CITY OF NANAIMO
THE HARBOUR CITY

Delegated Approval Report

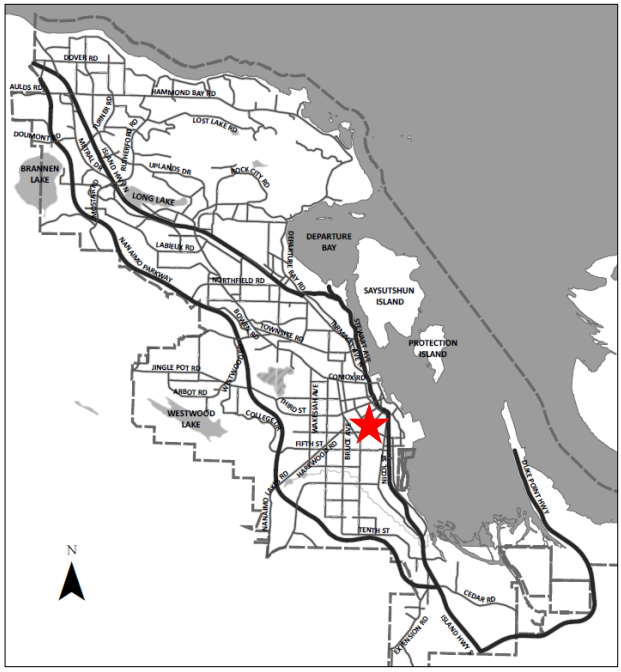
File Number: DP001430

DATE September 29, 2026

AUTHORED BY MORGAN PAIEMENT, PLANNER II, CURRENT PLANNING

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1430 – 501 PRIDEAUX STREET**

DP



Proposal:
DP renewal for a 21-unit multi-family residential development

Zoning:
DT8 – Old City Mixed Use

City Plan Land Use Designation:
Old City Neighbourhood

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
1,298m^2



OVERVIEW

Purpose of Report
To present for delegated approval, a development permit renewal application for a multi-family residential development at 501 Prideaux Street.

Recommendation
That Development Permit No. DP1430 be issued for a multi-family residential development at 501 Prideaux Street with variances as outlined in the "Proposed Variances" section of the Delegated Approval Report dated 2026-SEP-29.

BACKGROUND

A development permit application, DP1430, was received from AR Architecture Inc., on behalf of Conceptx Investments Inc. to permit a three-storey multi-family residential development with 21 dwelling units at 501 Prideaux Street. A previous development permit for the property, DP1338, was approved in 2024 and expired in August 2026.

Subject Property and Site Context

The subject property is located at the intersection of Prideaux Street and Albert Street, on the boundary between the Old City and Nob Hill Neighbourhoods. Single residential dwellings, multi-family dwellings, and commercial developments predominantly characterize the surrounding area. The lot is irregularly shaped and slopes downhill from south to north with an approximate grade change of 2m. The property is currently vacant but is paved as the site previously contained a private parking lot.

DISCUSSION

Proposed Development

The proposed development is a three-storey multi-family residential development with 21 dwelling units and under-building parking. The proposed gross floor area is 1,100m^2 and the total Floor Area Ratio (FAR) is 0.85, which complies with the DT8 Zone. There are no changes from the previously approved development permit, DP1338.

Site Design

The proposed building is L-shaped and mirrors the irregular shape of the site. The main building entrance is accessed from Albert Street and vehicle and pedestrian access to the under-building parking area is from Prideaux Street. The ground level unit has a private patio that connects to the street. Long-term bicycle parking is provided on the ground floor accessed from the internal common area or from Prideaux Street using a bike runnel. Short-term bicycle parking is located beside the main building entrance on Albert Street. All of the required parking is provided in accordance with the "Off-Street Parking Regulations Bylaw 2018 No. 7266."

Building Design

The proposed building is three storeys and incorporates gable roofs and wall projections. The building's primary and secondary entrances are defined by canopies. The proposed exterior finishes of the buildings consist of a mix of materials including horizontal, vertical, panel, and shake siding; timber detailing; and roof shingles. Each unit includes a patio or deck, and windows are located on all elevations, which provides visual interest and natural surveillance. The decks above the neighbouring dwelling unit to the southeast incorporate frosted glazing on the railings to minimize overlook.

