



DEVELOPMENT PERMIT NO. DP001338

CONCEPTX INVESTMENT INC
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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

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

1. *Section 6.10 Fence Height* – to increase the maximum allowable fence height within the front yard setback from 1.2m to 1.8m as shown on Schedule D.
2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback for second and third storeys from 4.0m to 3.1m as shown on Schedule B.
3. *Section 11.5.1 Siting of Buildings* – to reduce the minimum side yard setback (northwest) from 3.0m to 2.7m as shown on Schedule B.
4. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable height of a principal building from 10.5m to 11.35m for portions of the gabled roofs as shown on Schedule C.
5. *Section 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the minimum setback for a refuse enclosure from a lot line adjoining a property zoned for residential use from 3.0m to 2.0m as shown on Schedule B.

CONDITIONS OF PERMIT

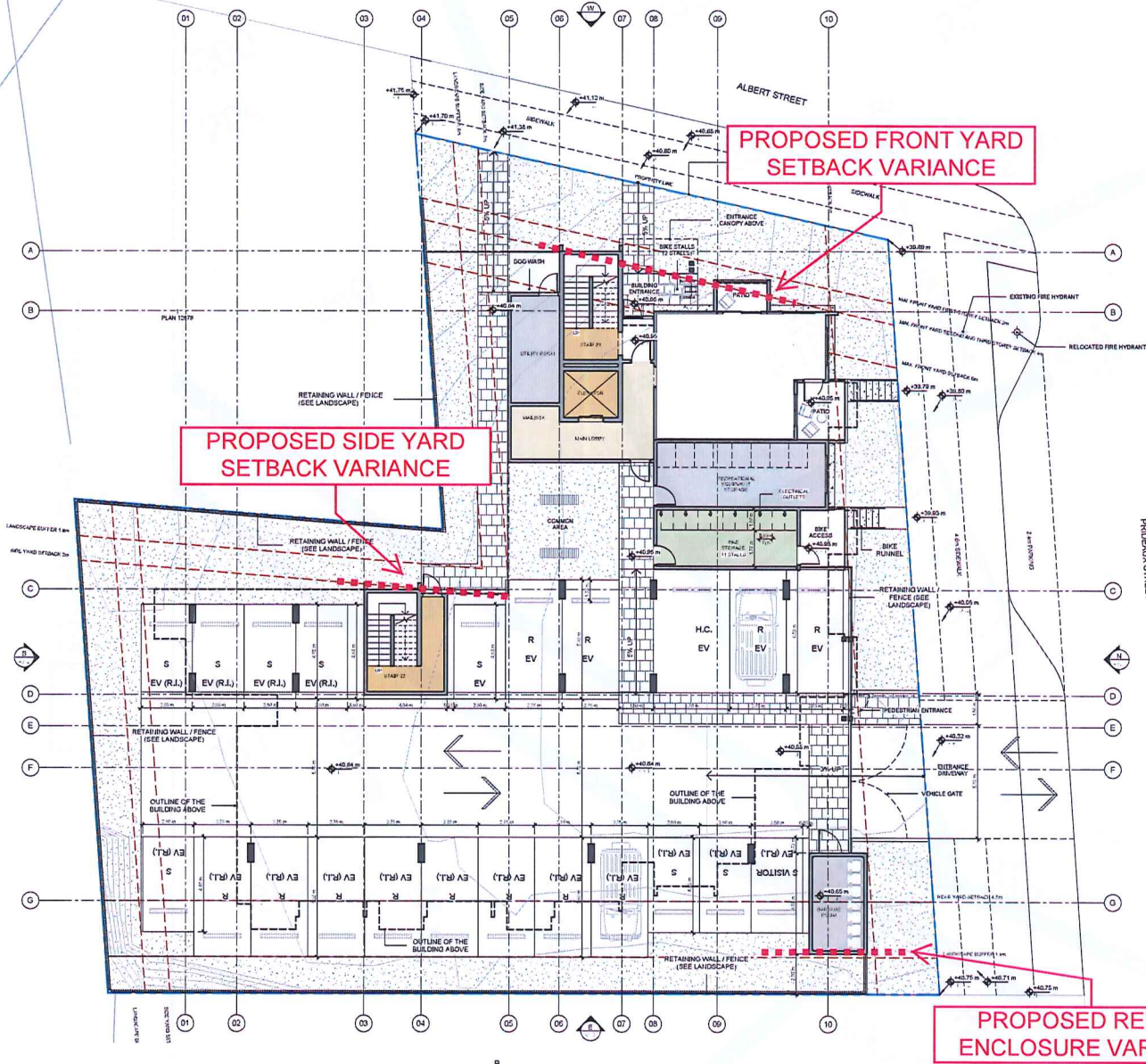
1. The subject property shall be developed generally in accordance with the Site Plan & Parking Plans, prepared by AR Architecture Inc., dated 2024-JUL-05, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by AR Architecture Inc., dated 2024-JUL-05, 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 2024-MAR-06, as shown on Schedule D.

