



DEVELOPMENT PERMIT NO. DP001301

SUN PORCH HOMES LTD.

Name of Owner(s) of Land (Permittee)

532 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 7, BLOCK 20, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID No. 008-519-501**

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.
6. This permit prevails over the provisions of the bylaw in the event of a conflict.

TERMS OF PERMIT

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

1. *Section 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a rear yard and west side yard setback from 2.4m up to 4.85m as shown on Schedule C.
2. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 3, as shown on Schedules C and D.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Prideaux Street) from 6.0m to 4.3m as shown on Schedule B.
4. *Section 7.6.1 & 7.6.5 Size of Buildings* – to increase the maximum permitted height of a principal building as measured to the midpoint from 9.5m to 10.45m as shown on Schedule C.
5. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 1.15m within the front yard (abutting Prideaux Street) as shown on Schedule D.

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

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 6 to 5.


PERMIT CONDITIONS

1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2023-MAR-03, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2023-NOV-28 and 2023-MAR-03, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2023-OCT-20, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
15TH DAY OF JANUARY, 2024.


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

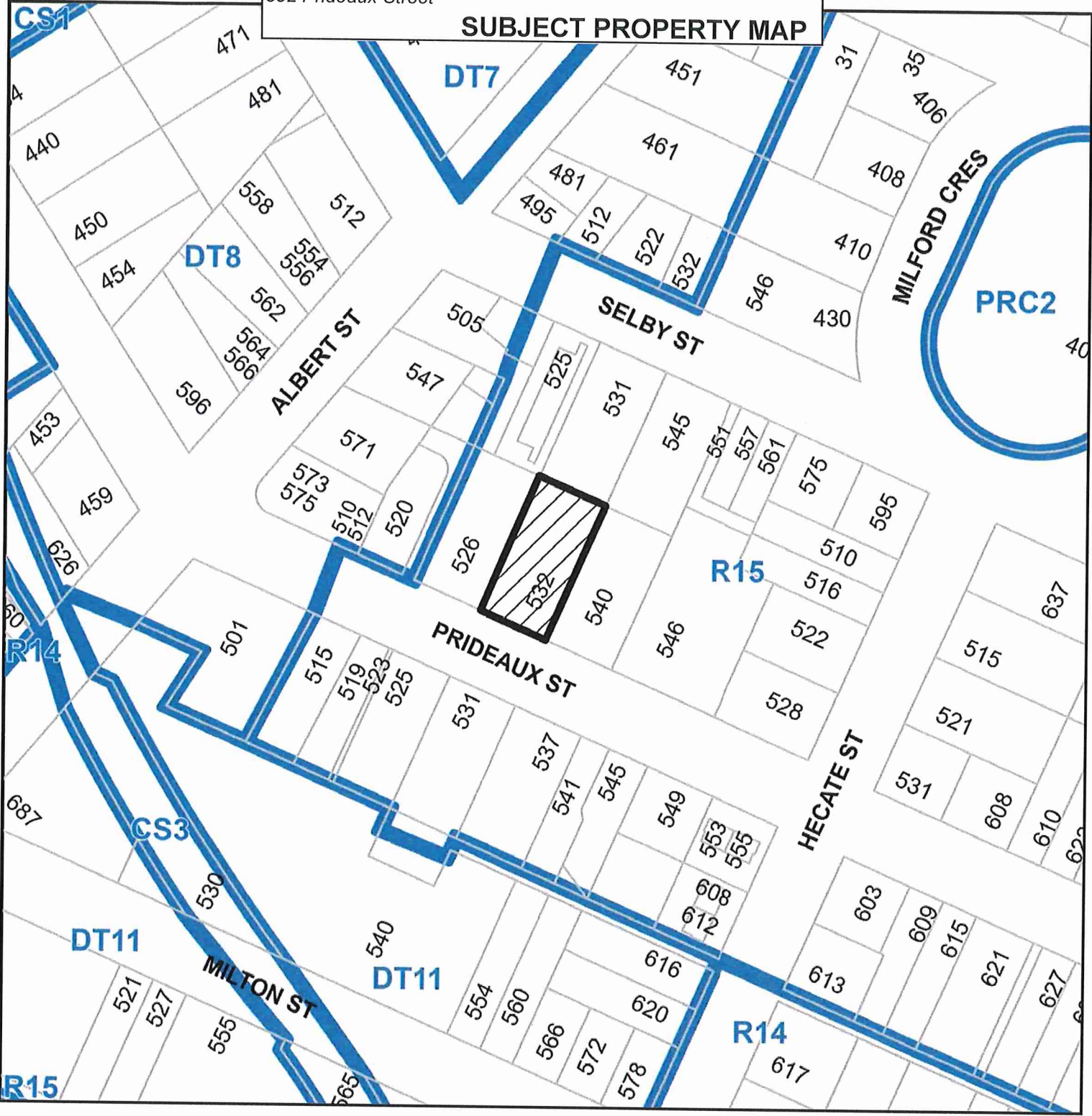

Date

KM/bb

Prospero attachment: DP001301

Development Permit No. DP001301 Schedule A
532 Prideaux Street

SUBJECT PROPERTY MAP

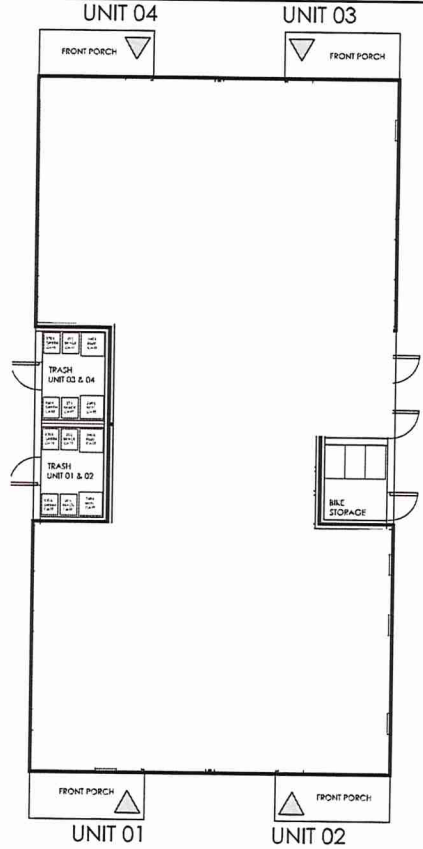
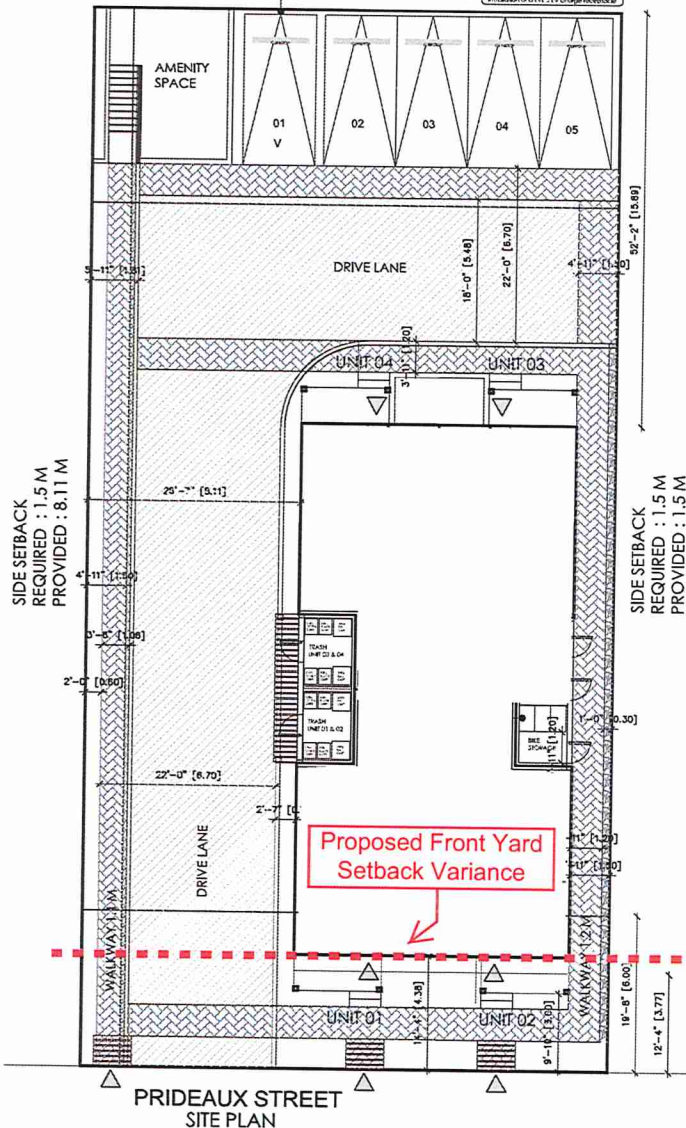


