



DEVELOPMENT PERMIT NO. DP001259

CONCEPTX INVESTMENT INC., INC.NO. BC1321022

Name of Owner(s) of Land (Permittee)

501 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 A, SECTION 1, NANAIMO DISTRICT, PLAN 21489

PID No. 003-398-188

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 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.

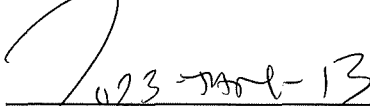
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback for second and third storeys from 4.0m to 3.18m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 10.5m to 11.0m for portions of the gabled roofs.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.5m along a portion of the south side yard lot line to accommodate a continuous driveway.


CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan & Parking Plans, prepared by Raymond de Beeld Architecture Inc., dated 2022-DEC-12, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architecture Inc., dated 2022-DEC-12, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2022-DEC-12, as shown on Schedule D.

REVIEWED AND APPROVED ON


Date 2023-MAR-13

Date

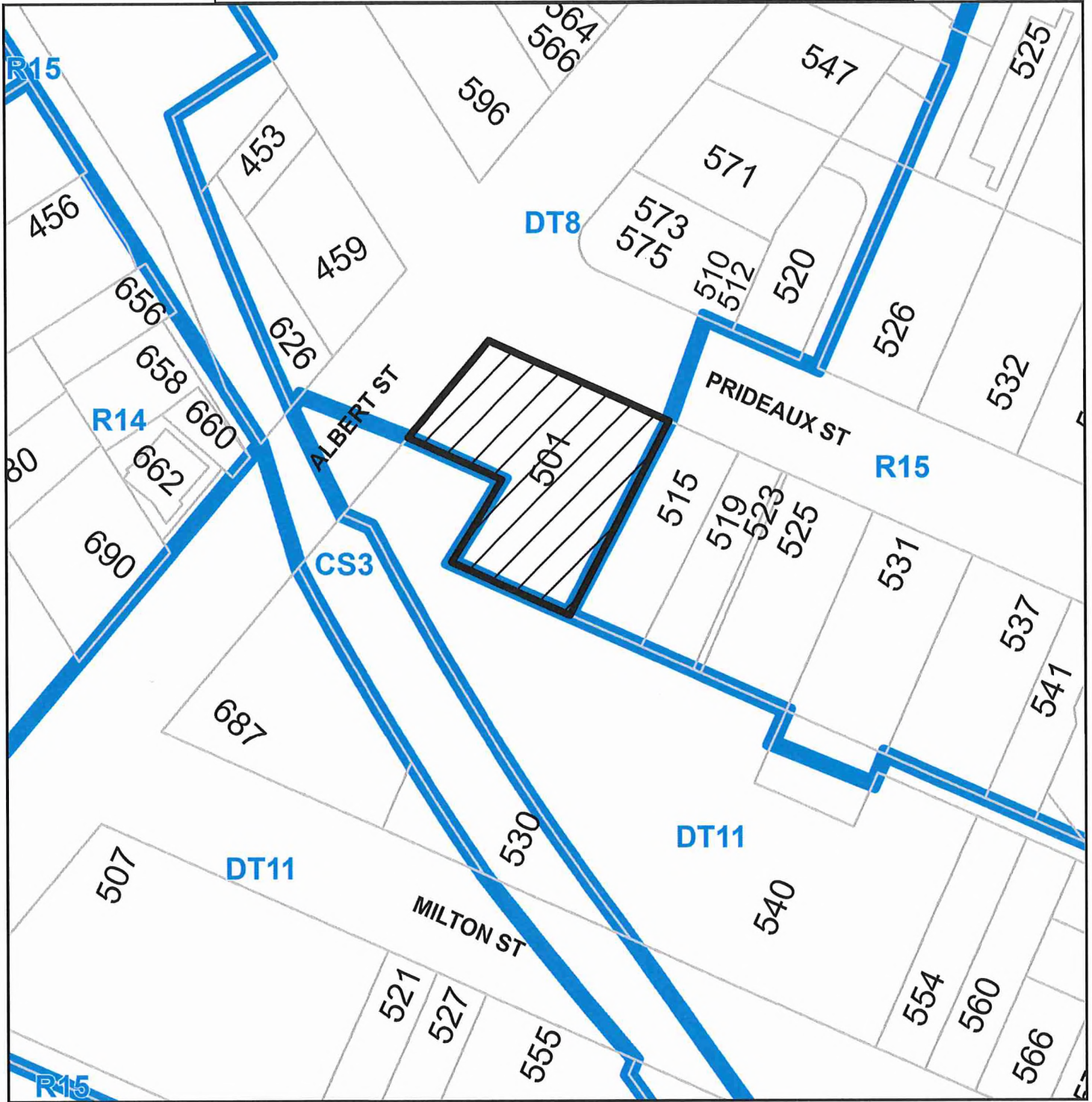

D. Lindsay, General Manager of Development Services