REVIEWED AND APPROVED ON

_____ 2024 - Aug - 7 _____
Date

J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001338 Schedule B
 501 Prideaux Street
SITE AND PARKING PLAN



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

ROOM LEGEND

[Pink Box]	1 BEDROOM UNIT - TYPE A
[Orange Box]	STAIR 01
[Yellow Box]	STAIR 02
[Light Blue Box]	GARAGE ROOM
[Light Green Box]	ELEVATOR
[Light Purple Box]	BIKE STORAGE
[Light Cyan Box]	RECREATIONAL EQUIPMENT STORAGE
[Light Yellow Box]	MAIN LOBBY
[Light Blue Box]	UTILITY ROOM

ARCHITECT
ar architecture
 E: ar@ar.ca C: 607.444.1238

CLIENT: NOTES & LEGENDS:

REVISION NO. DATE DESCRIPTION

RECEIVED
 DP1338
 2024-JUL-08

ISSUE NO. DATE DESCRIPTION
 1 Feb 16 2024 DP Amendment (Draft)
 2 March 9 2024 DP Amendment Submission
 3 July 9 2024 DP Amendment Conf. Ltr. Pk.



PROJECT NAME
 501 Prideaux Multi-family
 ADDRESS:
 501 Prideaux Street, Nanaimo

DRAWING TITLE
 L1 Floor Plan + Site
 SCALE (ARCH/D):
 1/8" = 1'-0"

DRAWING NO.
A1.1

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

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

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



① EAST ELEVATION
 1/8" = 1'-0"

PROPOSED BUILDING HEIGHT VARIANCE



② WEST ELEVATION
 1/8" = 1'-0"

ARCHITECT
ar architecture
 E. #000000 C. 647 444 1235

CLIENT:
 NOTES & LEGENDS:

REVISION NO. DATE DESCRIPTION
 1
 2
 3

RECEIVED
 DP1338
 2024-JUL-08

ISSUE NO. DATE DESCRIPTION
 1 Feb 16 2024 DP Amendments (Draft)
 2 March 6 2024 DP Amendments Submission
 3 July 2 2024 DP Amendments Conf. Ltr. Fina.



PROJECT NAME
501 Prideaux Multi-family
 ADDRESS:
 501 Prideaux Street, Nanaimo

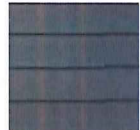
DRAWING TITLE
Elevations 01
 SCALE (ARCH D):
 As indicated

DRAWING NO.
A6.1

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

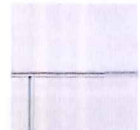
FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Iron Gray



