CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001430

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 Plans
   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.

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 Schedule B.

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 Schedule B.

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 Schedule C.

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 Schedule B.

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 Schedule B.

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 Schedule B.

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 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 2026-JUL-09, as shown on Schedule D.

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

   (b) 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.

REVIEWED AND APPROVED ON

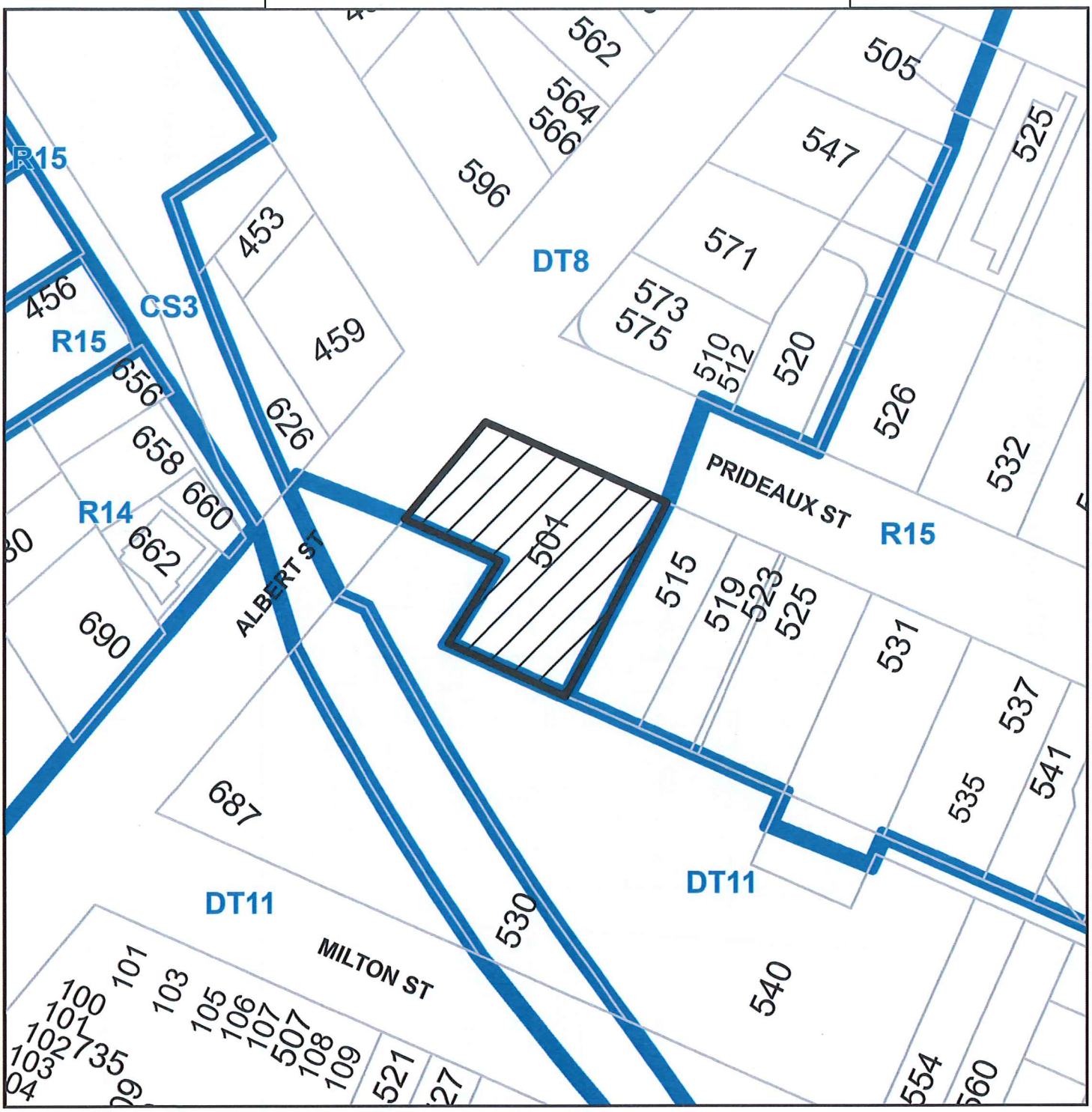
Oct 23, 2026.
Date

J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001430 **Schedule A**
501 Prideaux Street