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

KM/bb
Prospero attachment: DP001259

Development Permit No. DP001259
501 Prideaux Street

Schedule A

SUBJECT PROPERTY MAP

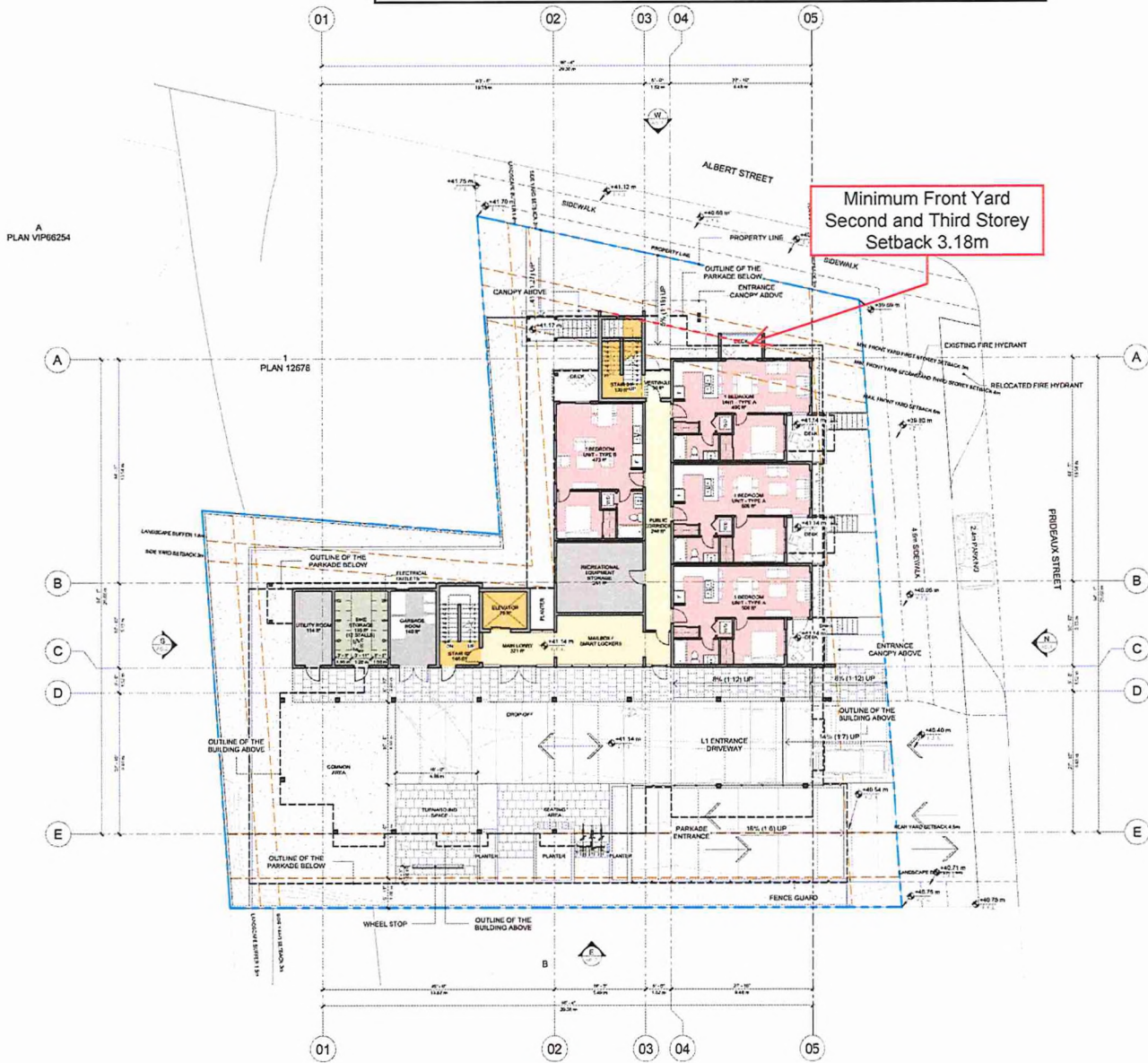


DEVELOPMENT PERMIT APPLICATION NO. DP001259



 501 PRIDEAUX STREET

Development Permit No. DP001259 Schedule B
 501 Prideaux Street
SITE AND PARKING PLAN



Units Count - L1	
Unit Type	Count
1 BEDROOM UNIT - TYPE A	3
1 BEDROOM UNIT - TYPE B	1
GRAND TOTAL:	4

ROOM LEGEND



- 1 BEDROOM UNIT - TYPE A
- 1 BEDROOM UNIT - TYPE B
- PUBLIC CORRIDOR
- STAIR 01
- STAIR 02
- GARBAGE ROOM
- ELEVATOR
- BIKE STORAGE
- RECREATIONAL EQUIPMENT STORAGE
- MAIN LOBBY
- UTILITY ROOM
- VESTIBULE





Parking Schedule	
Parking Type	Parking Count
L0 LEVEL	
Parking Stall - Small	11
Parking Stall - Regular	14
Parking Stall - Accessible	1
Grand total:	26

DEPARTMENT LEGEND

	COMMON SPACE
	Not GFA



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DIPLEX
2022-DEC-13



MATERIAL BOARD & LEGEND
 1" = 10'-0"

WW1 - Vinyl Windows & Door Frame
 G1 - Clear Glazing (Tinted Grey)
 G2 - Frosted Glazing (Tinted Grey)
 MT1 - Metal Fascia (Charcoal)
 AS1 - Charcoal Shingles

FP1 - Horizontal Sliding Wooden Color



FP2 - Horizontal Sliding Iron Gray