Landscape Design

Landscaping is proposed around the perimeter of the site with a variety of deciduous and coniferous trees, shrubs, groundcovers, ferns, perennials, and ornamental grasses. Layered planting is incorporated along the street frontages and lot lines with a mix of plant types. Decorative black gates will enhance the pedestrian entrances to the ground floor unit, the bicycle room, and along Albert Street. A black steel gate with horizontal wood slats will conceal the vehicle access from Prideaux Street. A cedar board fence along the interior lot lines will screen the subject property from adjacent lots.

A covered common amenity area is located in the middle of the site, and a dog wash station is located beside the pedestrian gate to Albert Street. Pedestrian circulation is demarcated with concrete paver walkways across the drive aisle, connecting to the waste management enclosure, common amenity area, and the pedestrian gate at Albert Street. Bollard lighting is proposed along the pedestrian walkways throughout the site and recessed wall lighting is proposed in the parking area. Three-stream waste collection containers are located in a covered enclosure adjacent to the Prideaux Street vehicle entrance.

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of DP1338 and DP1259 that was previously accepted by DAP in 2022.

Proposed Variances

Siting of Buildings

The minimum front yard setback for the second and third storeys of a principal building in the DT8 zone is 4m. The proposed setback for the second and third storeys is 3.1m, a requested variance of 0.9m. Staff support the proposed variance as the request encompasses two small portions of the building (stairwell and balconies) which project into the required setback with the remainder of the Albert Street frontage of the building complying with the required setback.

The minimum side yard setback of a principal building in the DT8 zone is 3m. The proposed setback from the west side lot line is 2.7m, a requested variance of 0.3m. Staff support the proposed variance as the request encompasses small portions of the building which project into the required setback (stairwell, building face, and balconies) with the remainder of the building complying with the required setback.

Size of Buildings

The maximum height of a principal building in the DT8 zone is 10.5m. The proposed building height is 11.35m, a requested variance of 0.85m. Staff support the minor variance to accommodate the pitched roof elements, which are characteristic of the Old City Neighbourhood, and as the slope of the area minimizes the height impact. Additionally, no negative impacts to views are anticipated as commercial uses, and the Island Rail Corridor are located directly behind the proposed development.

Siting of a Waste Management Enclosure

The minimum required setback of a waste management enclosure from a lot line abutting a lot zoned for residential use is 3m. The proposed setback is 2m, a requested variance of 1m. Staff support the proposed variance as the proposed enclosure has a roof, and robust landscaping will screen the enclosure.

The minimum required setback of a waste management enclosure from a principal building is 3m. The proposed setback is 2.6m, a requested variance of 0.4m. Staff support the proposed variance as the proposed enclosure has a roof, and robust landscaping will screen the enclosure.

The proposed variances are consistent with the previously approved DP and are supported by staff.

CONCLUSION

The proposed development substantially meets the applicable development permit design guidelines by including pitched roofs, shingles and shakes, and pedestrian routes demarcated by concrete pavers. Staff support and recommend approval of the proposed multi-family residential development.

SUMMARY POINTS

- Development Permit No. DP1430 is for a three-storey multi-family residential development with 21 dwelling units at 501 Prideaux Street.
- The proposed development is in substantial compliance with the applicable development permit design guidelines.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Landscape Plan and Details

Submitted by:

Morgan Paiement
Planner II, Current Planning

Concurrence by:

Caleb Horn
Acting Manager, Current Planning

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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 second and third storeys of a principal building from 4.0m to 3.1m as shown in Attachment C.

2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required side yard setback of a principal building from 3.0m to 2.7m as shown in Attachment C.

3. *Section 11.7.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 10.50m to 11.35m as shown in Attachment D.

4. *Section 17.1.6 Landscaping* – to reduce the minimum required setback of a waste management enclosure from a lot line abutting a lot zoned for residential use from 3.0m to 2.0m as shown in Attachment C.

5. *Section 17.1.6 Landscaping* – to reduce the minimum required setback of a waste management enclosure from a principal building from 3.0m to 2.6m as shown in Attachment C.

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan and Parking Plan prepared by AR Architecture Inc., dated 2026-JUL-10, as shown on Attachment C.