FP3 - Vertical Siding Gray



FP4 - White Panels



WD1 - Timber Wood Frame/Column/Beam

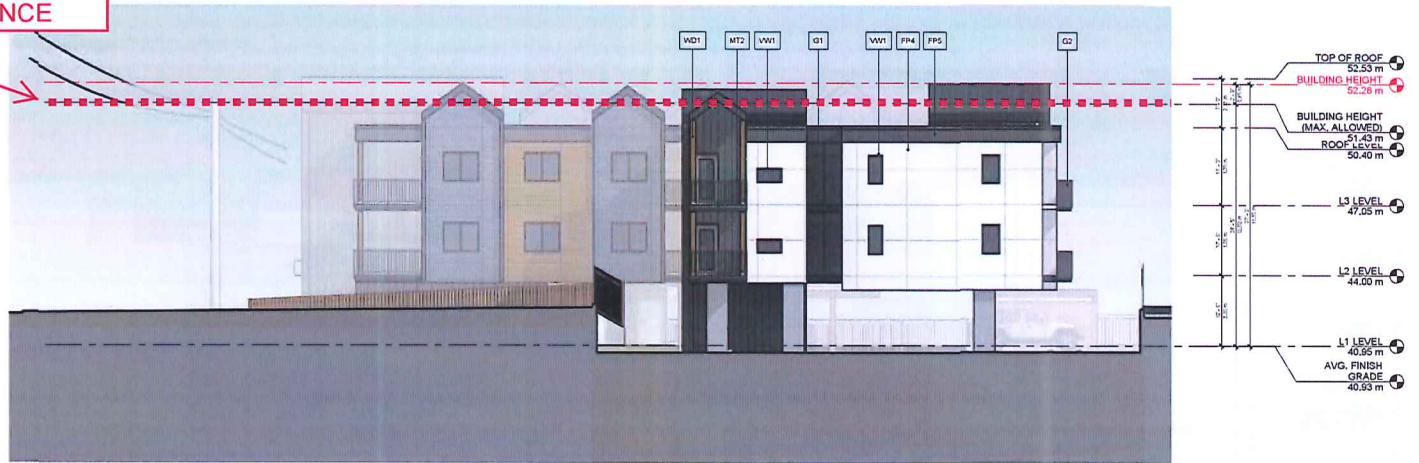


SH1 - Shake



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

PROPOSED BUILDING HEIGHT VARIANCE



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

ARCHITECT
ar architecture
 E: @ar.ca C: 647.444.1238

CLIENT:

NOTES & LEGENDS:

REVISION NO.	DATE	DESCRIPTION
1	Feb 15 2024	DP Amendments (Draft)
2	March 6 2024	DP Amendments Submission
3	July 5 2024	DP Amendments Corr. (In Prog.)

RECEIVED
 DP1338
 2024-JUL-08
 Concept Planning

ISSUE NO.	DATE	DESCRIPTION
1	Feb 15 2024	DP Amendments (Draft)
2	March 6 2024	DP Amendments Submission
3	July 5 2024	DP Amendments Corr. (In Prog.)



PROJECT NAME
 501 Prideaux Multi-family
 ADDRESS:
 501 Prideaux Street, Nanaimo

DRAWING TITLE
 Elevations 02
 SCALE (ARCH B):
 As indicated

DRAWING NO.
A6.2

PRIDEAUX STREET MULTI-FAMILY

LANDSCAPE ARCHITECTURAL DRAWINGS ISSUED FOR DEVELOPMENT PERMIT AMENDMENT

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 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



