



DEVELOPMENT PERMIT NO. DP001226

KENCO ENTERPRISES (1982) LTD
Name of Owner(s) of Land (Permittee)

421 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 buildings, structures and other developments thereon:

Legal Description:

LOT 18, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID No. 000-086-037

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 and Parking Plan
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.

TERMS OF PERMIT

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

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for the first storey from 3.0m to 2.13m; north side yard setback from 3.0m to 2.15m; and, south side yard setback from 3.0m to 1.9m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 10.5m to 11.4m.
3. *Section 17.3.3 Required Landscaping* – to reduce the minimum required front yard landscape buffer from 1.8m to 0.74m; and the rear yard landscape buffer from 1.8m to 0m.


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

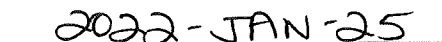
1. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of small car parking spaces from 40% to 50%.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site and Parking Plan prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Mystic Woods Landscape Design, received 2021-SEPT-09, as shown on Schedule D.

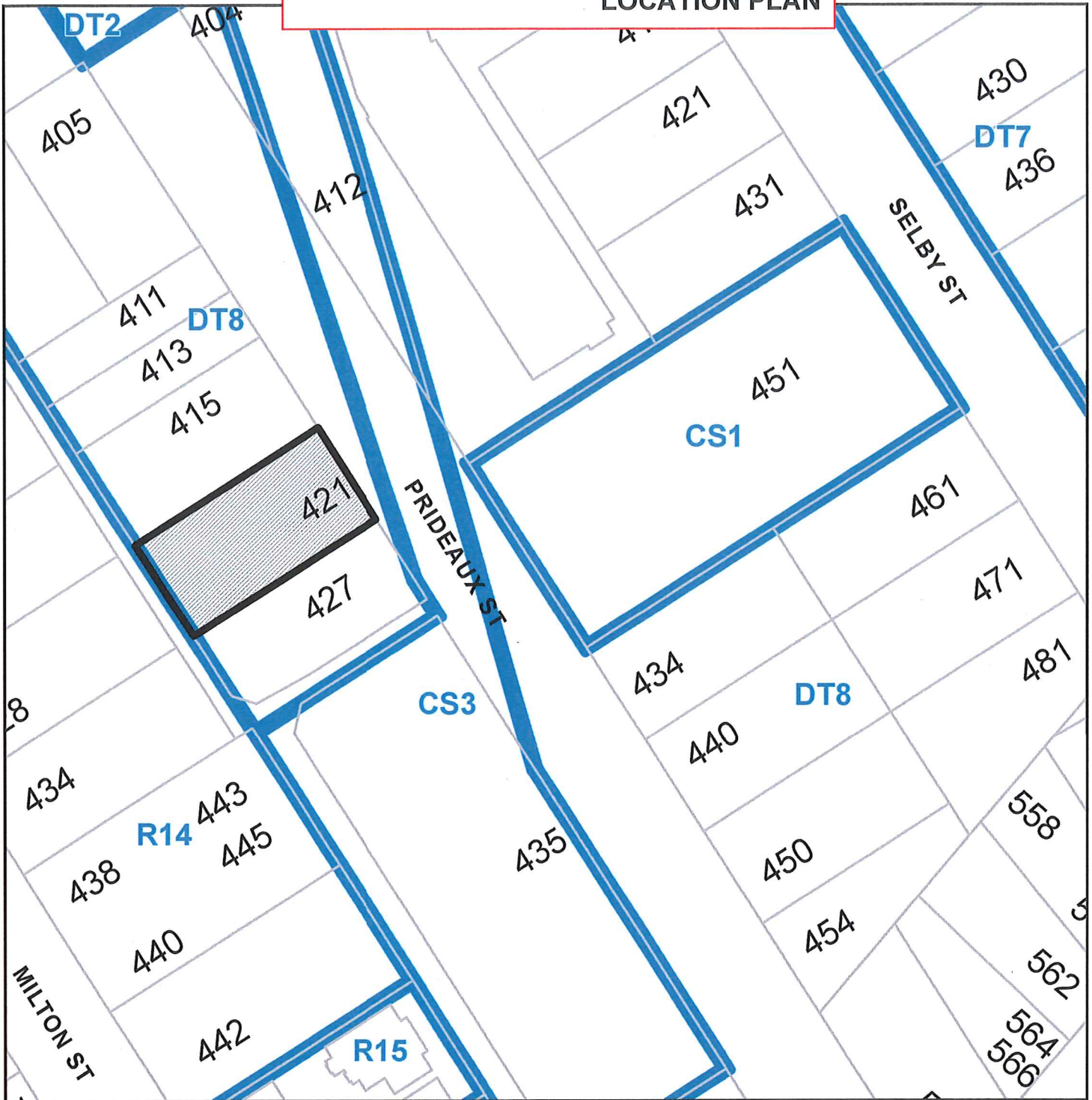
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF DECEMBER, 2021.