532 PRIDEAUX STREET

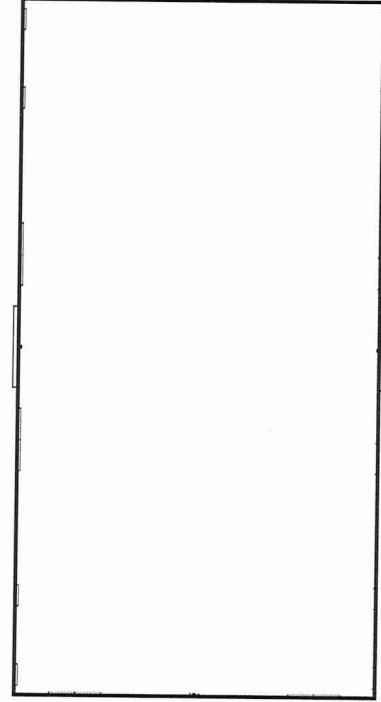
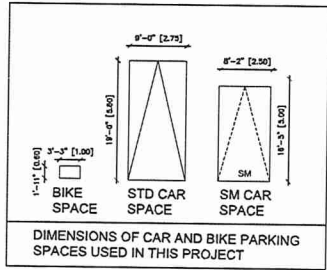
Development Permit No. DP001301 Schedule B
 532 Prideaux Street
SITE AND PARKING PLAN

REAR SETBACK
 REQUIRED : 7.5 M
 PROVIDED : 15.89 M

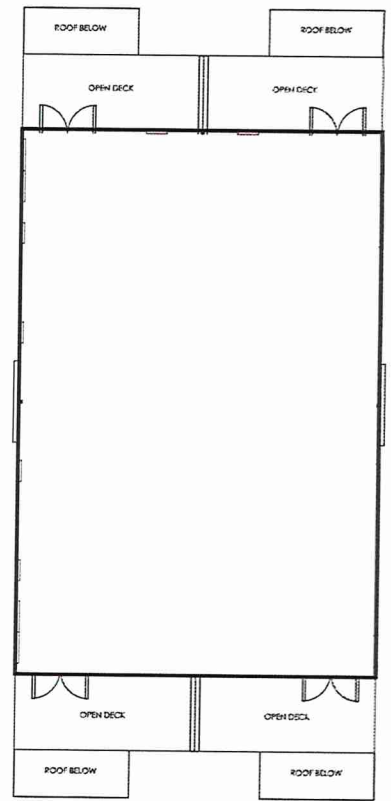
All car spaces, all bike spaces and all other spaces with a minimum front setback of 1.5m shall be provided, in addition to the minimum 2.0m front setback for all other spaces.



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN

JOYCE REID TROOST ARCHITECTURE
 5515 GLENA IR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

THE ENGINEER'S CERTIFICATE IS A PROFESSIONAL OPINION OF THE ENGINEER'S QUALITY OF WORK. IT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE DESIGN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.



532 PRIDEAUX STREET TOWNHOMES
 532 PRIDEAUX STREET, NANAIMO, BC

CLIENT
 Sun Parch Homes Ltd.