FP3 - Vertical Sliding Gray



FP4 - White Panels



WD1 - Timber Wood Frame/Columns/Beam



SH1 - Shake



1 EAST ELEVATION
 1/8" = 1'-0"



2 WEST ELEVATION
 1/8" = 1'-0"

MATERIAL BOARD & LEGEND
1" = 10'-0"



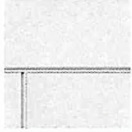
FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Iron Gray



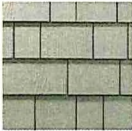
FP3 - Vertical Siding Gray



FP4 - White Panels



WD1 - Timber Wood Frame/Column/Beam



SH1 - Shake

- WV1 - Vinyl Windows & Door Frame
- G1 - Clear Glazing (Tinted Grey)
- G2 - Frosted Glazing (Tinted Grey)
- MT1 - Metal Fascia (Charcoal)
- AS1 - Charcoal Shingles



1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



PRIDEAUX STREET MULTI-FAMILY

LANDSCAPE ARCHITECTURAL DRAWINGS ISSUED FOR DEVELOPMENT PERMIT

LANDSCAPE SHEETS

- L1.01 Landscape Plan Design Rationale
- L1.02 Landscape Plan
- L1.03 Landscape Sections / Elevation
- L2.01 Planting Plan
- L2.02 Plant List & Notes

DESIGN RATIONALE

CONTEXT

501 Prideaux Street, located at the intersection with Albert Street, is situated within the Old City Neighbourhood in a Mixed-Use Family/Commercial area where it meets Residential Infill and Multi-Family Medium Residential Areas.