Corporate Officer


Date

Development Permit No. DP001226 Schedule A
421 Prideaux Street

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP1226

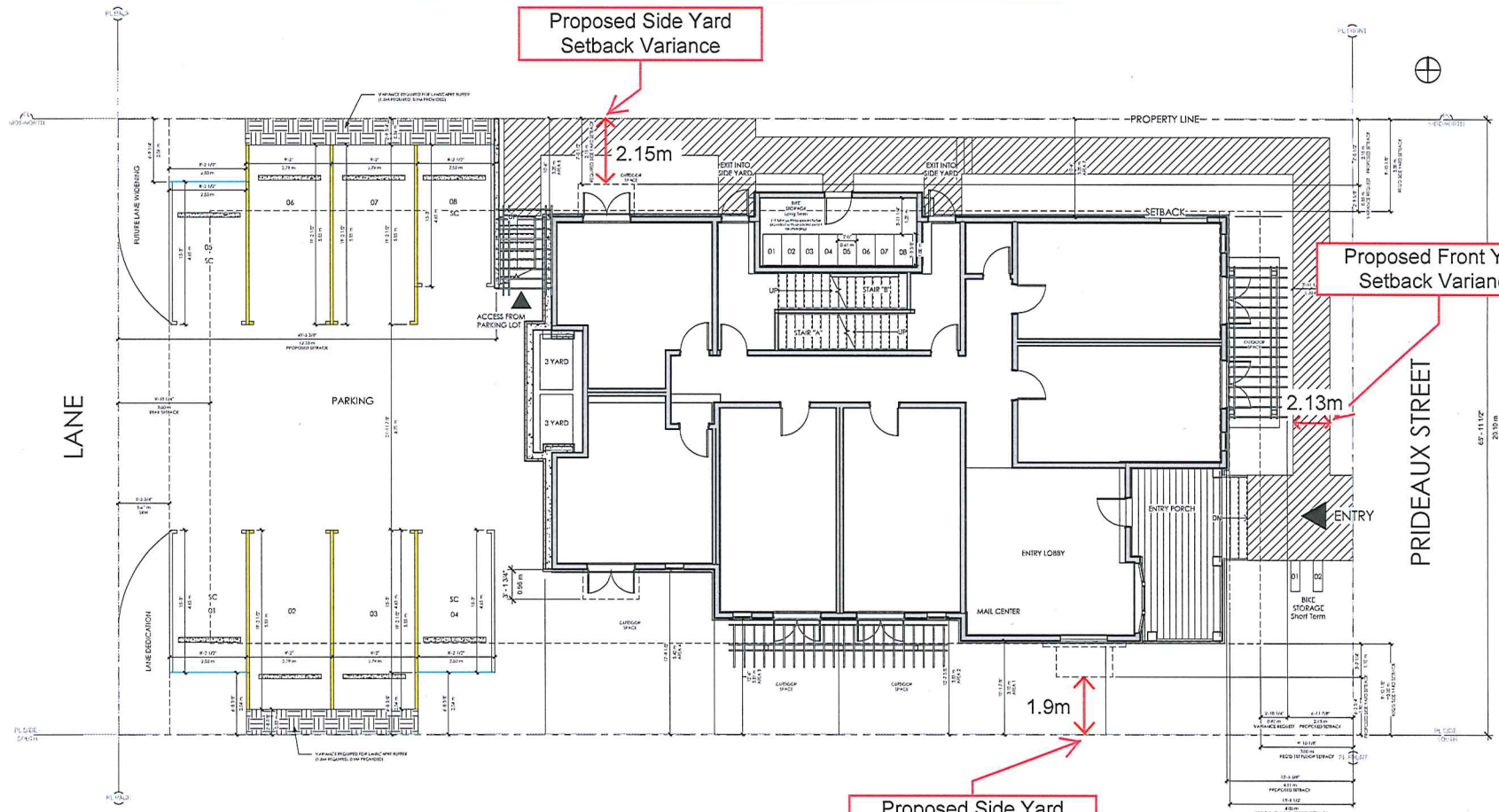
CIVIC: 421 PRIDEAUX STREET

LEGAL: LOT 18, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584



Subject Property

SITE AND PARKING PLAN



SITE PLAN

WINDOW CALCULATION: (south elevation)		WINDOW CALCULATION: (north elevation)	
AREA 1:	WALL AREA: 154.26 sqft L DISTANCE: 3.1 m ALLOWABLE OPENINGS %: 26.7% PROPOSED OPENINGS %: 22.68%	AREA 5: (LEVEL 1/2)	WALL AREA: 229.7 sqft L DISTANCE: 3.2 m ALLOWABLE OPENINGS %: 29.4% PROPOSED OPENINGS %: 6.53%
L 1	PROPOSED OPENINGS %: 22.68%	AREA 6: (LEVEL 3)	WALL AREA: 179.85 sqft L DISTANCE: 2.65 m ALLOWABLE OPENINGS %: 41.52% PROPOSED OPENINGS %: 16.68%
AREA 2 / 3: (LEVEL 1/2/3)	WALL AREA: 109.13 sqft L DISTANCE: 3.95 m ALLOWABLE OPENINGS %: 46.9% PROPOSED OPENINGS %: 29.4%	AREA 7: (LEVEL 1/2)	WALL AREA: 149.54 sqft L DISTANCE: 3.2 m ALLOWABLE OPENINGS %: 29.4% PROPOSED OPENINGS %: 23.4%
AREA 4: (LEVEL 1/2)	WALL AREA: 147.52 sqft L DISTANCE: 5.42 m ALLOWABLE OPENINGS %: 19.8% PROPOSED OPENINGS %: 29.1%		

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
Joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

See DRAWINGS, DEEDS AND
PLANS FOR CONDITIONS
AND RESTRICTIONS. THE
ARCHITECTURE FIRM IS NOT