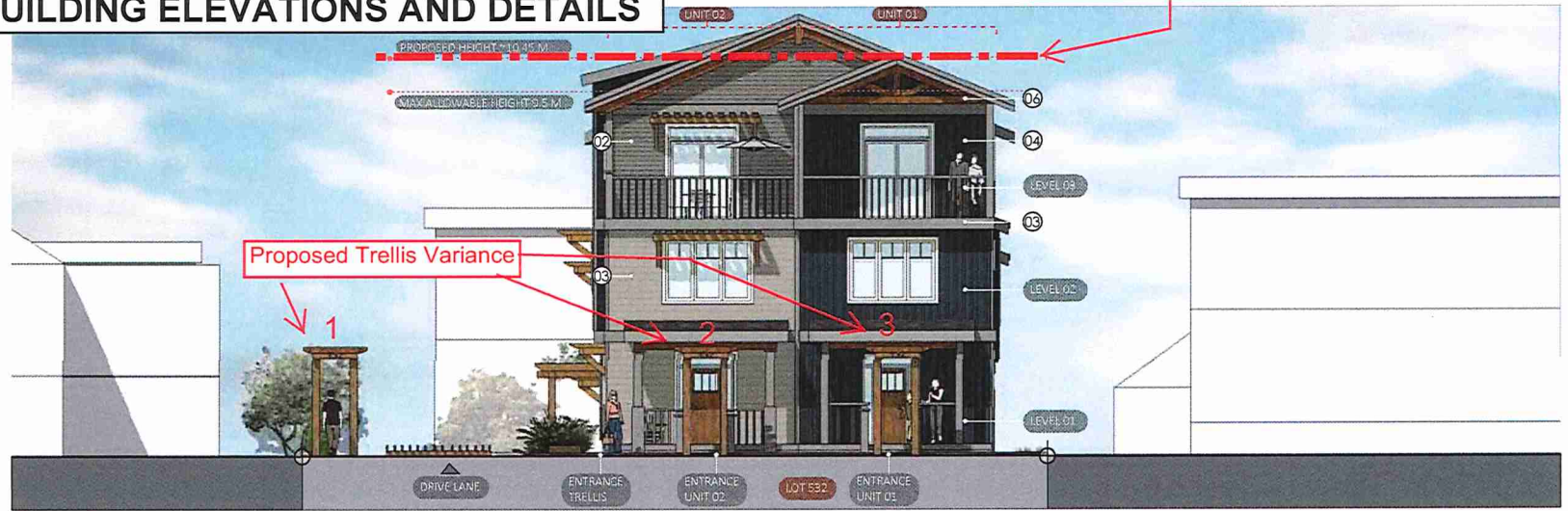
| REV. DATE | NUMBER | DESCRIPTION |
|-----------|--------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DATE: SEPTEMBER 23, 2022
 NAME: SEE DRAWING
RECEIVED
DP1301
2023-NOV-28

SITE PLANS & FLOOR PLANS
A100

MATERIAL LEGEND

- 01 Windows
Off White
- 02 GENTEK Shingles Siding
Pebble
- 03 GENTEK Vinyl Lap Siding
Monterey Sand
- 04 Hardie Board & Batten
Evening Blue
- 05 GENTEK Trim
Storm
- 06 Cedar Posts & Beams
- 07 GENTEK Vinyl Lap Siding
Pebble



SOUTH ELEVATION | FOURPLEX | FROM PRIDEAUX | Scale 1/8" = 1' |



NORTH ELEVATION | FOURPLEX | FROM REAR | Scale 1/8" = 1' |

JOYCE REID TROOST ARCHITECTURE
 2515 GLENVALE DRIVE
 NANAIMO, BC V9S 3K9
 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

THESE DRAWINGS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECTURE IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO JOYCE REID TROOST ARCHITECTURE AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