The development proposes to transform what is currently a neglected, paved lot that functions as a vehicle marshalling area into a vibrant multi-family residential building. The design of the landscape amplifies this introduction of life and vitality into the neighbourhood with a sensitive treatment of the streetscape that creates strong visual interest at the pedestrian scale characterized by formalized layers of indigenous and ornamental plantings and common areas that unify public, semi-public and private common spaces.

DESIGN CONCEPT NICHE

The landscape design concept relies on a generous planting scheme that creates lush living systems filling every available niche with a profusion of plants arranged in linear strips to accentuate colours, textures and scale, to support life from the soil to the treetops, to anchor the corner of Prideaux and Albert Streets, and to establish a clear definition of distinct spaces. In the way, the landscape will fill the streetscape with living elements, just as the development brings life into the community.

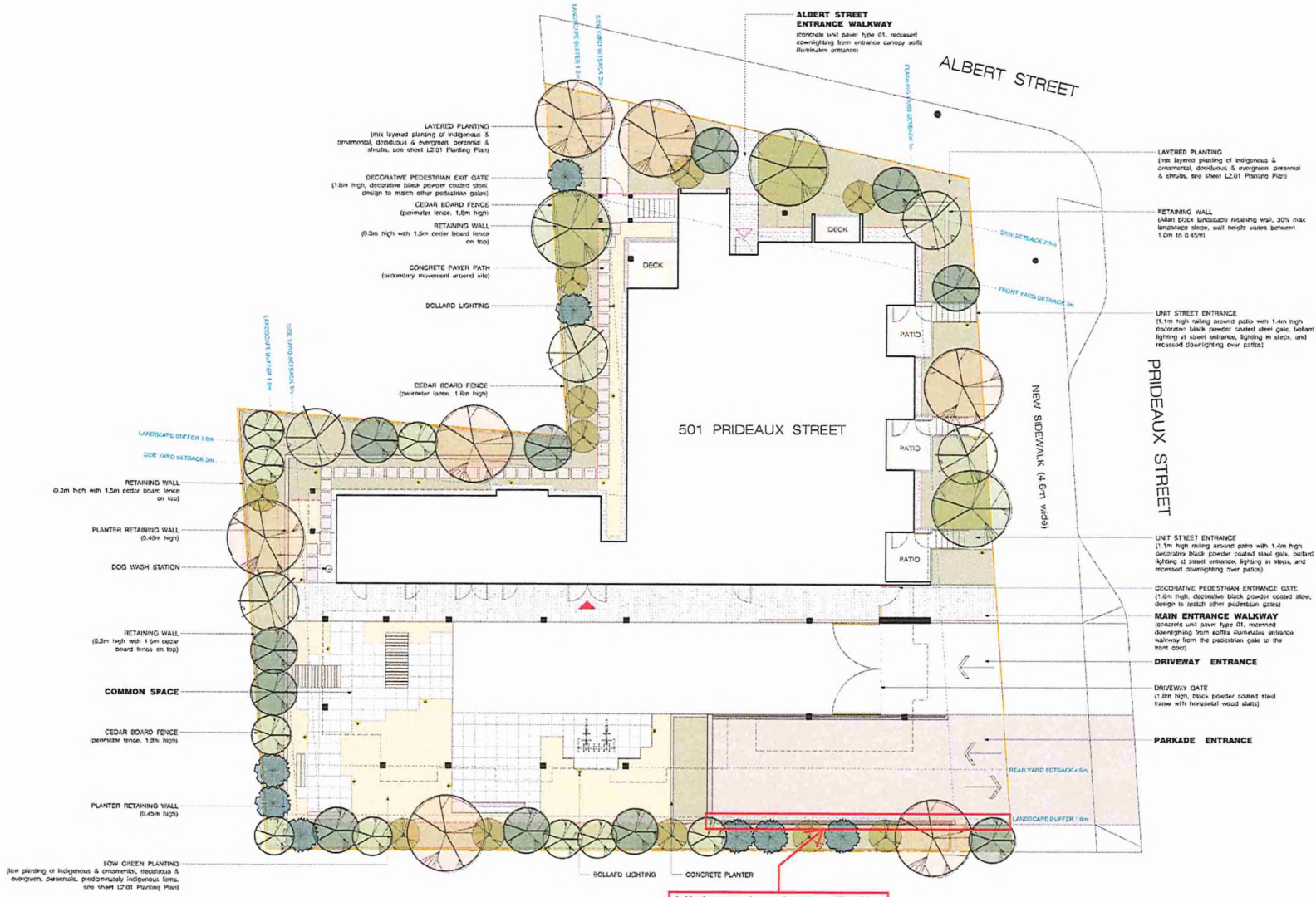
KEY COMPONENTS

- Key components of the design include:
- A striking planting plan that will evolve into a self-sustaining urban ecosystem
 - A strong presence of street trees located within the parcel boundaries to support a healthy urban environment
 - Decorative pedestrian gates at Main Entrance Walkway, Prideaux Street Private Patio Entrances, and Albert Street Exit Gate
 - Screens for visual definition and security
 - A common outdoor area for residents away from the street and immersed in a lush environment with multiply sitting places
 - A dog wash area to accommodate people with their pets