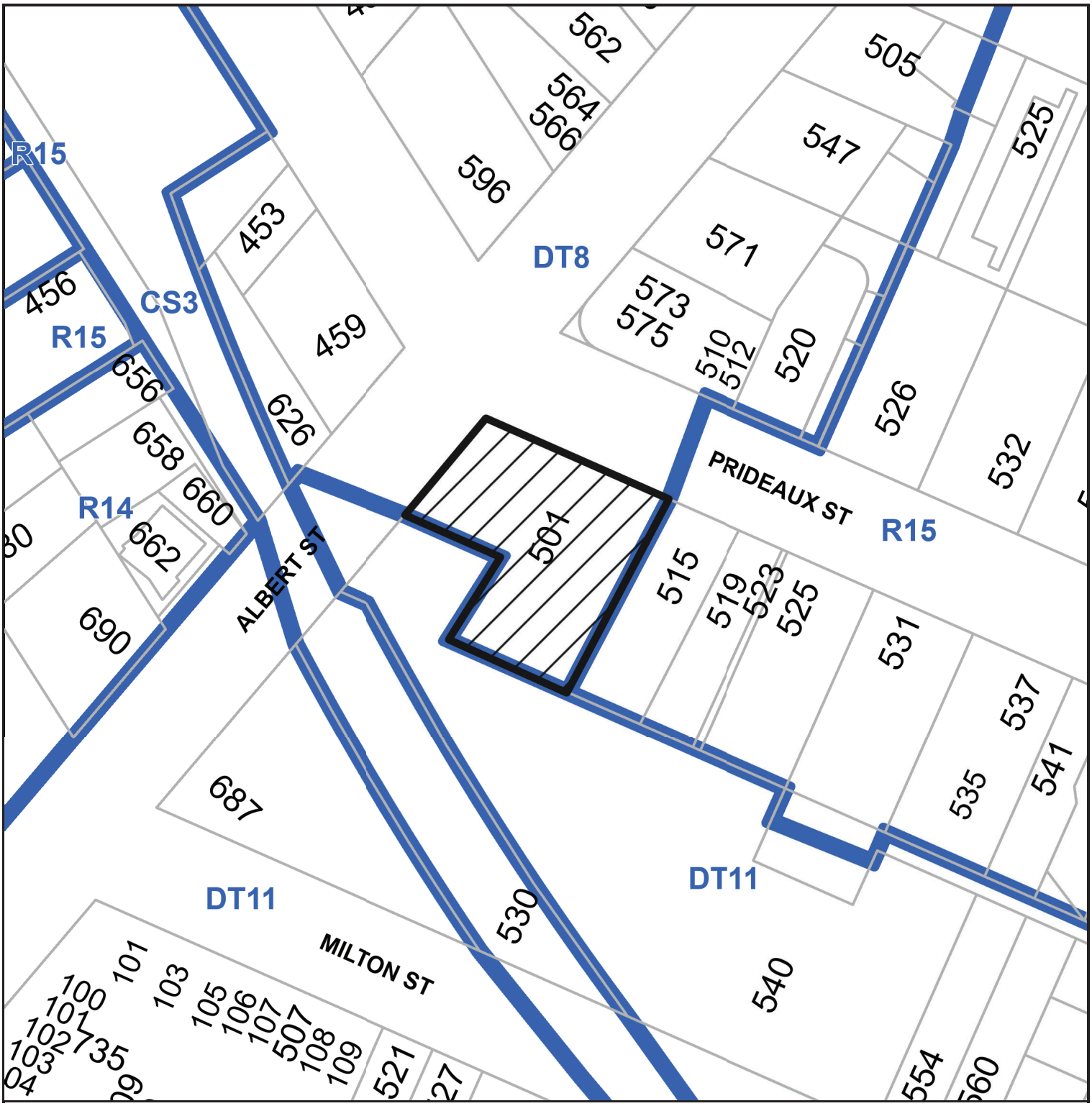
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by AR Architecture Inc., dated 2026-JUL-10, as shown on Attachment D.

3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Kinship Design Art Ecology, dated 2026-JUL-09, as shown on Attachment E.