RESPONSIBLE FOR ANY
MISUSE OF THIS PLAN OR
FOR ANY VIOLATIONS OF
ANY APPLICABLE LAWS OR
REGULATIONS. THE FIRM
ACCEPTS NO LIABILITY FOR
CONTRACTS, IN THE EVENT OF ANY
MISUSE OF THIS PLAN OR
FOR ANY VIOLATIONS OF
ANY APPLICABLE LAWS OR
REGULATIONS.



ARCH. STAMP
JOYCE REID TROOST ARCHITECTURE
NANAIMO, BC
2021100429

PRIDEAUX
421 PRIDEAUX ST
NANAIMO, BC

CLIENT
KENCO ENTERPRISES

RECEIVED
DP1226
2021-NOV-15

REV. DATE	NUMBER	DESCRIPTION
00-10-2019	1	Conceptual Set
03-11-2021	2	DP
19-08-2021	3	DP Revision 01

DATE	JUNE 17, 2020	SITE PLAN
SCALE	3/16" = 1'-0"	
DRAWN BY	JRT	DRAWN BY
		A101

MATERIAL LEGEND	
	SIDING GENTEK, SAGE 624
	SHINGLE HARVEST SHADE 456
	TRIM GENTEK CASHMERE
	TRIM GREY



EAST ELEVATION (PRIDEAUX ROAD) Scale 3/16" = 1"



SOUTH ELEVATION Scale 3/16" = 1"

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 2315 CLEMENS DRIVE
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 joyce@rtarchitect.com
 250.714.8739
 rtarchitecture.com

BY EXAMINING APPROVED AS SHOWN
 PARTIAL SPECIFICATION OF PERMITS,
 WHEREAS THE PERMITS ARE FOR THE
 CONSTRUCTION OF THE ABOVE DESCRIBED
 WORK AND WHEREAS THE PERMITS ARE
 NOT BEING ISSUED FOR THE ABOVE
 WORK FOR THE PURPOSES OF THE
 VARIOUS PARTS OF THE BUILDING
 ACT AND THE REGULATIONS THEREUNDER
 THE PERMITS ARE ISSUED FOR THE
 PURPOSES OF THE BUILDING ACT AND
 THE REGULATIONS THEREUNDER