01 Shrubbery (left)



02 Japanese Snowbell



03 Persian Rosewood



04 Foundation/indigenous layer of indigenous plants



05 Linear (stripings of ornamental flowers and grasses)



06 Entrance walkway paving (concrete unit paving type 01)



07 Bench



08 Bench platform



09 Bollard lighting



10 Decorative pedestrian gate (pattern to be determined, black powder coated steel)

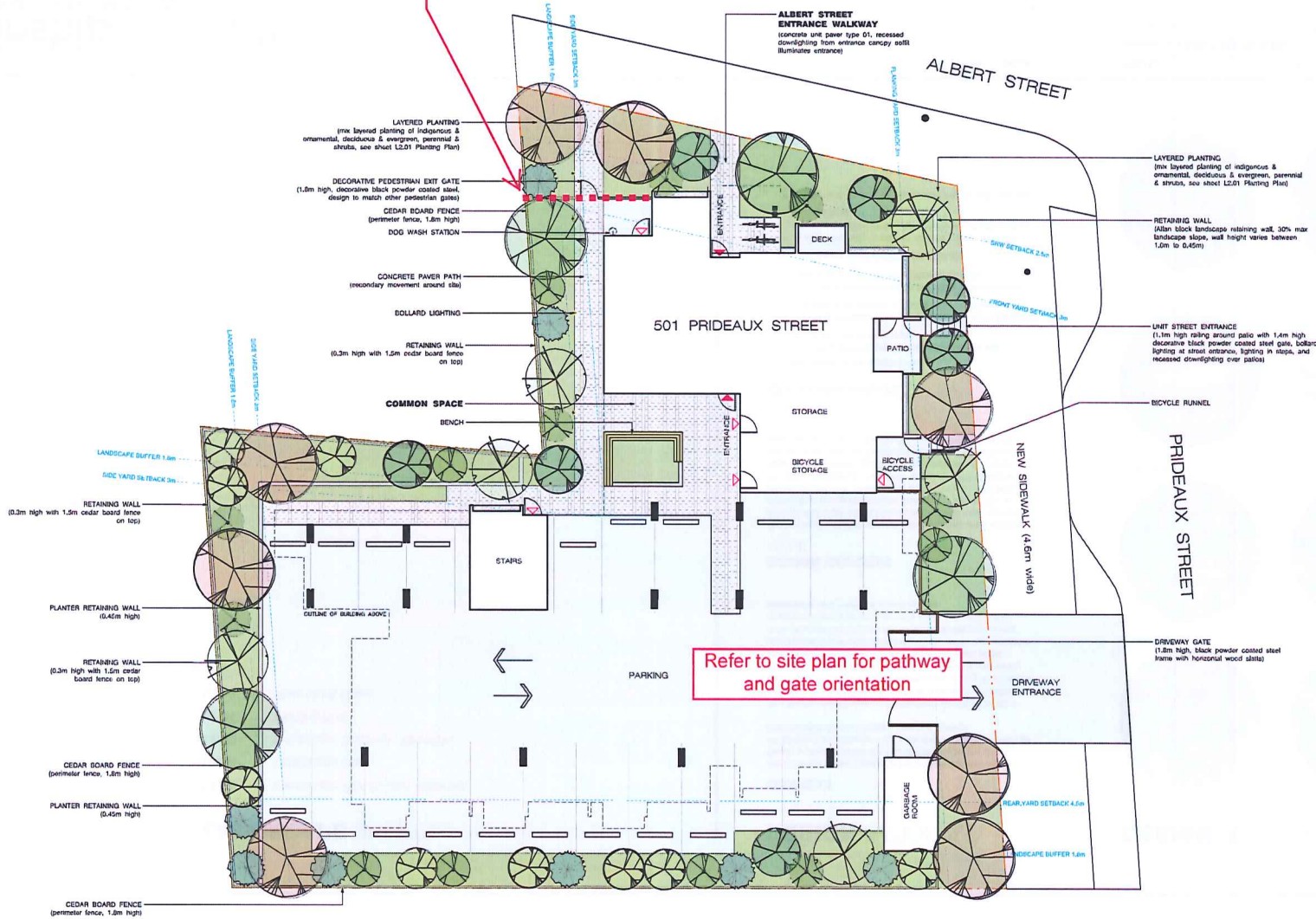


11 Decorative pedestrian gate (pattern to be determined, black powder coated steel)



12 Perimeter board fence

PROPOSED FENCE HEIGHT VARIANCE



Refer to site plan for pathway and gate orientation



NO.	DATE	ISSUE
1	10-21-21	DP
2	09-05-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-14-22	DP RESUBMISSION
5	02-20-24	DP ALTERNATIVE

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

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Current Planning

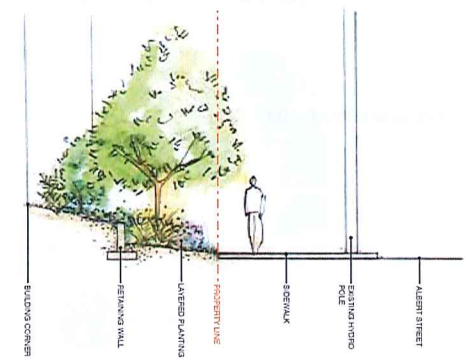
LANDSCAPE PLAN

PROJECT 21020
DB IC CB IC
SCALE 1:160
DATE NOVEMBER, 2021

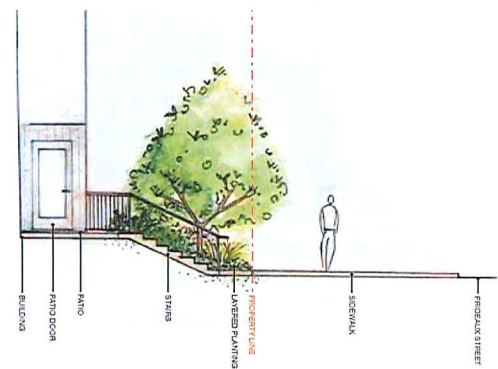
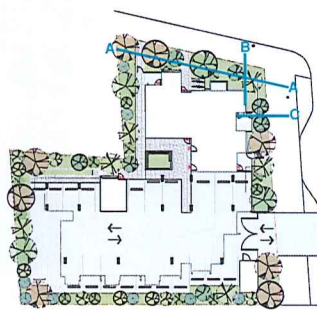
L1.02



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	10-21-21	DP
2	03-05-22	DP RESUBMISSION
3	11-01-23	DP RESUBMISSION
4	12-10-23	DP RESUBMISSION
5	02-05-24	DP AMENDMENT