4. An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.

5. A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

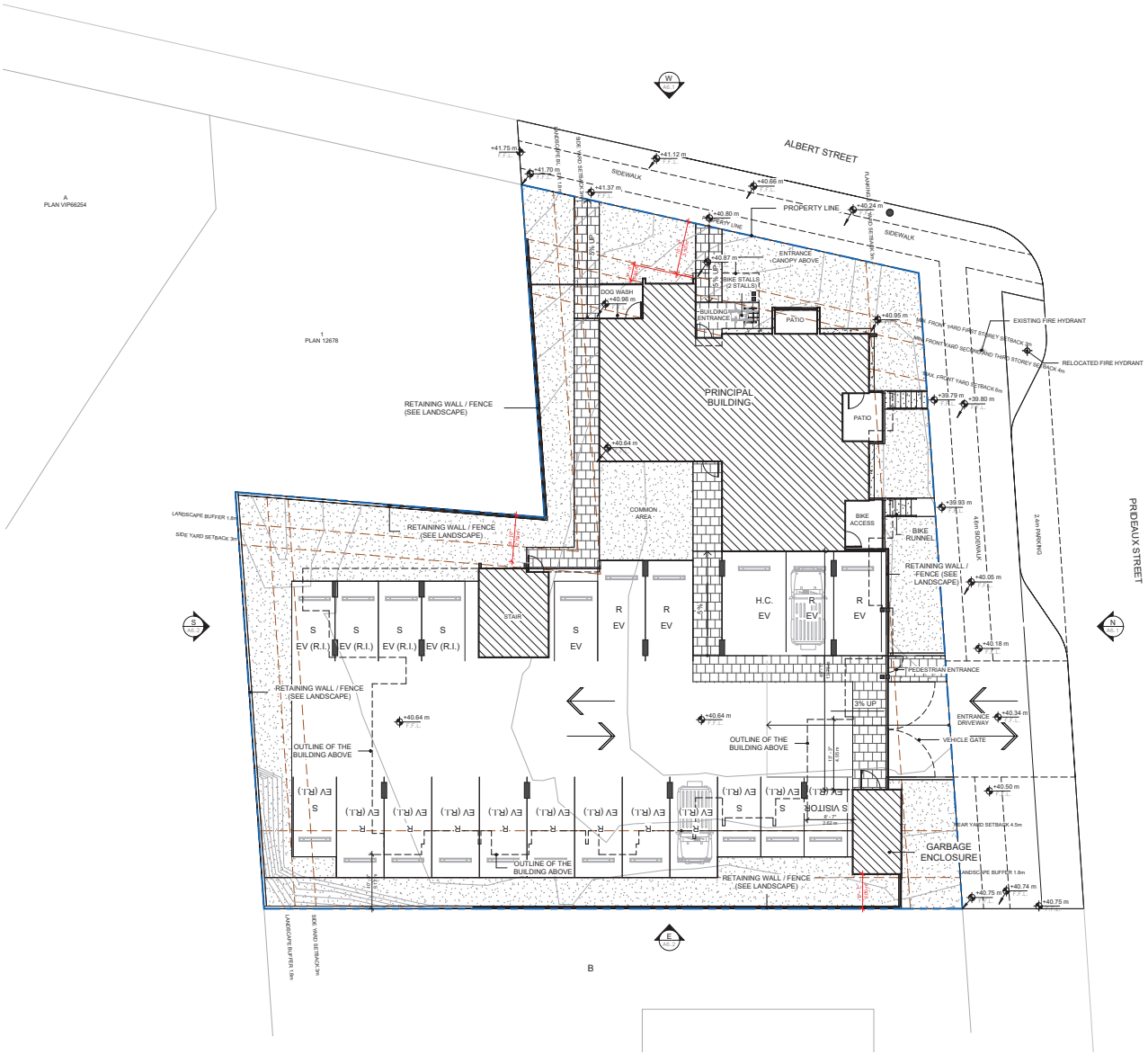
ATTACHMENT B
SUBJECT PROPERTY MAP



N

501 PRIDEAUX STREET

ATTACHMENT C
SITE AND PARKING PLANS



RECEIVED
DP1430
2026-SEP-16
Current Planning

CONSULTANT:
ar architecture
6-2330 McCullough Road, Nanaimo, BC, V9S 4M8
ar architecture inc. | ar@ar-a.ca | 647 444 1238 | www.ar-a.ca

PROJECT NAME & ADDRESS:
501 Prideaux Multi-family
501 Prideaux Street, Nanaimo, BC V9R 2N8

Lot A, Section 1, Nanaimo District, Plan 21489

SEAL:

No.	Date	Issue Notes
01	March 06, 2024	DP Amendments Submission
02	July 10, 2026	DP Renewal Submission

No.	Date	Revision Notes
01	July 05, 2024	DP Amendments Com. Ltr. Res.