DESIGN PRECEDENTS



NO.	DATE	ISSUE
1	10/04/21	SP
2	09/07/22	DP PRELIMINARY
3	11/04/22	DP RESUBMISSION
4	12/12/22	DP RESUBMISSION



Minimum Landscape Buffer
Width Variance 1.5m

LANDSCAPE LEGEND

- BENCH TYPE 01
- BENCH PLATFORM
- BIKE RACK
- BOLLARD LIGHTING
- FENCE TYPE 01: BOARD FENCE (1.6m high)
- DECORATIVE STEEL GATE
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- CONCRETE UNIT PAVED TYPE 01
- CONCRETE UNIT PAVED TYPE 02
- DRAIN ROCK
- PLANTED AREAS Soil Depth: 400mm (over grass)
- PLANTED AREAS Soil Depth: 150mm (over structure)

LANDSCAPE NOTES

LIGHTING

- BOLLARDS**
Bollard lighting is placed around the Common Outdoor Space, along the Circular Drive Path, and at the three unit entrances of 501 Prideaux Street (see sheet L1.02 Landscape Plan for location).
- RECESSED DOWNLIGHTS**
Recessed downlighting from soffits illuminates the Main Entrance Walkway from the pedestrian gate to the front door, the Street Front Porch along Prideaux Street and the Albert Street Entrance.
- STEP LIGHTING**
Step lighting will be installed to illuminate the three unit entrance stairs off of Prideaux Street.

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kinship
design • art • ecology

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250-753-8093
info@kinshipart.ca

NO.	DATE	ISSUE
1	12-01-21	ISSUE
2	03-08-22	CP PESA SUBMISSION
3	11-01-22	CP PESA SUBMISSION
4	12-10-22	CP PESA SUBMISSION

PROJECT
PRIDEAUX STREET MULTI-FAMILY
501 Prideaux Street
Nanaimo BC

PROJECT 21020
DB **CS** **CB** **PS**
SCALE 1:100
DATE NOVEMBER, 2021

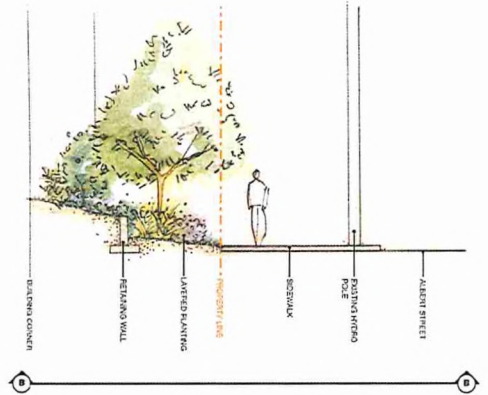
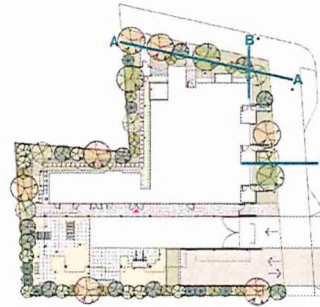
LANDSCAPE PLAN