PRIDEAUX MICRO UNITS
 421 PRIDEAUX STREET, NANAIMO, BC

**RECEIVED
 DP1226
 2021-NOV-15**

CLIENT: FENICO ENTERPRISES

REV. DATE	NUMBER	DESCRIPTION
2021-10-20	1	Coordination Set
2021-10-20	2	SP
2021-10-20	3	SP Revision 01

DATE	JUNE 17, 2021
SCALE	SEE DRAWINGS
DRAWN BY	JRT
CHECKED BY	JRT

ELEVATIONS
A200



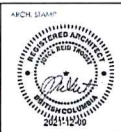
WEST ELEVATION (LANE) Scale 3/16" = 1"



NORTH ELEVATION Scale 3/16" = 1"

JOYCE REID TROOST ARCHITECTURE
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 jrtarchitecture.com

THE ENGINEER, ARCHITECT AND PARTIALS OF CONSTRUCTION depicted herein are not licensed in any other jurisdiction. ALL DRAWINGS AND SPECIFICATIONS ARE TO BE USED AS SHOWN. ANY CHANGES TO BE MADE TO ANY PART OF THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER. ANY CHANGES MADE TO ANY PART OF THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER. ANY CHANGES MADE TO ANY PART OF THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER.



PRIDEAUX MICRO UNITS
 421 PRIDEAUX STREET, NANAIMO, BC

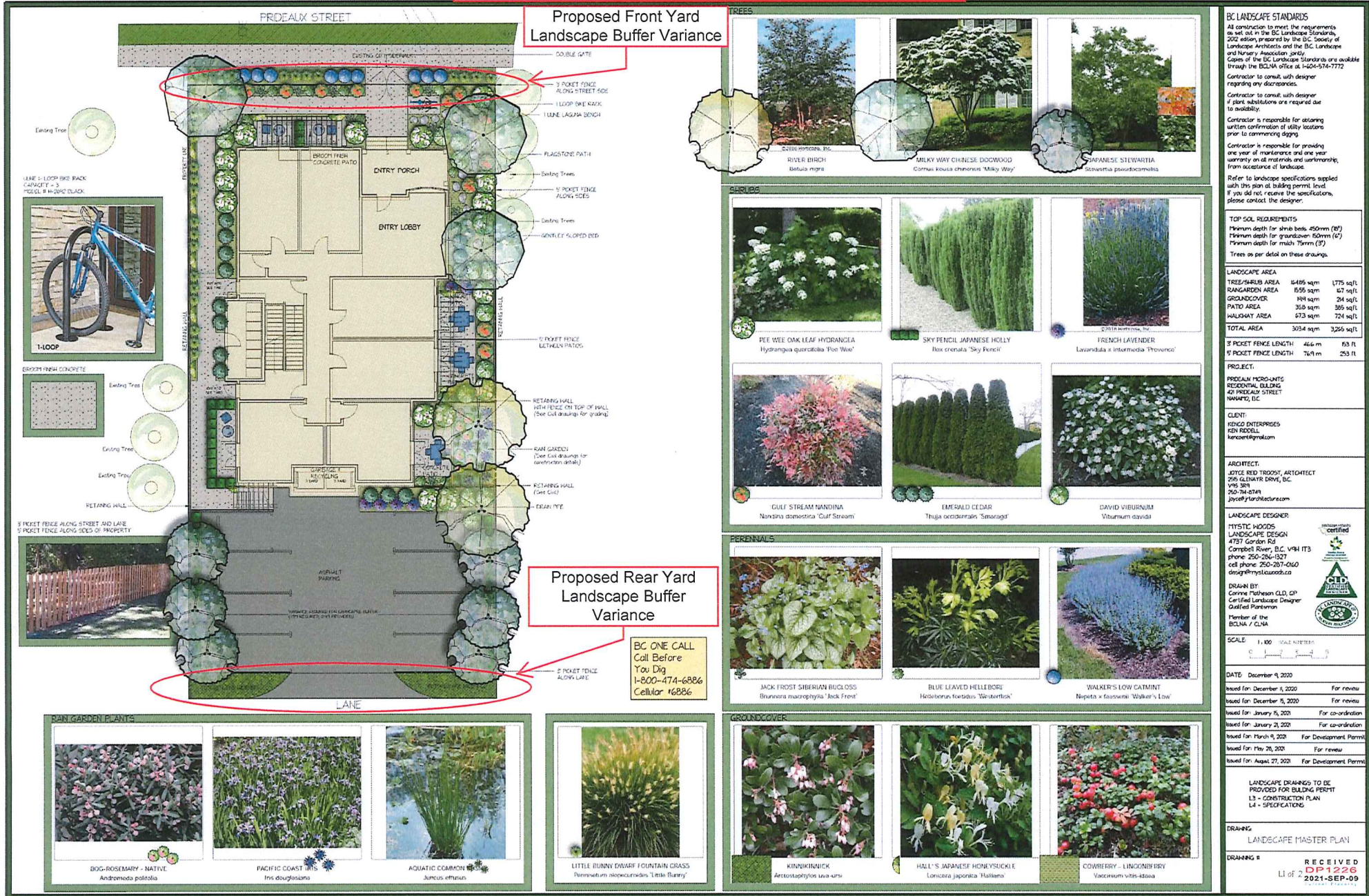
C/ENR
 KENCOR ENTERPRISES

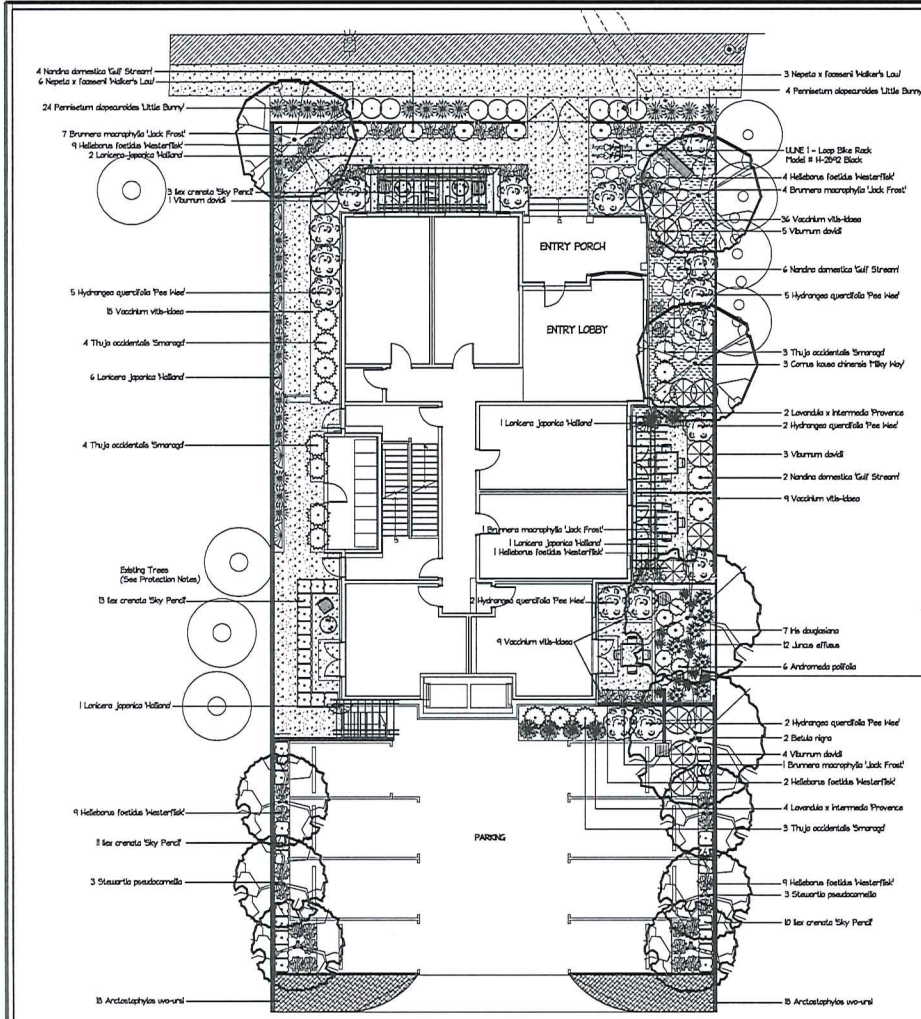
REV. DATE	NUMBER	DESCRIPTION
2021-10-20	1	Coordination Set
2021-11-22	2	CP
2021-12-30	3	ET - Elevations