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

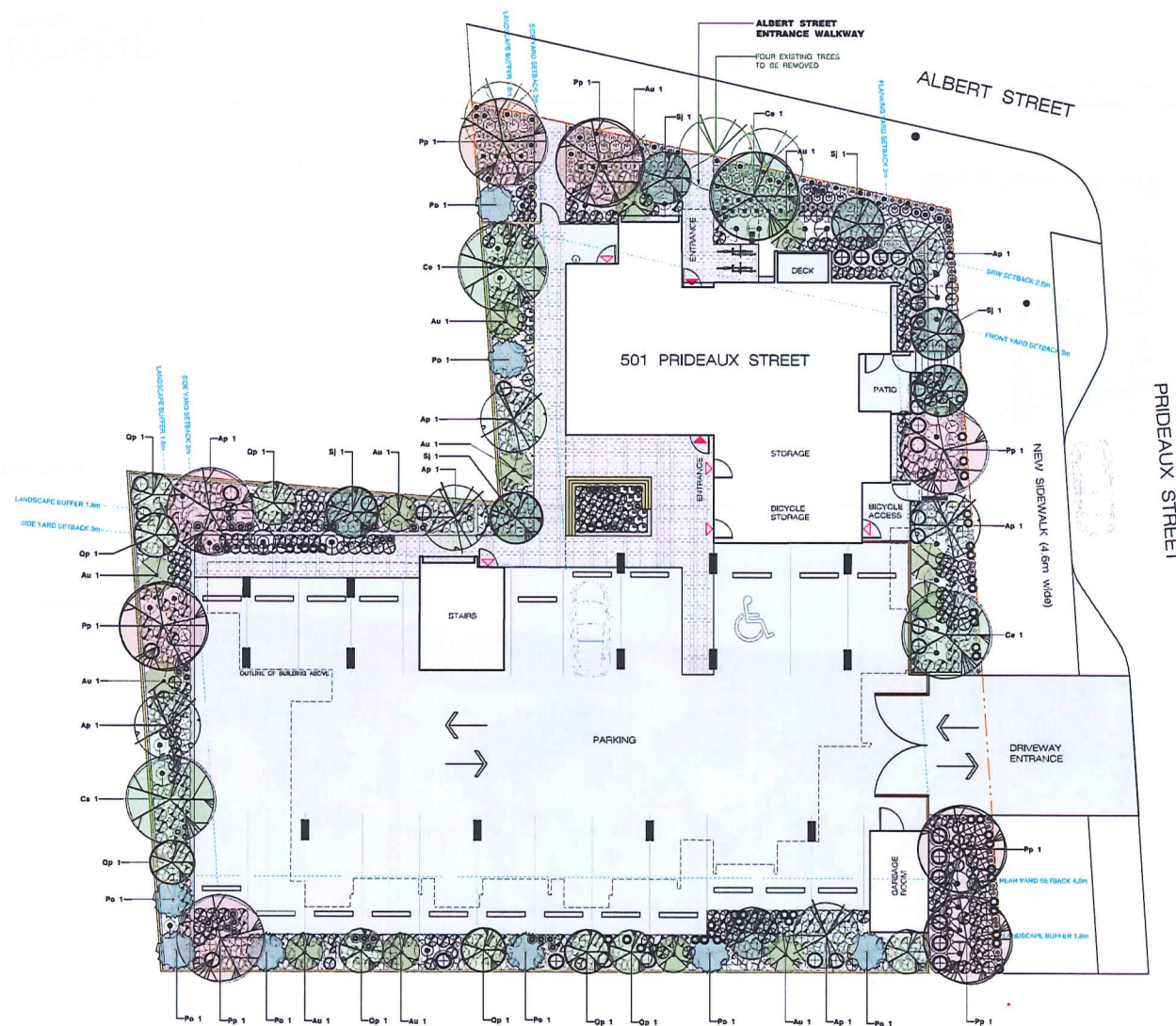
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DP1338
2024-MAR-19
Current Planning