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2022-DEC-13

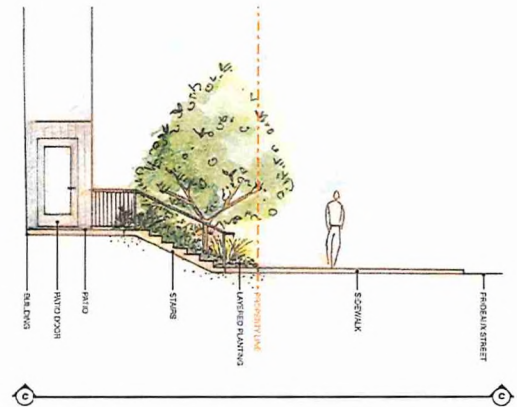
L1.02



A ELEVATION ALBERT STREET
SCALE 1:50



B SECTION ALBERT STREET
SCALE 1:50



C SECTION PRIDEAUX STREET
SCALE 1:50

NO.	DATE	ISSUE
1	10-01-21	EN
2	09-04-22	CONCEPT DEVELOPMENT
3	11-01-22	PRE-DESIGN DEVELOPMENT
4	12-12-22	DP PRELIMINARY DESIGN

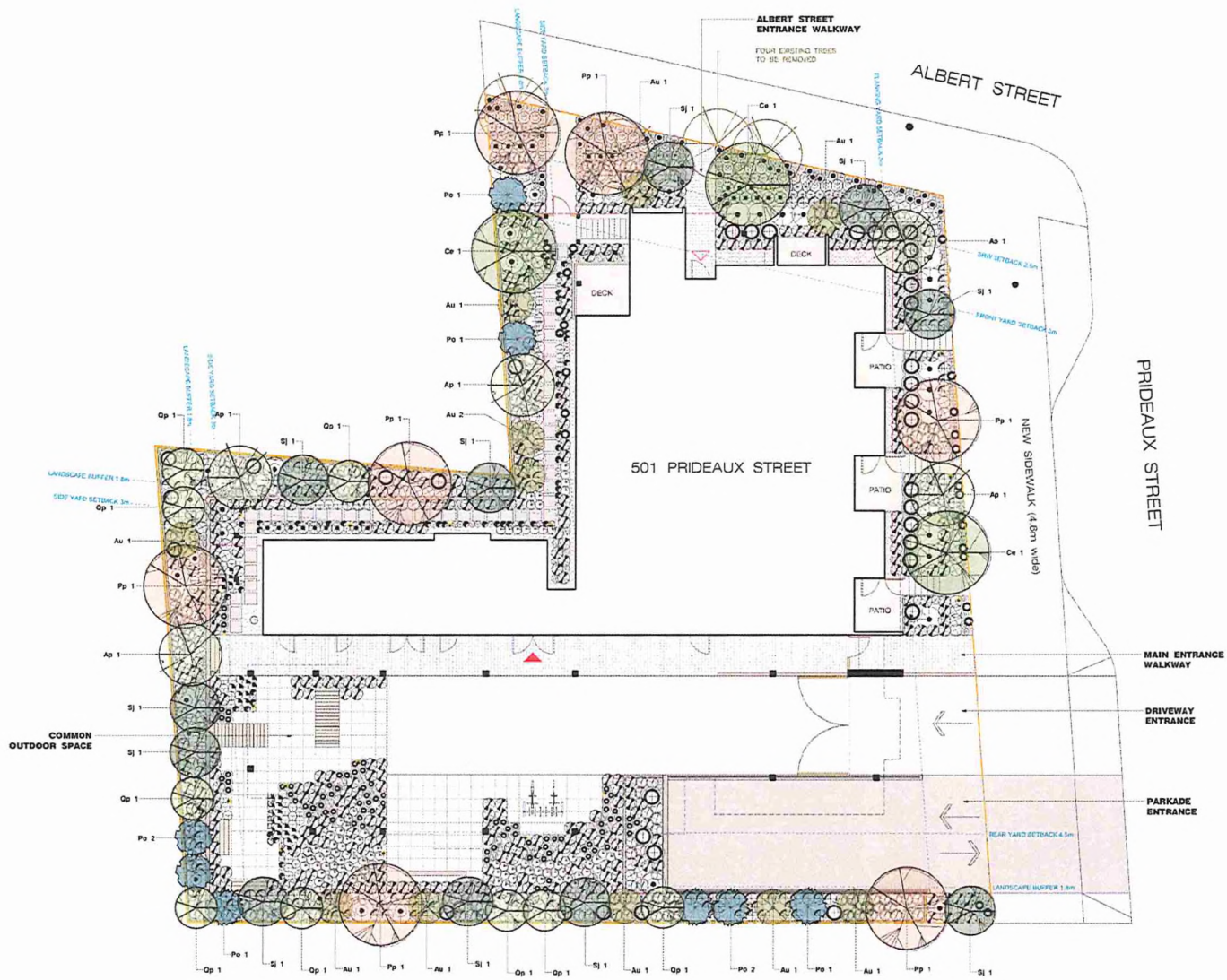
PROJECT
PRIDEAUX STREET MULTI-FAMILY
501 Prideaux Street
Nanaimo BC

