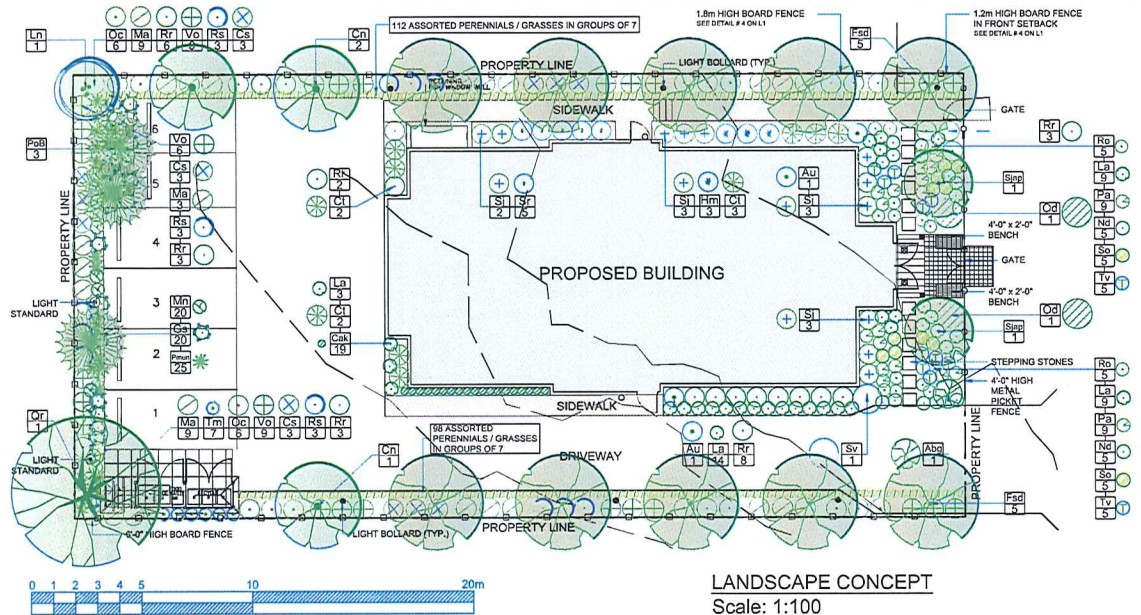
Lot 11, Block 35, Section 1,
Nanaimo District, Plan 584

SHEET TITLE:

LANDSCAPE
CONCEPT PLAN

SCALE: AS NOTED DATE: JAN. 10, 2020

DRAWN: DR CHECKED: VJD

PROJECT NUMBER:
227 PRIDEAUX 2020DRAWING NUMBER:
L0.1 - DPLANDSCAPE CONCEPT
Scale: 1:100

DESIGN RATIONALE

The project is located in the Old City neighborhood of Nanaimo. This neighborhood has a distinctive landscape character as reflected in the Old City Multiple Family Residential Design Guidelines.

Prideaux Streetscape and Garden:

- A 4'-0" high metal picket fence extends along the entire frontage separating the street from the private lot, broken only by the walkways and driveway.
- Site lines into the driveway have been preserved, by placing smaller shrubs on either side of the driveway.
- There is accent planting by the entry glass. By planting both evergreen and deciduous flowering shrubs, some privacy for the front rooms can be achieved, while providing site lines to the street for safety. This garden is planted in the character of a traditional single-family residential garden in the neighbourhood, with informal groupings of a diverse palette of plants.

Amenities:

- The front garden is the amenity space for the project. Because of the proximity to the ground floor units and privacy issues, the design focuses on this garden as a passive amenity, fostering wildlife, such as birds and insects. These can be enjoyed by the residents and the people passing by. Two benches are located at the entrance where people can wait for rides, enjoy the gardens and be a part of the street. Pollinator plants and culinary herbs are proposed in this scheme but the gardens could be used for vegetable gardening in the future. Stepping stones through the garden to allow easy access for gardening.

Landscape buffers:

- Trees provide vertical relief to the buildings, shade on the parking area, seasonal interest to the residents on all floors and habitat for birds and insects. A variety of species have been selected, both deciduous and evergreen, and placed according to the amount of space available.
- Hedgerows with a mix of shrub and perennial species, mostly native plants, provide food and shelter for birds and insects.

General notes:

- All plants and planting will be installed and maintained according to the BC Landscape Standard, latest edition. A drip irrigation system will be installed.
- The plants have been selected for their hardiness, their ability to withstand some drought, their habitat value and their aesthetic value.

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DP 1179
04/10/20
CURRENT PLANNING