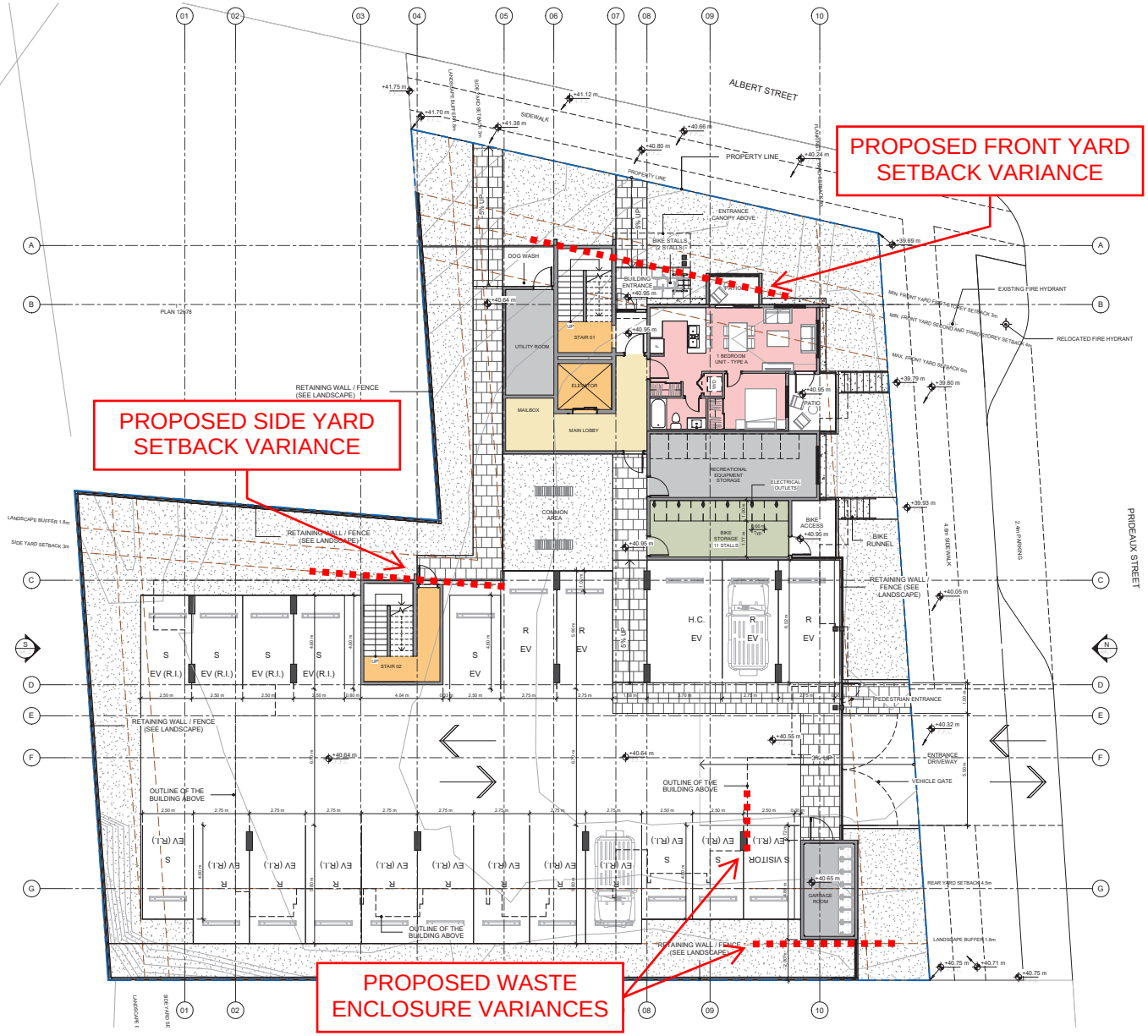
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DRAWING TITLE:
SITE PLAN, PROJECT DATA