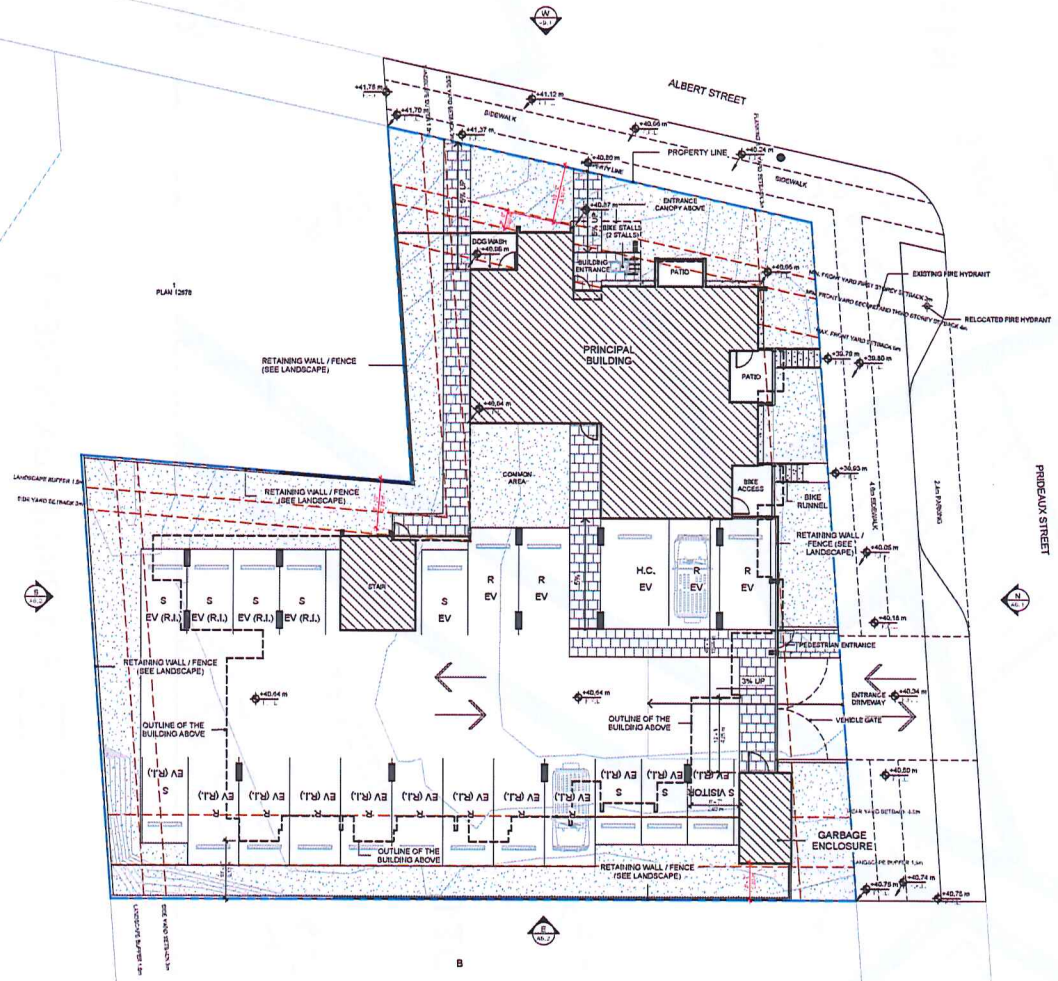
SUBJECT PROPERTY MAP



Development Permit No. DP001430
501 Prideaux Street

Schedule B

SITE AND PARKING PLANS



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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.