DATE	JUNE 17, 2021
SCALE	SEE DRAWING
DRAWN BY	JRT
DRAWN BY	JRT

ELEVATIONS
A201

Development Permit No. DP001226 Schedule D
 421 Prideaux Street
LANDSCAPE PLAN AND DETAILS

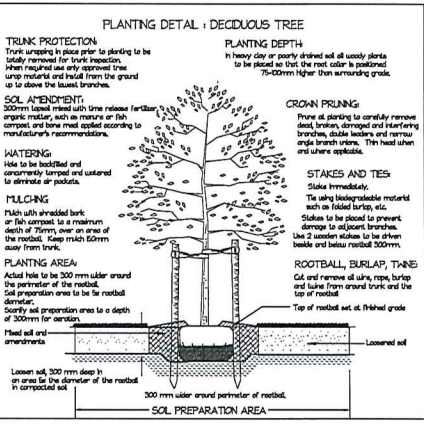
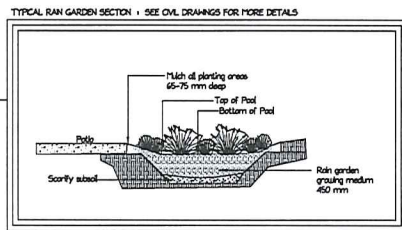




Qty	Botanical Name	Common Name	Size/Condition
2	Betula nigra	RIVER BIRCH	5 cm cal
3	Cornus kousa chinensis 'Misty May'	MILKY WAY CHINESE DOGWOOD	25-3 m
6	Staurobia pseudocornuta	JAPANESE STHARTIA	5 cm cal
14	Thuja occidentalis 'Smaragd'	EMERALD CEDAR	8.5 pt
Grubs			
16	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAK LEAF HYDRANGEA	8.2 pt
37	Isax crenata 'Sky Pinet'	SKY PINEL, JAPANESE HOLLY	8.2 pt
4	Lawsonia sibirica 'Provence'	FRENCH LAVENDER	8.1 pt
4	Nandina domestica 'Gulf Stream'	GULF STREAM NANDINA	8.1 pt
1	Viburnum dohdi	DAVID VEERUMI	8.1 pt
Ornamental Grasses			
20	Panicum asperocarpus 'Little Bunny'	LITTLE BUNNY DWARF FOUNTAIN GRASS	8.1 pt
Perennials			
8	Brunnera macrophylla 'Jack Frost'	JACK FROST BERBERIS BLOSSOMS	8.1 pt
34	Helianthus foetidus 'Hesterflak'	BLUE LEAVED HELIOPSIS	8.1 pt
4	Nepeta x fassenii 'Walker's Low'	WALKERS LOW CATMINT	8.1 pt
Container Plants			
36	Arctostaphylos uva-ursi	KUMMUCK	SP3 - 40cm pot
72	Vaccinium vitis-idaea	COBERRY	SP3 - 40cm pot
11	Lonicera japonica 'Holland'	HALLS JAPANESE HONEYSUCKLE	8.1 pt
Rain Garden Plants			
6	Andromeda polifolia	DOG-ROSEMARY - NATIVE	8.1 pt
7	He deaglossa	PACIFIC COAST RED	8.1 pt
12	Linnaea filifolia	AGIATIC COMMON RUSH	8.1 pt



DEER PROTECTION
While most of the plants are Deer resistant, young plants are susceptible to browsing and must be protected for the first two years until plants become established.
Any plants that show signs of browsing shall be protected.
Protect using either Bobac, Plantakid, or other proven effective remedy.



SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS	
TABLE 6-353 VASCULAR AND MODERATE SOIL COMPOSITION	
Percent of Dry Weight of Total Growing Medium	
Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 5mm, smaller than 40mm	0 - 5%
Sand larger than 250mm, smaller than 5mm	0 - 20%
Silt larger than 200mm, smaller than 5mm	0 - 25%
Clay smaller than 200mm	0 - 25%
Organic content	10 - 20%
Acidity (pH)	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

PRESERVATION OF EXISTING TREES
Physical protection barriers shall be erected at the edge of the protection boundaries before any work (including clearing and grubbing) occurs on site.
Isolated trees or areas of vegetation shall be fenced off by means of a plastic area fence of at least 1.2 meters height marked on steel or sturdy wooden posts that indicate top and bottom rail.
Fence posts should be placed no further than 2.4m apart.
Trees with a 50cm diameter trunk shall have a 33m protection radius.
Signs should be provided in association with protection fencing at regular intervals around areas designated for preservation.
Signs should describe the function of the fencing line.
Trees Protection Area - No Grub
There shall be no passage of machinery of any kind through or within vegetation protection areas at any time, including the demolition and site preparation protection areas at any time, including the demolition and site preparation areas.
There shall be no stockpiling of soils, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation areas.