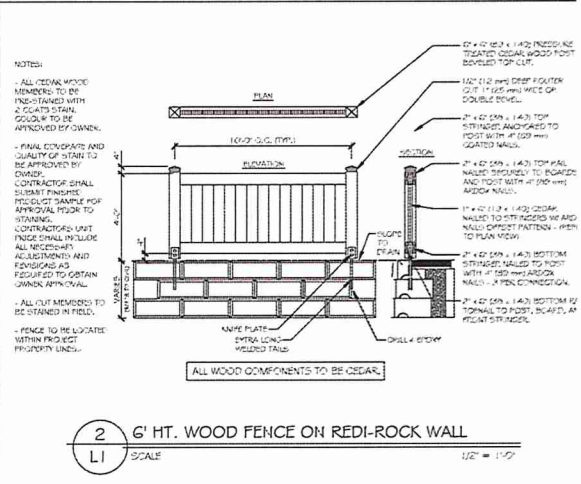
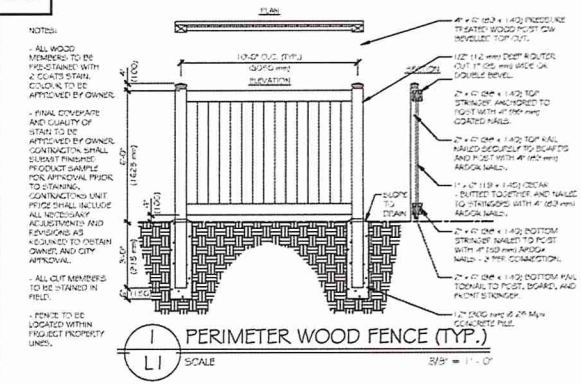
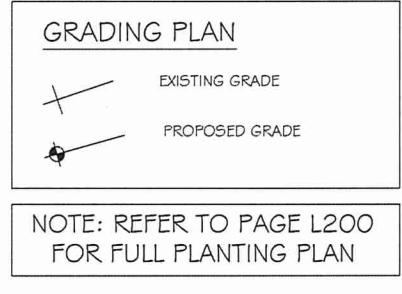
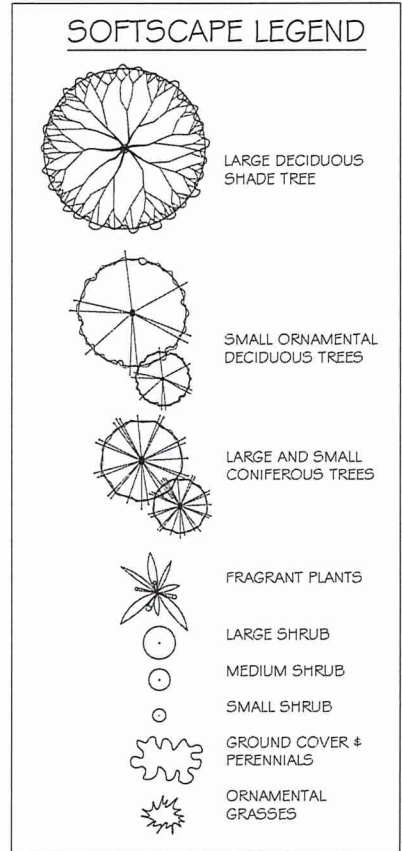
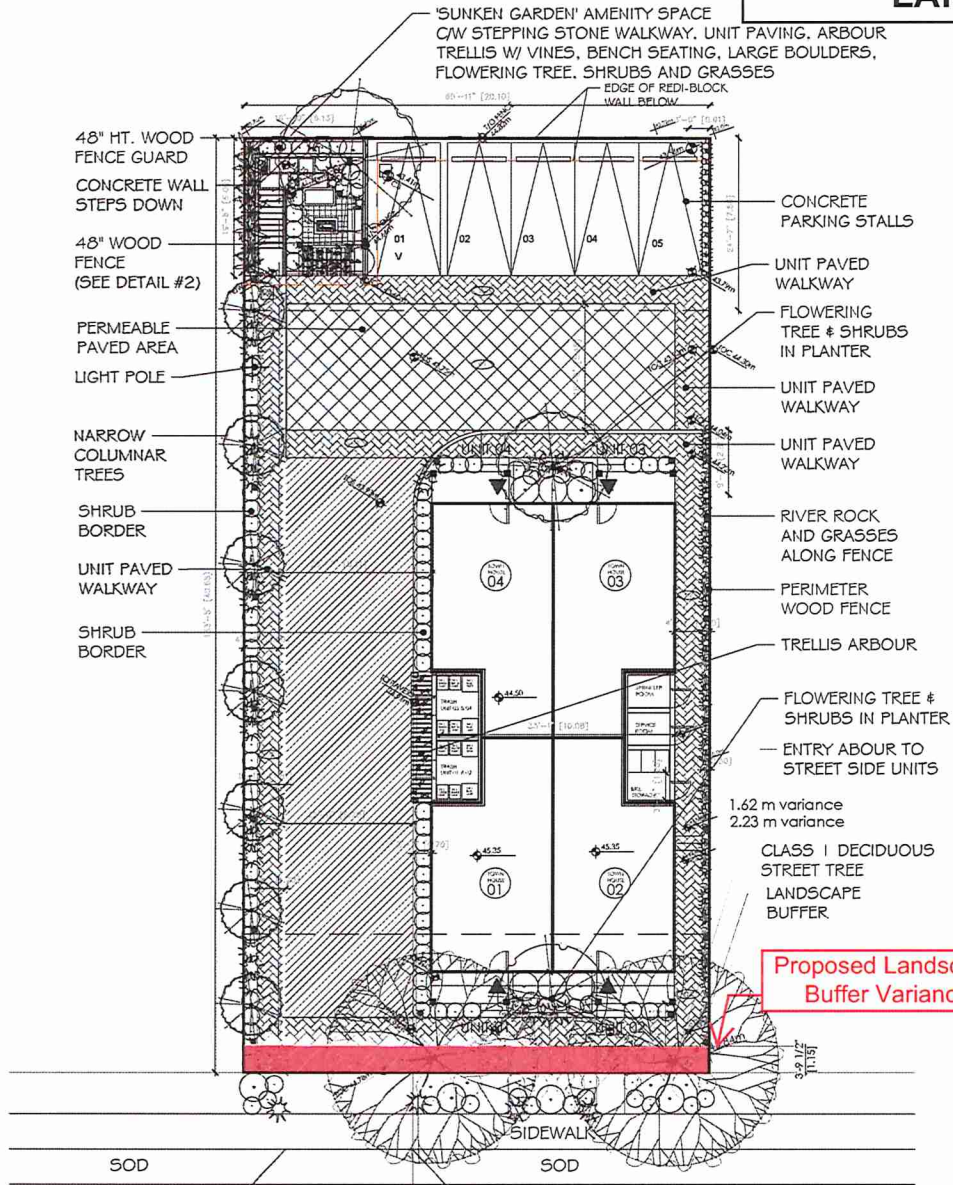