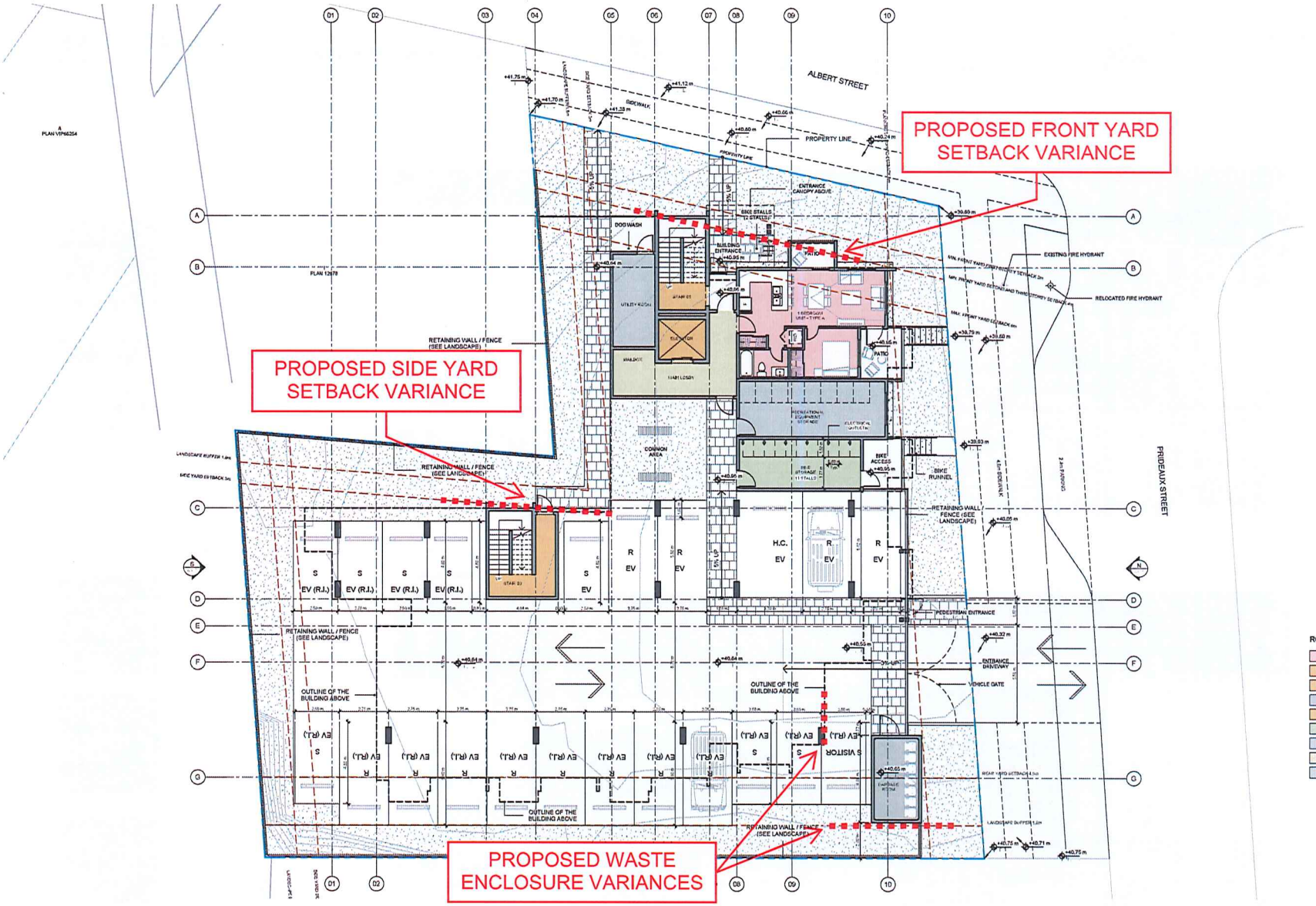
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DRAWING TITLE:
SITE PLAN, PROJECT DATA

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 4M6
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 JOSHUA NAMAKA RUSSELL LICENSED TO PRACTICE IN BRITISH COLUMBIA 2026-07-10

No.	Date	Issue Notes
01	March 05, 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

RECEIVED DP1430 2026-JUL-17

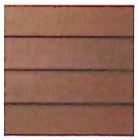
Development Permit No. DP001430 **Schedule C**

501 Prideaux Street

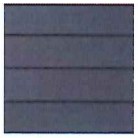
BUILDING ELEVATIONS AND DETAILS

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

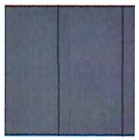
VW1 - Vinyl Windows & Door Frame
G1 - Clear Glazing (Tinted Grey)
G2 - Frosted Glazing (Tinted Grey)
MT1 - Metal Fascia (Charcoal)
AS1 - Charcoal Shingles



FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Iron Gray



FP3 - Vertical Siding Gray



FP4 - White Panels



WD1 - Timber Wood Frame/Column/Beam



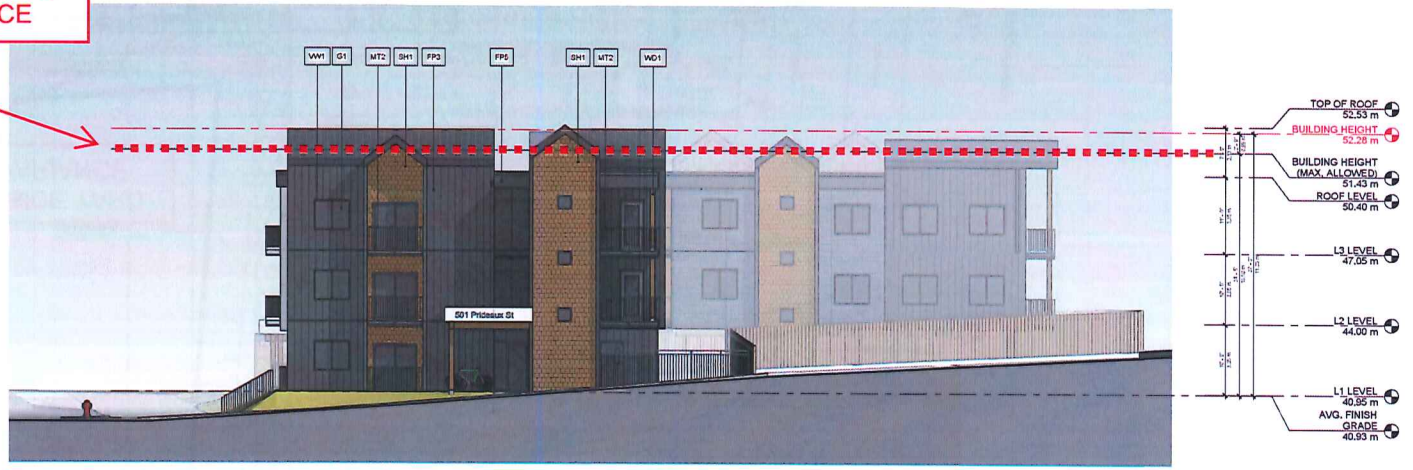
SH1 - Shake

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 JOHN NAPIER 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

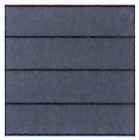
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2026-JUL-17

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

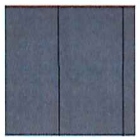
VW1 - Vinyl Windows & Door Frame
G1 - Clear Glazing (Tinted Grey)
G2 - Frosted Glazing (Tinted Grey)
MT1 - Metal Fascia (Charcoal)
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FP1 - Horizontal Siding Wooden Color