PROJECT NO.: Project Number
DRAWN BY: AR
REVIEW BY: AR
SCALE: 1" = 10'-0"
ISSUE DATE: September 15, 2026

SHEET NO.: A0.1



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

ROOM LEGEND

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

CONSULTANT:

ar architecture

6-2330 McCullough Road, Nanaimo, BC, V9S 4M8
ar architecture inc. | ar@ar-a.ca | 647 444 1238 | www.ar-a.ca

PROJECT NAME & ADDRESS:

501 Prideaux Multi-family
501 Prideaux Street, Nanaimo, BC V9R 2N8

Lot A, Section 1, Nanaimo District, Plan 21489

B

SEAL: REGISTERED ARCHITECT ARTHUR RAMPEN BRITISH COLUMBIA
2026-07-10

No.	Date	Issue Notes
01	March 06, 2024	DP Amendments Submission
02	July 10, 2026	DP Renewal Submission

No.	Date	Revision Notes
01	July 05, 2024	DP Amendments Com. Ltr. Res.

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DRAWING TITLE:

L1 FLOOR PLAN & SITE

PROJECT NO.: Project Number
DRAWN BY: AR
REVIEW BY: AR
SCALE: 1/8" = 1'-0"
ISSUE DATE: July 10, 2026

SHEET NO.: A1.1

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DP1430
2026-JUL-17
Current Planning

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS

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

VW1 - 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

PROPOSED BUILDING HEIGHT VARIANCE



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

PROPOSED BUILDING HEIGHT VARIANCE



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

CONSULTANT:
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ar architecture inc. | ar@ar-a.ca | 647 444 1238 | www.ar-a.ca

PROJECT NAME & ADDRESS:
501 Prideaux Multi-family
501 Prideaux Street, Nanaimo, BC V9R 2N8

Lot A, Section 1, Nanaimo District, Plan 21489

SEAL:
REGISTERED ARCHITECT ARTHUR RAMSAY BRITISH COLUMBIA
2026-07-10

No.	Date	Issue Notes
01	March 06, 2024	DP Amendments Submission
02	July 10, 2026	DP Renewal Submission

No.	Date	Revision Notes
01	July 05, 2024	DP Amendments Com. Ltr. Res.

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DRAWING TITLE:
ELEVATIONS 01

PROJECT NO.: Project Number
DRAWN BY: AR
REVIEW BY: AR
SCALE: As indicated
ISSUE DATE: July 10, 2026

SHEET NO.:
A6.1

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2026-JUL-17
Current Planning

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

VW1 - 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

PROPOSED BUILDING HEIGHT VARIANCE



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

PROPOSED BUILDING HEIGHT VARIANCE



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

CONSULTANT:
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6-2330 McCullough Road, Nanaimo, BC, V9S 4M8
ar architecture inc. | ar@ar-a.ca | 647 444 1238 | www.ar-a.ca

PROJECT NAME & ADDRESS:
501 Prideaux Multi-family
501 Prideaux Street, Nanaimo, BC V9R 2N8

Lot A, Section 1, Nanaimo District, Plan 21489

SEAL:
REGISTERED ARCHITECT ARTHUR RAMOS BRITISH COLUMBIA
2026-07-10

No.	Date	Issue Notes
01	March 06, 2024	DP Amendments Submission
02	July 10, 2026	DP Renewal Submission

No.	Date	Revision Notes
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DRAWING TITLE:
ELEVATIONS 02

PROJECT NO.: Project Number
DRAWN BY: AR
REVIEW BY: AR
SCALE: As indicated
ISSUE DATE: July 10, 2026

SHEET NO.: A6.2

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2026-JUL-17
Current Planning

PRIDEAUX STREET MULTI-FAMILY

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT RENEWAL - JULY 07, 2026

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



01 Strawberry Bush



02 Japanese Snowbell



03 Persian Ironwood



04 Foundational understory layer of indigenous plants



05 Linear plantings of perennial flowers and grasses



06 Entrance walkway pavers (concrete unit paver type 01)



07 Bench



08 Bench platform



09 Bollard lighting



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



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



12 Perimeter board fence

kinship
design • art • ecology
1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