532 PRIDEAUX STREET TOWNHOMES
 532 PRIDEAUX STREET, NANAIMO, BC

CLIENT
 Sun Parch Homes Ltd.

| REV. DATE | NUMBER | DESCRIPTION |
|-----------|--------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

| | | |
|------------------------------------------|--------------------|------------|
| DATE | SEPTEMBER 23, 2023 | ELEVATIONS |
| SCALE | SEE DRAWING | |
| RECEIVED DP1301 2023-NOV-28 | | A200 |
| DRAWN BY | JRT | CHECKED BY |
| | | |



Proposed Landscape Buffer Variance

PAVER TYPES

- 01** TYPE: VENETIAN COBBLE PERMEABLE PAVER COLOUR: SANDALWOOD PATTERN: 45° STRETCHER BOND SIZE: 8" x 8"
- 02** TYPE: VENETIAN COBBLE PERMEABLE PAVER COLOUR: LA JOLLA PATTERN: HERRINGBONE SIZE: 6" x 12"

LIGHTING LEGEND

- BOLLARD LIGHT
- 1.4' HT. LIGHT POLE
- STEP LIGHT



THE DRAWING DESIGN AND PREPARED BY 4★SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING. ALL DIMENSIONS, NOTES AND REVISIONS MUST BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