FP2 - Horizontal Siding Iron Gray



FP3 - Vertical Siding Gray



FP4 - White Panels



WD1 - Timber Wood Frame/Column/Beam



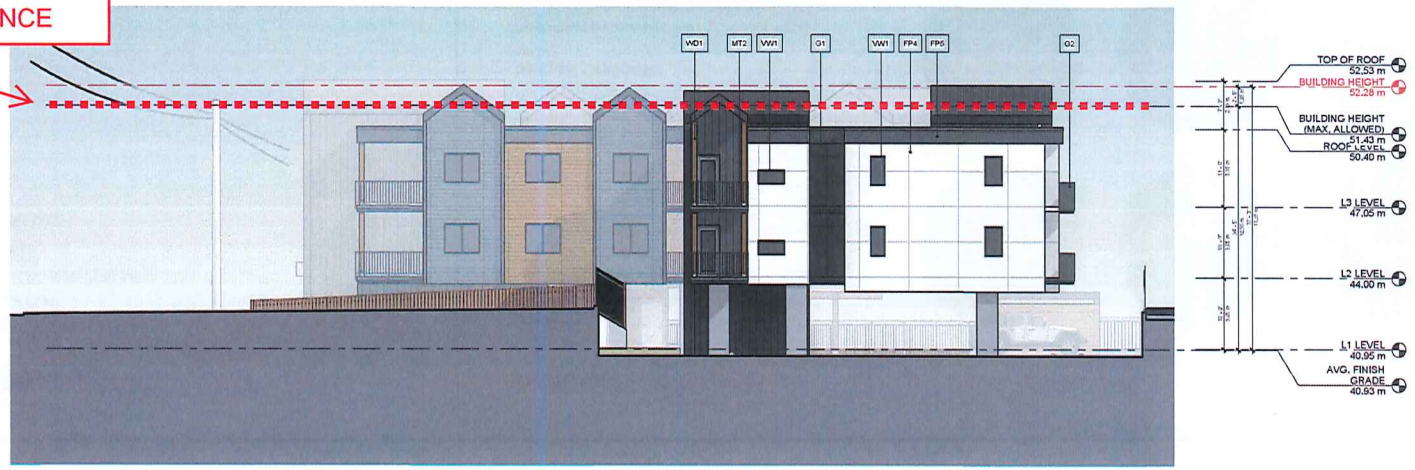
SH1 - Shake

PROPOSED BUILDING HEIGHT VARIANCE



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

PROPOSED BUILDING HEIGHT VARIANCE



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

CONSULTANT:
ar architecture
6-2330 McCullough Road, Nanaimo, BC, V9S 4M6
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 JOWN NAMIOTKA 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 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

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

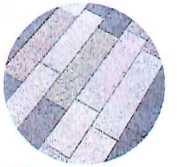

01 Strawberry Bush


02 Japanese Snowball


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

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1070 Nelson Street Nanaimo BC V9S 2K2
250-753-8093
hello@kinshipdesign.ca

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CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	12-21-21	DP
2	09-09-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-15-22	DP RESUBMISSION
5	03-09-24	DP AMENDMENT
6	07-09-26	DP RENEWAL

NO.	DATE	REVISION

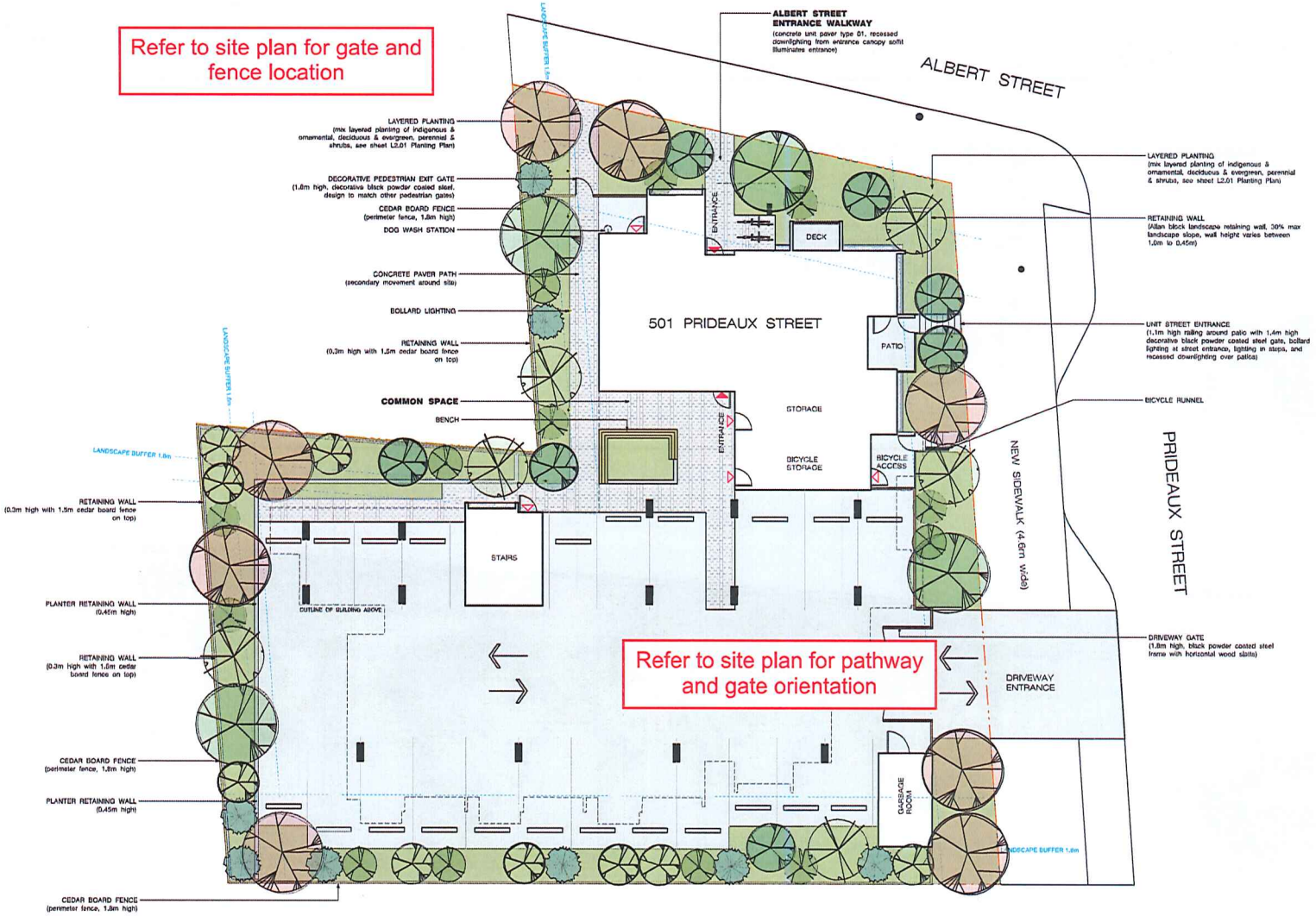
PROJECT
PRIDEAUX STREET MULTI-FAMILY
501 Prideaux Street
Nanaimo, BC