LANDSCAPE SECTION / ELEVATIONS

PROJECT 211020
DB ✓ **CB** ✓
SCALE 1:100
DATE NOVEMBER, 2021

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L1.03



PLANT LEGEND	
	EXISTING TREES TO BE REMOVED Four existing Picea, balsamifera to be removed, 0.50m diameter (can sunny for zone)
	Ao (5) Acer Palmatum 'Osakanaki'
	Au (11) Alnus incana
	Ce (2) Cornus edulis white wonder
	Po (8) Picea Omorika Blues
	Po (7) Parrotia persica 'Nansai'
	Op (9) Quercus palustris 'Pronghorn'
	Sj (11) Syria japonica
	A (138) Arctostaphylos uva-ursi
	Am (24) Amurcia maritima
	Cf (94) Carex flacca
	Fv (24) Fragaria vesca
	Ga (1187) Gaubiera scullon
	Gl (43) Gaulthieria phillyrifolia
	Hm (81) Hakonechloa macra
	Lx (100) Lonicera maackii
	Mx (113) Malva mosata
	Nd (16) Nandina domestica 'Oval Green'
	Np (23) Nepeta drogmoche blue
	Op (26) Oenothera biennis
	Pa (24) Pennisetum setosum
	Pm (82) Polypodium glycyrrhiza
	Pm (275) Polystichum acrostichum
	Rx (22) Ribes sanguineum
	Sa (82) Sedum album
	Sr (61) Sedum rupestris
	Tg (9) Teucrium grandiflorum
	V (9) Vaccinium (mix varieties)
	Ve (37) Veronica ovalis

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NO.	DATE	ISSUE
1	10-01-21	EN
2	28-04-22	DP PRELIMINARY
3	11-01-22	DP PRELIMINARY
4	12-12-22	DP PRELIMINARY

PROJECT
PRIDEAUX STREET MULTI-FAMILY
501 Prideaux Street
Nanaimo BC

PLANTING PLAN

PROJECT 21020
DB 45 **CB** 45

SCALE 1:100
DATE NOVEMBER, 2021

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DP1253
2022-DEC-13
Landscape Architecture

