

CONSULTANT:

ar architecture

6-2330 McCullough Road, Nanaimo, BC, V9S 4M8
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PROJECT NAME & ADDRESS:

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

Lot A, Section 1, Nanaimo District, Plan 21489

SEAL:



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:

SITE PLAN, PROJECT DATA

PROJECT NO.:

Project Number

DRAWN BY:

AR

REVIEW BY:

AR

SCALE:

1" = 10'-0"

ISSUE DATE:

July 10, 2026

SHEET NO.:

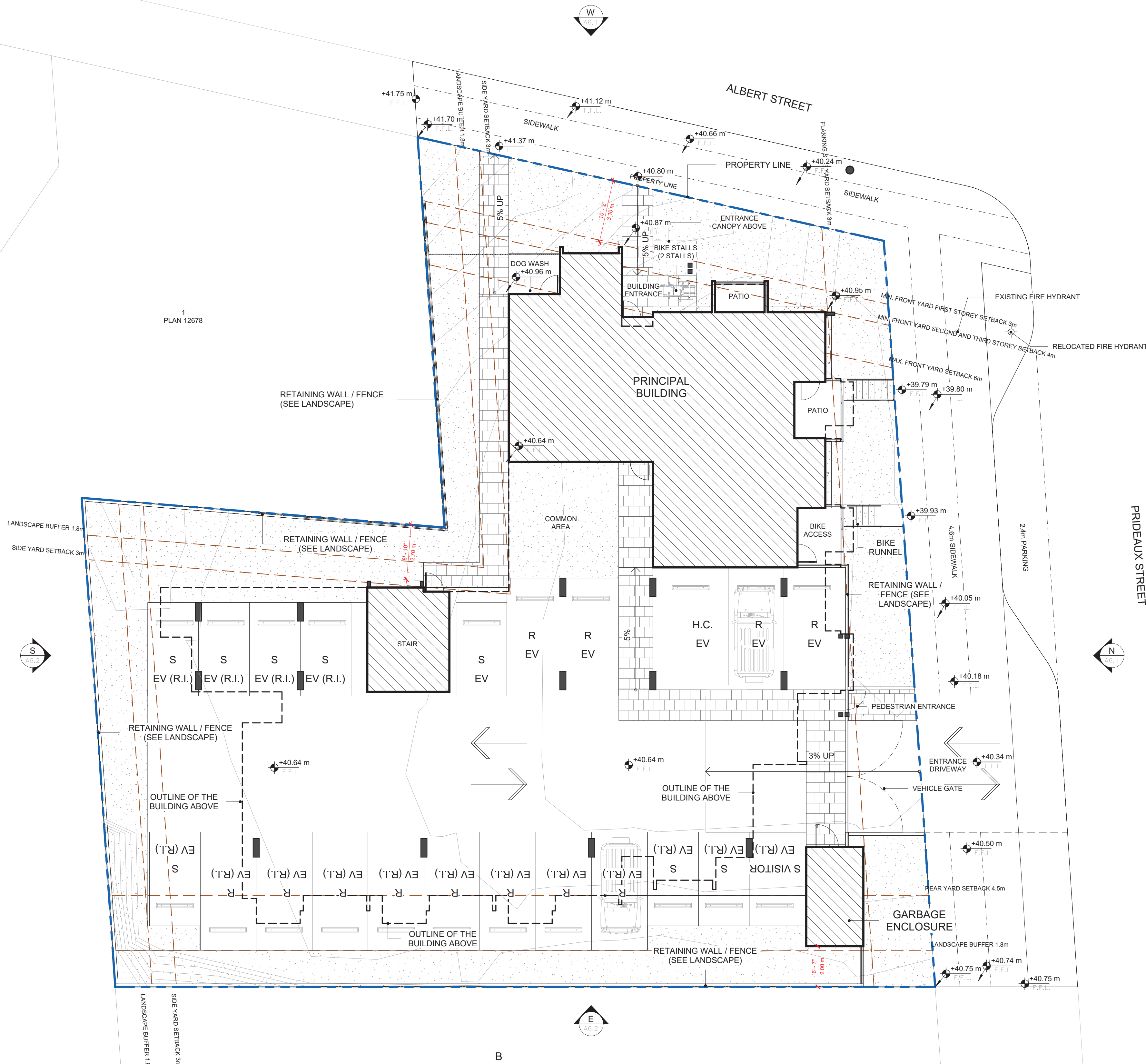
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DP1430