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CLIENT
CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	12-21-21	DP
2	09-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-12-22	DP RESUBMISSION
5	03-06-24	DP AMENDMENT
6	07-09-26	DP RENEWAL

NO.	DATE	REVISION

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

LANDSCAPE PLAN
DESIGN RATIONALE + PRECEDENTS

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DP1430
2026-JUL-17
Current Planning

PROJECT 21020
DB KS **CB** KS
SCALE NTS
DATE NOVEMBER, 2021

L1.01

Refer to site plan for gate and fence location



Refer to site plan for pathway and gate orientation

LANDSCAPE LEGEND

- BENCH
- BIKE RACK
- BOLLARD LIGHTING
- FENCE TYPE 01: BOARD FENCE (1.8m high)
- FENCE TYPE 02: SCREEN FENCE (1.8m high)
- DECORATIVE STEEL GATE
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- CONCRETE UNIT PAVER TYPE 01
- DRAIN ROCK
- PLANTED AREAS Soil Depth: 450mm

LANDSCAPE NOTES

1. **BOLLARDS**
   Bollard lighting is placed along the Concrete Paver Path, and at the two unit entrances off of Prideaux Street (see sheet L1.02 Landscape Plan for location).
2. **RECESSED DOWNLIGHTS**
   Recessed downlighting from soffits illuminates the Common Area and Entrance, the two Front Patios along Prideaux Street and the Albert Street Entrance.
3. **STEP LIGHTING**
   Step lighting will be included to illuminate the two unit entrance stairs off of Prideaux Street.

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

LANDSCAPE PLAN

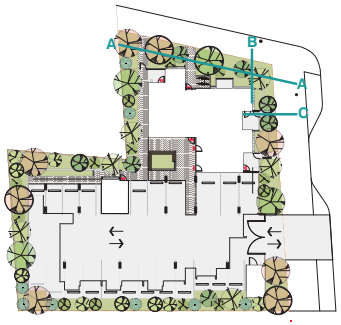
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2026-JUL-17
City of Nanaimo

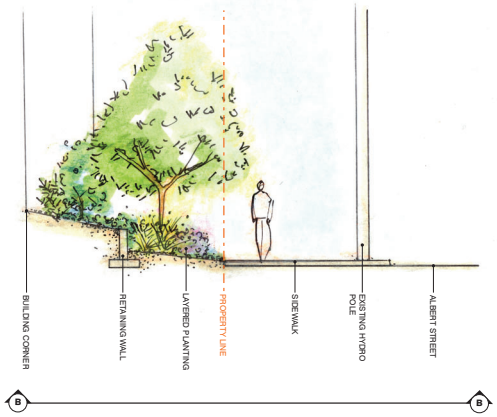
PROJECT 21020
DB KS **CB** KS
SCALE 1:100
DATE NOVEMBER, 2021

L1.02

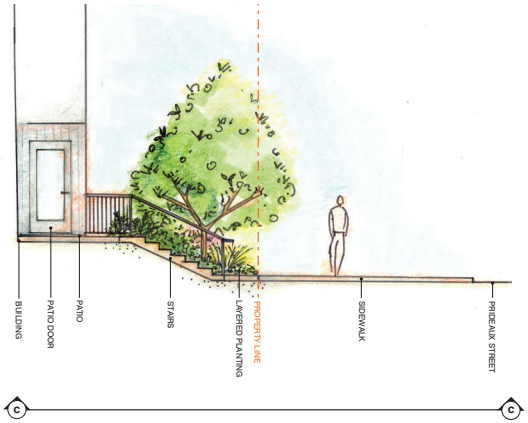


A ELEVATION ALBERT STREET
SCALE 1:50





B SECTION ALBERT STREET
SCALE 1:50



C SECTION PRIDEAUX STREET
SCALE 1:50

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

LANDSCAPE SECTION / ELEVATIONS

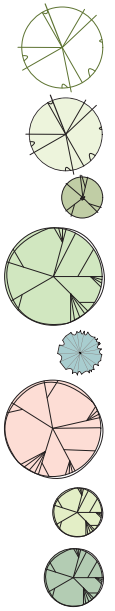
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DP1430
2026-JUL-17
Current Planning