L2.01

PLANT LIST				
Key	Qty	Botanical Name	Common Name	Pot Size Spacing
Coniferous Trees				
Po	8	Pinus Oneika Blues	Seabird Spruce	2.5m ht
Deciduous Trees				
Ac	5	Acer palmatum 'Osakazaki'	Japanese Maple	50cm cal
Ce	3	Cornus Eades White Wonder	White Flowering Dogwood	50cm cal 1.5m branching ht
Pp	7	Prunella persica 'Vivanda'	Prunus (ornamental)	50cm cal 1.5m branching ht
Co	9	Quercus palustris 'Sungawa'	Columnar Pin Oak	50cm cal
Sj	11	Styrax japonicus 'J-G-D Grower's'	Japanese Snowbell	50cm cal
Deciduous Shrubs				
Ra	22	Ribes sanguineum	Red Flowering Currant	#2 1.2m o.c.
V	9	Vaccinium (mix varieties)	Blueberry	#2 1.2m o.c.
Evergreen Shrubs				
Au	11	Arbutus unedo 'Compacta'	Compact Strawberry Tree	#7 2m o.c.
Nd	16	Nandina domestica 'Gulf Stream'	Nandina Bamboo	#2 1.2m o.c.
Vg	37	Vaccinium ovatum	Evergreen Huckleberry	#2 1m o.c.
Groundcovers & Ferns				
A	125	Athyrium filix-femina	Kimblinnock	10cm 45cm o.c.
Fc	43	Fragaria chiloensis	Coastal Strawberry	10cm 45cm o.c.
Fy	24	Fragaria vesca	Wildcard Strawberry	10cm 45cm o.c.
Ga	187	Gaillardia elatior	Sage	#1 60cm o.c.
Ma	113	Malva renoula	Dull Oregon Grape	#1 60cm o.c.
On	26	Oxalis longicauda	Cherrywood Redwood Sower	10cm 45cm o.c.
Pg	83	Polypodium pteridifolium	Lacrosse Fern	10cm 45cm o.c.
Pm	379	Polystichum maritimum	Sea Fern	#1 60cm o.c.
Sa	52	Sedum album	Sedum	10cm 30cm o.c.
St	61	Stachys supina	Sedum Angelica	10cm 35cm o.c.
Grasses & Perennials				
Am	34	Artemisia maritima	Sea Thrift	10cm 45cm o.c.
Cf	54	Carex flacca	Blue Sedge	#1 45cm o.c.
Cl	43	Carex lasiocarpa 'Bantam White Improved'	Bra Blossom	#1 45cm h.c.
Hm	61	Hakonechloa macra	Japanese Woodland grass	#1 60cm o.c.
Lo	102	Lolium perenne	Slender Woodstock	#1 45cm o.c.
Np	30	Nepeta x lakasami 'Dragonfire'	Catmint	#1 60cm o.c.
Pa	24	Panicum sparganoides 'Harmist'	Don't Fearful grass	#1 60cm o.c.
Tg	9	Taraxacum officinale	Fragrant	10cm 45cm o.c.

- PLANTING NOTES**
- All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
 - Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.3.3, Properties of Growing Media Level 2 "Groomed" - 2P.
 - Growing Medium Depth:
 - Tree Planting Area: 1 cu. m. per tree
 - Shrub & Ground Cover Area: 460mm (18") depth
 - Seeded Area: 150mm (6") depth
 - Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth over all tree, shrub, and groundcover planting areas.
 - Plant material quality, transport and handling shall comply with the CHLA standards for Nursery Stock.
 - All plant material shall match type and species as indicated on the planting plan. Contact the Landscape Architect for approval of substitutions. No substitutions will be accepted without prior written approval of the Landscape Architect.
 - Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits shall be fully flooded with water shall drain within one hour after filling.
 - No plants requiring pruning or major treatments due to disease, damage or poor form will be accepted.
 - All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart IRT (Weather-based) irrigation control. Irrigation emitters devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

- TREE MANAGEMENT NOTES**
- EXISTING TREES**
Four Populus balsamifera to be removed (see sheet L2-01 Planting Plan)
 - REPLACEMENT TREES**
43 Replacement Trees (exceeding the required replacement trees)
See sheet L2-01 Planting Plan for location of replacement trees. See sheet L2-02 for complete plant species & quantities list.

NOT FOR CONSTRUCTION

NO.	DATE	ISSUE
1	10/24/21	ISSUE
2	09/01/22	DP-REDESIGN/ISSUE
3	11/01/22	DP-REDESIGN/ISSUE
4	12/12/22	DP-REDESIGN/ISSUE

PROJECT
PRIDEAUX STREET MULTI-FAMILY
201 Prideaux Street
Nanaimo, BC

PLANT LIST & NOTES

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2022-DEC-13

PROJECT 21020
DB KS **CB** KS
SCALE 1:100
DATE NOVEMBER, 2021

L2.02