IRRIGATION
Irrigation plans to be design / bid at time of construction.

GENERAL
Scope of work
Supply and install the components required to provide a properly operating irrigation system to cover the applicable landscape.

Obtain a scaled design of the proposed irrigation system which meets I ABC Standards.
Obtain properly informed agreement from the owner's representative as to the location or not of desirable features in the design which exceed I ABC Design Standards and/or are site specific.
Quality Assurance
All irrigation work shall be done by a suitably experienced and qualified irrigation contractor, having trained and competent personnel adequate for the scope of work.
The contractor shall be a member in good standing of the Irrigation Industry Association of BC and have met the qualification standards currently applied to contractors by that organization.
A written guarantee of the installed system shall be provided to the owner covering workmanship and materials for a minimum of one year.
Submittals
A submittal scaled as bid drawing shall be provided. All components of the irrigation system shall be shown as installed, with clear measurements from an established reference point to the location of the controller and its circuit breaker, master valves, zone control valves, main water connection, blow out connection, pump and its electrical connections, and any other similar features.
Provide a manual containing operating and maintenance instructions for all components of the system.
Provide clear instructions for operating the irrigation system. To ensure, showing the relative living differences between zones of different precipitation rates, and a schedule of run times suggested for various weather conditions.
Provide any special tasks as provided by the manufacturer for dry to dry servicing of the irrigation equipment installed.

BC LANDSCAPE STANDARDS
All construction to meet the requirements as set out in the BC Landscape Standards, 2002 edition, prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association jointly.
Copies of the BC Landscape Standards are available through the BCMA office at 1-604-574-7772.
Contractor to consult with designer regarding any discrepancies.
Contractor to consult with designer if plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing diggs.
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.
Refer to landscape specifications supplied with the plan at building permit level. If you do not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS
150mm depth for shrubs beds 450mm (18") 150mm depth for groundcover 500mm (20") 150mm depth for lawn 75mm (3")
Trees as per detail on these drawings.

LANDSCAPE AREA	Area (sqm)	Volume (cu m)
TREES/SHRUB AREA	4,625 sqm	1,775 cu m
RANGECOVER AREA	8,555 sqm	1,67 cu m
GROUNDCOVER	191 sqm	24 cu m
PATIO AREA	350 sqm	305 cu m
WALKWAY AREA	473 sqm	724 cu m
TOTAL AREA	5,014 sqm	3,265 cu m

3' PICKET FENCE LENGTH 466 m 83 ft
5' PICKET FENCE LENGTH 764 m 253 ft

PROJECT:
PRELIM MERCHANTS RESIDENTIAL BUILDING 42 PROSPECT STREET NANAIMO, BC

CLIENT:
KEMCO ENTERPRISES
KEM RODDILL
kemmco@telus.net

ARCHITECT:
JAYCE REID TROOST ARCHITECT
250-744-0741
JAYCE@architect.com

LANDSCAPE DESIGNER:
MYSTIC WOODS LANDSCAPE DESIGN
4737 Gordon Rd
Campbell River, BC V9H 1T3
phone 250-256-8227
cell phone 250-287-0660
design@mysticwoods.ca

DRAWN BY:
Carlene Paulson CLD, CP
Certified Landscape Designer
Qualified Plantman
Member of the BCMA / CMAA

SCALE: 1:100 SCALE IN METERS

DATE: December 9, 2020
Issued for December 9, 2020 For review
Issued for December 8, 2020 For review
Issued for January 15, 2021 For coordination
Issued for January 21, 2021 For coordination
Issued for March 9, 2021 For Development Permitt
Issued for March 26, 2021 For review
Issued for August 27, 2021 For Development Permitt

DRAWING #: LANDSCAPE PLANNING PLAN
DRAWING #: L2 of 2
RECEIVED: 11-22-21
2021-SEP-09

BC ONE CALL
Call Before
You Dig
1-800-474-6886
Cellular #6886