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

L1.03



PLANT LEGEND



EXISTING TREES TO BE REMOVED
Four existing Populus balsamifera to be removed, 0.30m diameter (see survey for size)

Ap (6) Acer Palmatum 'Osakazuki'

Au (13) Arbutus unedo

Ce (4) Cornus eddies white wonder

Po (8) Picea Omorika Bruns

Pp (8) Parrotia persica 'Vanessa'

Qp (8) Quercus palustris 'Pringreen'

Sj (11) Styrax japonicus

A (122) Arctostaphylos uva-ursa
Fc (43) Fragaria chiloensis
Fv (48) Fragaria vesca
Gs (145) Gaultheria shallon
Gl (43) Gaura lindheimeri
Hm (68) Hakonechloa macra
Ln (28) Luzula nivea
Mn (114) Mahonia nervosa
Nd (17) Nandina domestica 'Gulf Stream'
Np (30) Nepeta dropmore blue
Pa (24) Pennisetum alopecuroides
Pm (45) Polypodium glycyrrhiza
Pm (289) Polystichum munitum
Rs (18) Ribes sanguineum
V (9) Vaccinium (mix varieties)
Vo (36) Vaccinium ovatum

NOT FOR CONSTRUCTION

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NO.	DATE	REVISION

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

PLANTING PLAN

RECEIVED
DP1430
2026-JUL-17

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

L2.01

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Coniferous Trees					
Po	8	Picea Omorika Bruns	Serbian Spruce	2.5m ht	
Deciduous Trees					
Ap	6	Acer palmatum 'Osakazuki'	Japanese Maple	5cm cal	
Ce	4	Cornus 'Eddies White Wonder'	White Flowering Dogwood	5cm cal	1.5m branching ht
Pp	8	Parrotia persica 'Vanessa'	Persian Ironwood	5cm cal	1.5m branching ht
Qp	8	Quercus palustris 'Pringreen'	Columnar Pin Oak	5cm cal	
Sj	7	Styrax japonicus 'JFS-D Snowcone'	Japanese Snowbell	5cm cal	
Deciduous Shrubs					
Rs	18	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 'Compacta'	Compact Strawberry Tree	#7	2m o.c.
Nd	17	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	#2	1.2m o.c.
Vo	36	Vaccinium ovatum	Evergreen Huckleberry	#2	1m o.c.
Groundcovers & Ferns					
A	122	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.
Fc	43	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.
Fv	48	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.
Gs	145	Gaultheria shallon	Salal	#1	60cm o.c.
Mn	114	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.
Pg	45	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.
Pm	289	Polystichum munitum	Sword fern	#1	60cm o.c.
Grasses & Perennials					
Gl	43	Gaura lindheimeri 'Bantam White Improved'	Bee Blossom	#1	45cm o.c.
Hm	68	Hakonechloa macra	Japanese Woodland grass	#1	60cm o.c.
Ln	28	Luzula nivea	Snowy Woodrush	#1	45cm o.c.
Np	30	Nepeta x faassenii 'Dropmore'	Catmint	#1	60cm o.c.
Pa	24	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass	#1	60cm o.c

PLANTING NOTES

1. All landscape installation and maintenance to meet or exceed the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
2. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standard per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 'Groomed' - 2P.
3. Growing Medium Depths:
   Tree Planting Areas: 1 cu. m. per tree
   Shrub & Ground Cover Areas: 450mm (18") depth
   Seeded Areas: 150mm (6") depth
4. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 75mm minimum depth pver all tree, shrub, and groundcover planting areas.
5. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
6. 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.
7. 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.
8. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
9. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing 'Smart' (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

TREE MANAGEMENT NOTES

1. **EXISTING TREES**

   Four Populus basamifera to be removed (see sheet L2.01 Planting Plan)

2. **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

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CLIENT
CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	12-21-21	DP
2	09-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-12-22	DP RESUBMISSION
5	03-06-24	DP AMENDMENT
6	07-09-26	DP RENEWAL

NO.	DATE	REVISION

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

PLANT LIST & NOTES

RECEIVED
DP1430
2026-JUL-17
Current Planning

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

L2.02