LANDSCAPE SECTION / ELEVATIONS

PROJECT 21026
DB KC **CB** KC

SCALE 1:100
DATE NOVEMBER, 2021

L1.03



PLANT LEGEND

	EXISTING TREES TO BE REMOVED Four existing Populus balsamifera to be removed, 6.25m diameter (see survey for size)		A (122) <i>Acrostaphylos uva-ursa</i>
			Fg (43) <i>Fragaria chironites</i>
			Fv (48) <i>Fragaria vesca</i>
			Ga (148) <i>Gaultheria shallon</i>
			Gl (43) <i>Gaultheria lindheimeri</i>
			Hm (68) <i>Hakonochloa mazza</i>
			Ln (28) <i>Luzula nivea</i>
			Mn (114) <i>Mahonia nervosa</i>
			Na (17) <i>Nandina domestica 'Gull Stream'</i>
			Np (20) <i>Nepeta stromboli</i>
			Pa (24) <i>Panicum atropurpureum</i>
			Pm (48) <i>Polypodium glycyrrhiza</i>
			Pm (289) <i>Polystichum munium</i>
			Ra (18) <i>Ribes sanguineum</i>
			V (8) <i>Vaccinium (misc. varieties)</i>
			Vo (34) <i>Vaccinium ovatum</i>
	Ap (5) <i>Acer Palmatum 'Osakazuki'</i>		Au (13) <i>Arbutus unedo</i>
	Ca (4) <i>Cornus edulis white wonder</i>		Op (8) <i>Quercus palustris 'Pringrain'</i>
	Sj (11) <i>Styrax japonica</i>		

NOT FOR CONSTRUCTION



NO.	DATE	ISSUE
1	12-21-21	DP
2	09-02-22	DP PRELIMINARY
3	11-01-22	DP PRELIMINARY
4	12-11-22	DP PRELIMINARY
5	02-02-24	DP AMENDMENT

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PRIDEAUX STREET MULTI-FAMILY
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PLANTING PLAN

PROJECT 21026
DB IC **CB** IC

SCALE 1:150
DATE NOVEMBER, 2021

L2.01

PLANT LIST					
Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	8	Pece Omorika Bium	Serbian Spruce	2.5m Ht	
Deciduous Trees					
Ap	6	Acer palmatum 'Osakazuki'	Japanese Maple	5cm cal	1.5m branching ht
Ce	4	Cornus Edoes White Wonder'	White Flowering Dogwood	5cm cal	1.5m branching ht
Pp	8	Parrotia perovskia 'Vanessa'	Persian Ironwood	5cm cal	1.5m branching ht
Cp	6	Quercus palustris 'Prograeus'	Calamint Pin Oak	5cm cal	
Sj	7	Styrax japonicus 'JFG-D Snowcone'	Japanese Snowbell	5cm cal	
Deciduous Shrubs					
Fa	10	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.
V	9	Vaccinium (mix varieties)	Blueberry	#2	1.2m o.c.
Evergreen Shrubs					
Au	13	Arbutus unedo 'Connecta'	Compact Strawberry Tree	#7	2m o.c.
Nd	17	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	#2	1.2m o.c.
Vs	36	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.
Groundcovers & Ferns					
A	122	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	47	Fragaria chrysantha	Canada Strawberry	10cm	45cm o.c.
Fv	43	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Ca	145	Callitriche maritima	Salut	#1	60cm o.c.
Mf	114	Melissa neposa	Dist. Oregon Grape	#1	60cm o.c.
Pg	46	Polypodium physiphiza	Luzerne Fern	10cm	45cm o.c.
Pm	258	Polypodium munum	Sword fern	#1	60cm o.c.
Grasses & Perennials					
Cl	43	Caura Indehimel 'Bartram White Impover'	Blue Blossom	#1	45cm o.c.
Hn	68	Holcuscocha mixta	Japanese Woodland grass	#1	60cm o.c.
Ln	28	Lolub niva	Snowy Woodrush	#1	45cm o.c.
Np	30	Nepeta x basseri 'Dropnote'	Catmint	#1	60cm o.c.
Pa	24	Pennisetum alpecuroideus 'Hameln'	Dwarf Fountain grass	#1	60cm 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 Depths:
Tree Planting Areas: 1 cu. m. per tree
Shrub & Ground Cover Areas: 450mm (18") depth
Seeded Areas: 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 trees, shrubs, and groundcover planting areas.
- Plant material quality, transport and handling shall comply with the CANA 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 when fully flooded with water shall drain within one hour after filling.
- No plants requiring pruning or major branches 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" (ET/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**
41 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	12-21-21	DP
2	03-08-22	DP REVISION DESIGN
3	11-01-22	DP REVISION DESIGN
4	12-12-23	DP REVISION DESIGN
5	02-08-24	DP AMENDMENT

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PLANT LIST & NOTES

L2.02