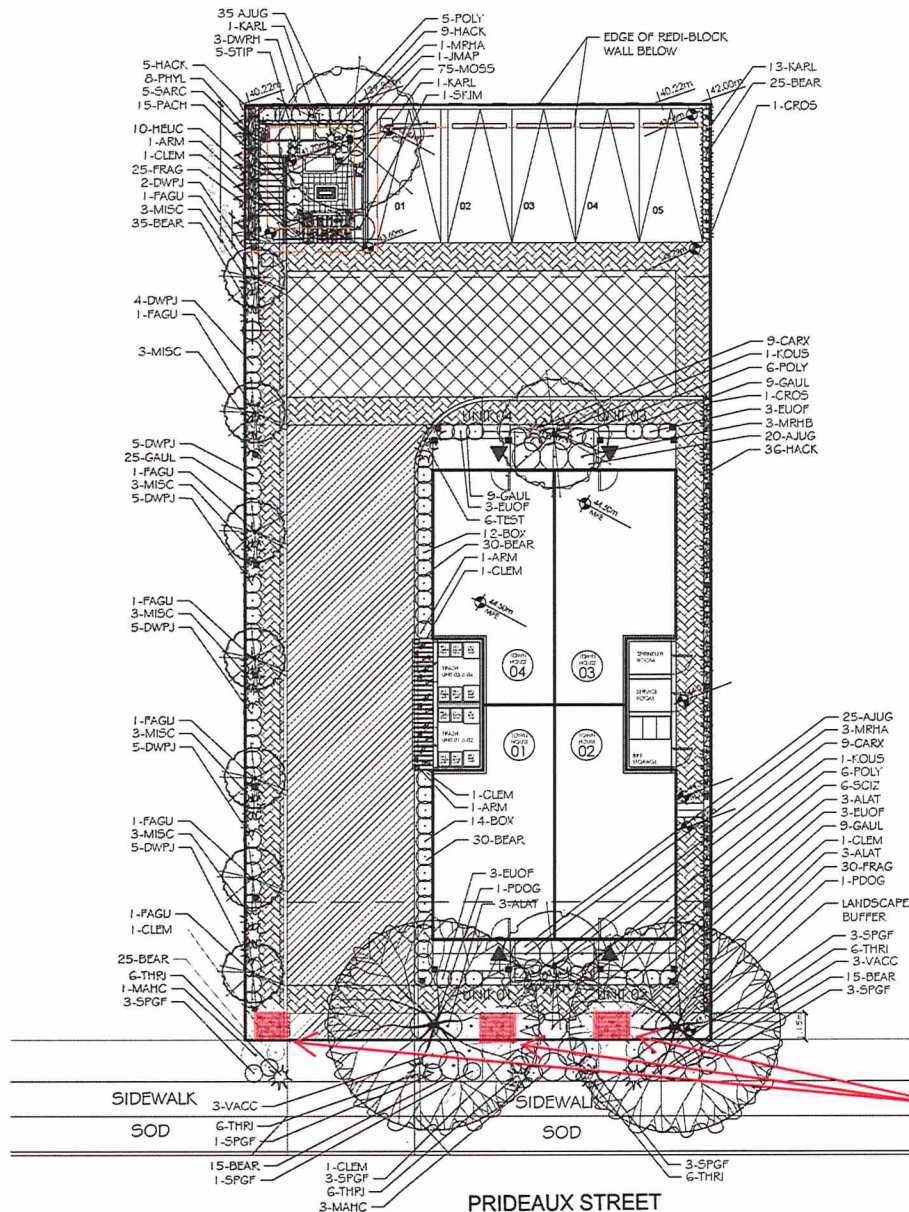
ARCH. STAMP

PRIDEAUX TOWNHOUSES
 532 PRIDEAUX STREET NANAIMO, BC

CLIENT: SUN PORCH HOMES

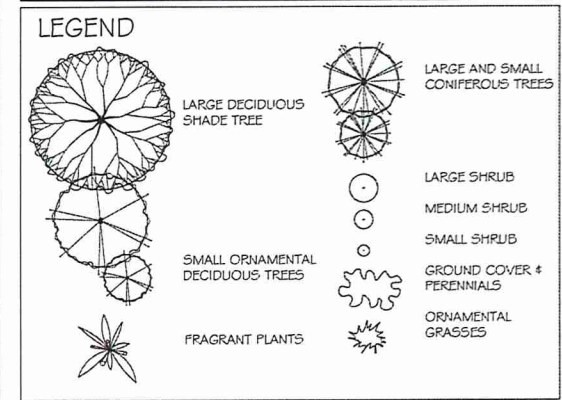
| REV. DATE | NUMBER | DESCRIPTION |
|-----------|--------|--------------------------------|
| 16-09-23 | 1 | PRELIM. LANDSCAPE CONCEPT PLAN |
| 23-09-23 | 2 | REV. LANDSCAPE CONCEPT PLAN |
| 16-09-23 | 3 | REV. DP PACKAGE |
| 16-09-23 | 4 | REV. DP PACKAGE |

| | |
|------------------------------------------|------------------------|
| DATE: OCTOBER 20, 2023 | LANDSCAPE CONCEPT PLAN |
| SCALE: 1:100 | |
| RECEIVED DP1301 2023-OCT-21 | |
| DRAWN BY: RF | L100 |