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



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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CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	18-01-21	DP
2	00-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-12-22	DP RESUBMISSION
5	03-06-24	DP AMENDMENT
6	07-09-00	DP REVISION

NO.	DATE	REVISION

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

LANDSCAPE PLAN

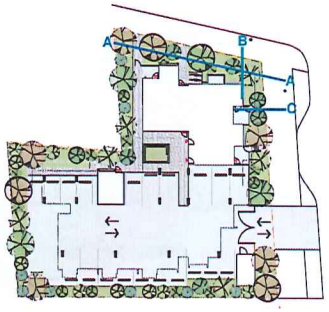
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2026-JUL-17

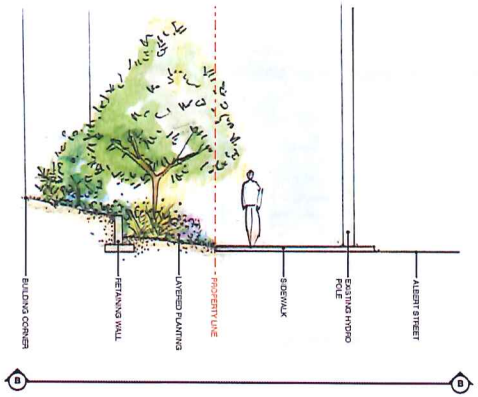
PROJECT 21020
DB KS CB KS
SCALE 1:100
DATE NOVEMBER, 2021

L1.02

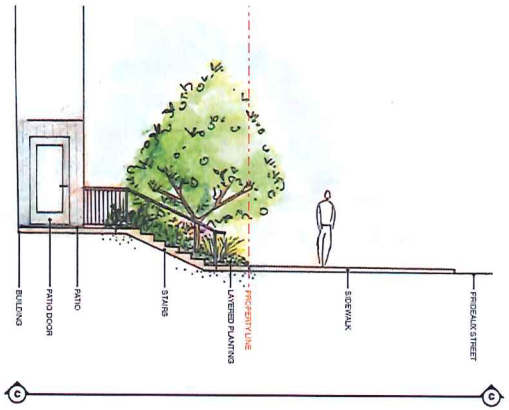


A ELEVATION ALBERT STREET
SCALE 1:50





B SECTION ALBERT STREET
SCALE 1:50



C SECTION PRIDEAUX STREET
SCALE 1:50

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CLIENT
CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	10-21-21	DP
2	05-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-15-22	DP RESUBMISSION
5	03-06-24	DP AMENDMENT
6	07-09-25	DP REVISION