2026-JUL-17
Current Planning

01 PROJECT DATA
July 10, 2026

Project Description										
Civic Address:		501 Prideaux St, Nanaimo, BC V9R 2N8								
Legal Address:		Lot A, Section 1, Nanaimo District, Plan 21489								
Zoning:		DT8 (Old City Mixed Use)								
OCP:		Old City Neighbourhood								
Property (Lot) Area:		ft2	m2		acre					
		13,988.2			1299.5		0.32			
Building Areas/Units										
Floor Levels	Gross Floor Area (GFA)									
	Units Areas		Common Areas		Totals		GLA			
	ft2	m2	ft2	m2	ft2	m2	ft2			
L1 Floor	497	46	352	33	849	79	497	59%		
L2 Floor	4,900	455	598	56	5,498	511	4,900	89%		
L3 Floor	4,900	455	598	56	5,498	511	4,900	89%		
Total Residential	10,297	957	1,548	144	11,845	1,100	10,297	87%		
Floor Levels	Total Building Area									
	Units Areas + Decks		Corridors + Stairs		Totals		GLA			
	ft2	m2	ft2	m2	ft2	m2	ft2			
L1 Floor	940	87	1,359	126	2,299	214	912	41%		
L2 Floor	5,906	549	1,007	94	6,913	642	5,197	85%		
L3 Floor	5,906	549	1,007	94	6,913	642	5,197	85%		
Total Residential	12,752	1,185	3,373	313	16,125	1,498	11,206	79%		
Unit Calculations										
Unit Types	L1 Floor			L2 Floor			L3 Floor			Total Number of Units
	Unit Number	ft² / Unit	Total Area ft²	Unit Number	ft² / Unit	Total Area ft²	Unit Number	ft² / Unit	Total Area ft²	
1 Bedroom Units	1	0	0	6	0	0	6	0	0	21
			0	1	0	0	1	0	0	
			0	1	0	0	1	0	0	
			0	1	0	0	1	0	0	
Totals	1	0	0	10	0	0	10	0	0	
Total Number of Units										
21										
Zoning Requirements										
Lot Coverage (%)		50%				49%				
Lot Coverage (Area sqft)		6,994				6,909				
Lot Coverage (Area m2)		650				642				
FAR (Added)		0.35								
Mixed Used* (Not Added)		0.15				0.85				
%UG Parking (max: 25) (Not Added)		0.25								
Total FAR		0.85								
Building Setbacks & Height Requirements										
Minimum Front Yard Setback (1st Storey)		3.0m				>3.0m				
Minimum Front Yard Setback (2nd & 3rd Storeys)		4.0m				3.10m (Variance of 0.9m)				
Maximum Front Yard Setback		6.0m				<6.0m				
Flanking Side Yard		3.0m				3.0m				
Side Yard Setback		3.0m				2.7m (Variance of 0.3m on Northwest)				
Rear Yard Setback (Abuts Residential)		4.5m				4.5m				
Building Height (Pitched - to mean height level)		10.5m				11.35m (Variance of 0.85m)				
Garbage Enclosure Setback		3.0m				2.0m (Variance of 1.0m)				
Car Parking Requirements										
Units Type	Parking Area (Bylaw No. 7266)		Required per Unit		Units		Parking Required		Totals	
Studio			0.50		0		0.0			
1 Bedroom Units			1.07		21		22			
2 Bedroom Units			1.00		0		0.0			
Totals	3		-		21		22		22	
Car Parking Provided										
Parking Types	Dimensions (m)		Bylaws Requirements		Proposed Parking		Variance		Totals	
	W	L	Ratio	Required Parking						
Regular Car Required (min.) Total Required	2.75	5.80	N/A	22	22	-	-	-	Parking Provided	
Small Car Allowed (max.)	2.50	4.60	40%	9	9	0	0	0		
Accessible Parking Required (11-32)	3.70	5.60	1	1	1	0	0	0		
Visitors Parking	-	-	1:22	6	6	0	0	0		
EV Parking Required (Standard/Small)	-	-	25%	6	6	0	0	0		
R.I. EV Parking Required (Standard/Small)	-	-	75%	17	17	0	0	0	22	
Loading Space	-	-	N/A	0	0	0	0	0		
Totals	-	-	-	22	22	0	0	0		
Bicycle Parking Requirements										
Parking Types	Dimensions (m)		Bylaws Requirements		Proposed Parking		Variance		Totals Parking Provided	
	W	L	Per/Unit	Ratio						
(Short Term) - Horizontal Parking	0.30	-	Per/Unit	0.10	2	2	0	0	2	
(Long Term) - Horizontal Parking	0.60	1.80	Per/Unit	0.50	21	11	11	0	11	
-Vertical Parking	0.60	1.00	-	-	-	-	-	-	-	



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