| PLANT LIST | | | | |
|----------------------|----------|----------------------------------|--------------------------------------------------------|-----------|
| Key | Quantity | Common Name | Latin Name | Size |
| Trees | | | | |
| JMAP | 1 | Japanese Maple | <i>Acer japonica</i> var. 'Dissectatum' | Short CAJ |
| KOUS | 2 | Koushi Dogwood | <i>Cornus kousa</i> var. 'Satan' | Short CAJ |
| PDG | 2 | Pacific Poinsettia Dogwood | <i>Cornus rubra</i> var. 'E. Lutescens' 'White Wonder' | 7.5m CAJ |
| FAGU | 7 | Golden Calceolaria Beech | <i>Fagus sylvatica</i> var. 'Danevirke Gold' | 7.5m CAJ |
| Medium Shrubs | | | | |
| ALAT | 4 | Waxed Banna Bush | <i>Sorbaria alata</i> var. 'Compacta' | #2 Pot |
| MRHA | 3 | Rhododendron | <i>Rhododendron</i> var. 'Christmas Cheer' | #5 Pot |
| MRHA | 4 | Rhododendron | <i>Rhododendron</i> var. 'Yonkers' | #5 Pot |
| VACC | 6 | Edible Blueberry | <i>Vaccinium</i> var. 'Lambert' | #2 Pot |
| SKIM | 1 | Japanese Skimmia | <i>Skimmia japonica</i> var. 'Pinky' | #2 Pot |
| MAHC | 4 | Cremae Grass | <i>Muhlenbergia asperifolia</i> var. 'Compacta' | #2 Pot |
| Small Shrubs | | | | |
| EUOF | 12 | Creeping Euonymus | <i>Saxifraga tortuosa</i> var. 'Emerald Gaiety' | #1 Pot |
| DWPI | 31 | Dwarf Fern | <i>Pteris japonica</i> var. 'Dimeclara' | #1 Pot |
| FCY | 17 | Scout Fern | <i>Polystichum leucophaeos</i> | #1 Pot |
| SPGF | 17 | Goldfish Plant | <i>Impatiens hirsuta</i> var. 'Goldfish' | #1 Pot |
| BOX | 26 | Boxwood | <i>Buxus sempervirens</i> var. 'Winter Gem' | #2 Pot |
| SARC | 5 | Sweet Box | <i>Sarcococca nuscicola</i> | #1 Pot |
| DWPH | 3 | Dwarf Rhododendron | <i>Rhododendron</i> var. 'Yonkers' | #2 Pot |
| Vines | | | | |
| CLEM | 6 | Clematis | <i>Clematis</i> var. 'Elizabeth' | #5 Pot |
| ARM | 3 | Arnica's Clematis | <i>Clematis arvensis</i> | #5 Pot |
| CROS | 2 | Climbing Rose | <i>Rosa</i> var. 'Henry Dawie' | #5 Pot |
| Ground Covers | | | | |
| BEAR | 175 | Bearyerry | <i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade' | #5/4 Pot |
| GAUL | 52 | Watercress | <i>Galium aparine</i> | #5/4 Pot |
| MCEB | 75 | Scotch / Irish Moss | <i>Salix repens</i> | #5/4 Pot |
| AJUG | 20 | Bayonet | <i>Ajuga reptans</i> var. 'Bronze Beauty' | #5/4 Pot |
| FRAG | 55 | Common Strawberry | <i>Fragaria chironomus</i> | #5/4 Pot |
| PACH | 15 | Fuchsia var. 'Alice Hoffman' | <i>Fuchsia</i> | #5/4 Pot |
| Perennials | | | | |
| HEUC | 10 | Coral Bell | <i>Heuchera moraniana</i> var. 'Purple Panicle' | #5/4 Pot |
| SCZ | 6 | Katze Lily | <i>Schizanthus lobatus</i> var. 'Orion Summer' | #5/4 Pot |
| THRE | 24 | Sea Thrift | <i>Armeria maritima</i> | #5/4 Pot |
| Grasses | | | | |
| CAFX | 16 | Vandenberg Japanese Fescue | <i>Festuca japonica</i> var. 'Vandenberg' | #5/4 Pot |
| TEST | 4 | Fume Grass | <i>Festuca ovina</i> | #1 Pot |
| KARL | 15 | Karl Foerster Feather Reed Grass | <i>Calamagrostis x acutiflora</i> | #2 Pot |
| HACK | 50 | Hawai Grass | <i>Heteropogon</i> | #5/4 Pot |
| MISC | 18 | Miscanthus Grass | <i>Miscanthus sinensis</i> var. 'Silberfeder' | #5 Pot |
| STIP | 5 | Spear Grass | <i>Stipa calantheoides</i> | #1 Pot |
| PHYL | 3 | Golden Bamboo | <i>Phyllostachys aurea</i> | #7 Pot |

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specifications.
 - All areas to be irrigated with an automatic underground system.



Proposed 3 trellis Variances

ARCH. STAMP
 THE DESIGNER'S SEAL AND SIGNATURE IS REQUIRED FOR ALL PLANS. THIS SEAL IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. THE DESIGNER'S SEAL IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. THE DESIGNER'S SEAL IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE.

| REV. DATE | NUMBER | DESCRIPTION |
|-----------|--------|-------------------------------|
| 10-05-23 | 1 | PRELIM LANDSCAPE CONCEPT PLAN |
| 22-05-23 | 2 | REV. LANDSCAPE CONCEPT PLAN |
| 16-08-23 | 3 | REV. FOR DP |
| 10-20-23 | 4 | REV. FOR DP |

| | |
|-----------------------------------|------------------|
| DATE | OCTOBER 20, 2023 |
| SCALE | 1:100 |
| RECEIVED DP1301 2023-OCT-21 | |
| DRAWN BY | BF/PF |