NO.	DATE	REVISION

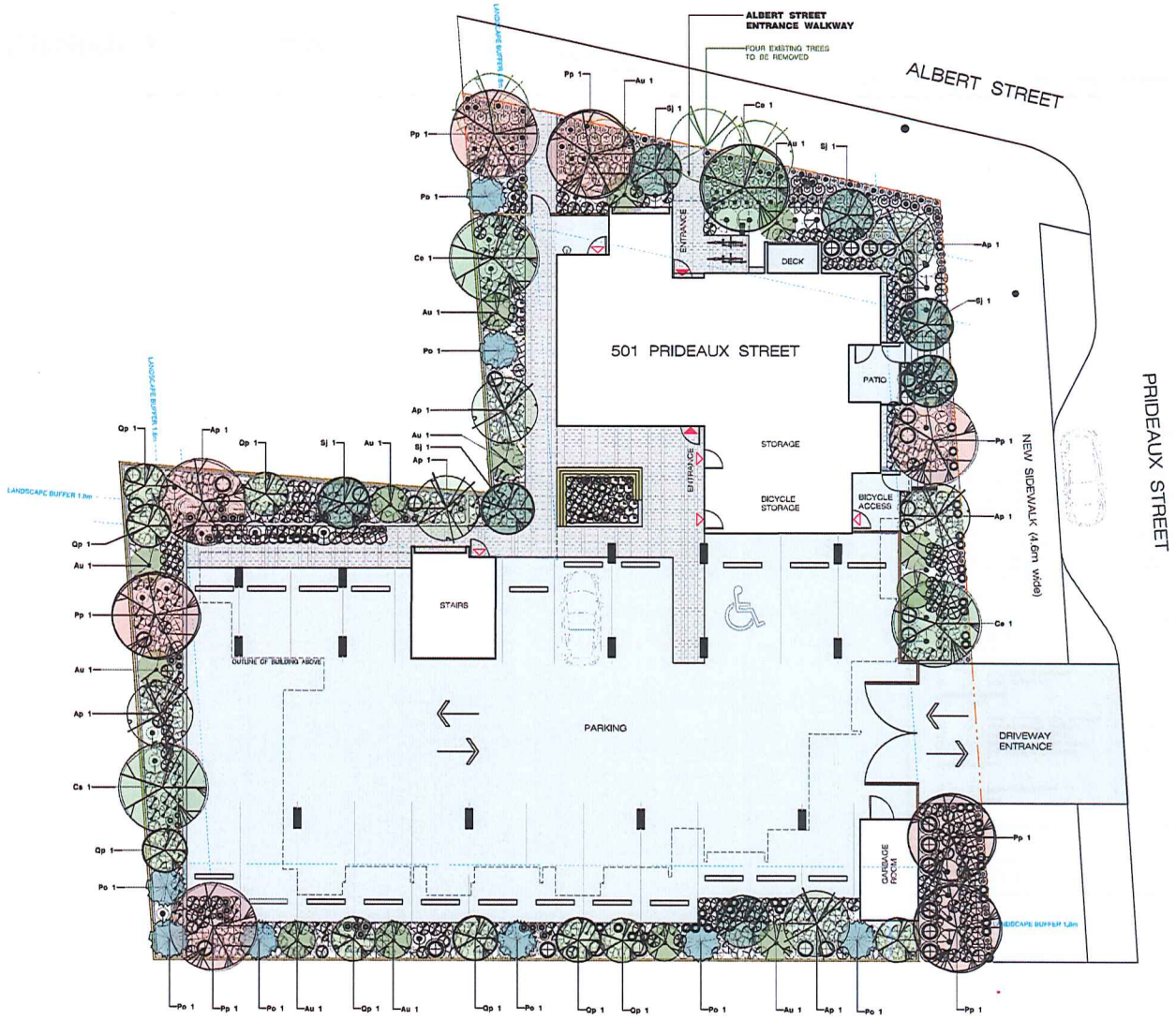
PROJECT
PRIDEAUX STREET MULTI-FAMILY
501 Prideaux Street
Nanaimo, BC

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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250-753-8093
hello@kinshipdesign.ca

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CLIENT
CONCEPTX INVESTMENTS

NO.	DATE	ISSUE
1	10-21-21	DP
2	06-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-12-22	DP RESUBMISSION
5	03-06-24	DP AMENDMENT
6	07-09-25	DP RENEWAL

NO.	DATE	REVISION

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

PLANTING PLAN

RECEIVED
DP1438
2026-JUL-17
Current Planning

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
Cp	5	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	46	Polypodium glycyrrhiza	Licorice Fern	10cm	45cm o.c.
Pm	269	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.
Nb	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 over 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	19-01-21	DP
2	20-06-22	DP RESUBMISSION
3	11-01-22	DP RESUBMISSION
4	12-12-22	DP RESUBMISSION
5	02-06-24	DP AMENDMENT
6	07-09-25	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