



Design Rational

Project Overview: This proposal outlines the design rationale for a five-unit townhouse development at 415 Prideaux Street, Nanaimo, situated within the Old City neighborhood. The design aims to complement the existing character of the area while providing contemporary, high-quality housing.

Neighborhood Context: The site is located along downtown at old city neighbourhood. The adjacent neighbors are single family and multi family homes. Additional row house style townhomes are scheduled to be integrated into the community at a future date. This integration will provide a nicely balanced density and scale.

Site Design Concept:

The site plan maximizes the use of the land while preserving and maximizing green and open space. This is achieved through several key strategies:

- **Landscaped Courtyards and Communal Green Spaces:** Incorporated to enhance the residential experience and provide opportunities for outdoor recreation and a strong sense of community.
- **Biodiverse Landscaping:** Native plantings will be prioritized to support local biodiversity, minimize maintenance needs, and contribute to the overall aesthetic appeal.
- **Efficient Site Planning:** The arrangement of the five townhouses optimizes sunlight exposure and privacy for each unit while minimizing the overall footprint of the development. This approach maximizes the usable green space available.

Proposed Building Designs:

- Five townhouses are designed to maximize natural light and provide a sense of ownership.
- Two rear units each feature a private rear yard.
- Three front units each feature a private front yard.
- All units include private entry areas.
- Abundant windows in each unit offer expansive views of the site, creating a strong sense of community ownership.



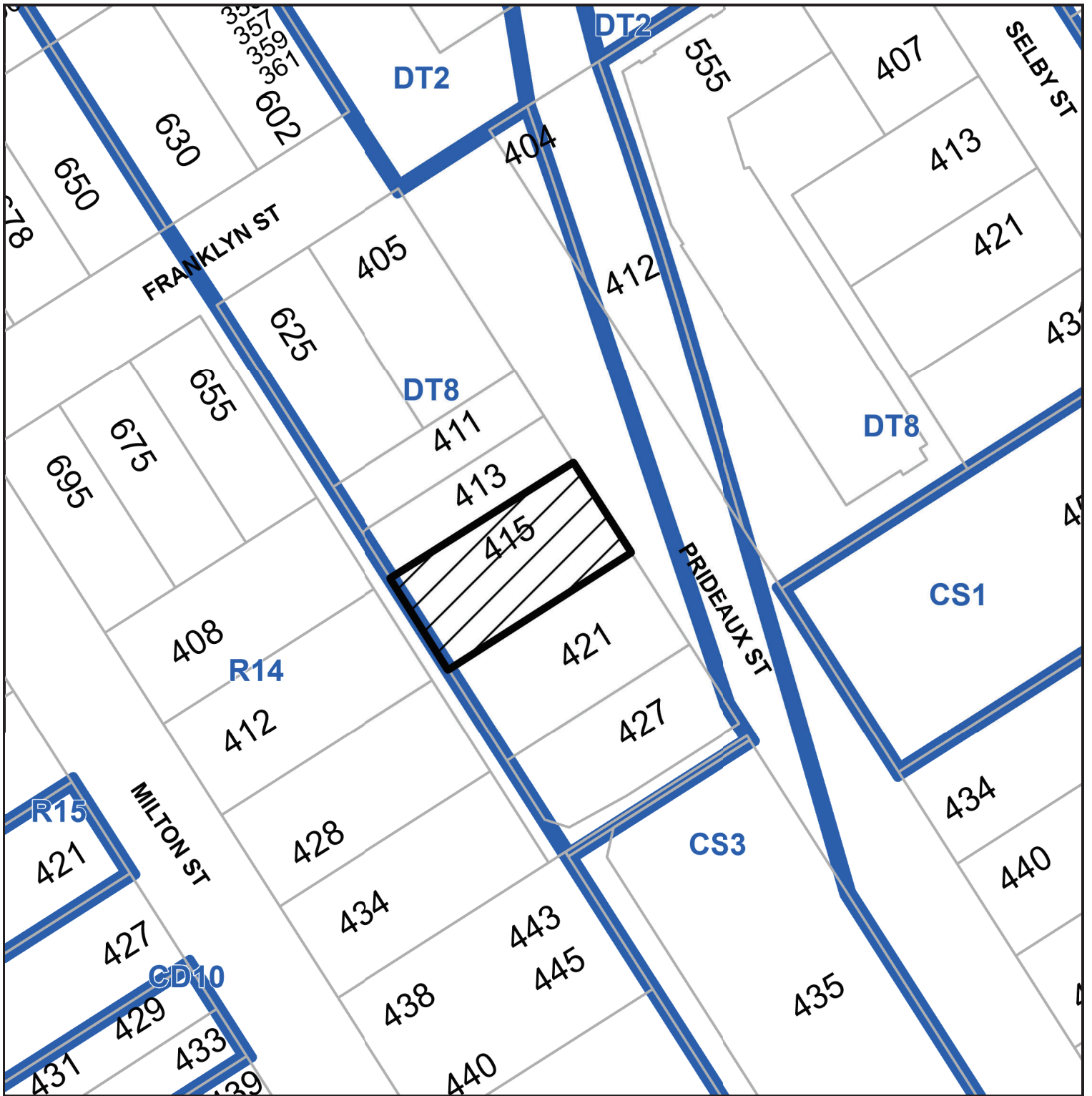
Character and Form:

The design of the five townhouses is guided by the principles of providing diverse housing options while respecting the existing neighborhood's scale and character. This is achieved through:

- **Strategic Higher Density Placement:** Higher-density multi-family units, such as the proposed townhouses, are positioned to minimize impacts on established view corridors and are situated with rear lane access. This approach reduces disruption to the existing residential areas by maintaining the integrity of the street frontages, preserving desirable front yards, and minimizing interaction from the main street.
- **Maintaining Neighborhood Character:** The design respects existing single-family areas, preserving their architectural and historical significance. This includes encouraging the adaptive reuse of older homes for small-scale businesses or professional offices. Specific design elements contributing to this are:
 - **Roof Design:** Varied rooflines (gable and sloped) utilizing shingles and metal roofing materials create visual interest while maintaining neighborhood character.
 - **Textural Variety:** Shingle and horizontal plank siding add visual texture, breaking up the building mass and reducing its perceived scale.
- **Gradual Density Increase:** Small-scale multi-family development (maximum fourplex) is strategically located in areas already featuring multiple suites, acknowledging the neighborhood's evolving density. This measured approach minimizes potential impacts on existing city services. Should any infrastructure upgrades be required to accommodate the increased density, the developer will contribute to the associated Development Cost Charges (DCC).
- **Residential Scale and Proportion:** The townhouse design prioritizes a residential scale consistent with the surrounding neighborhood, ensuring the new development complements rather than overwhelms existing structures.

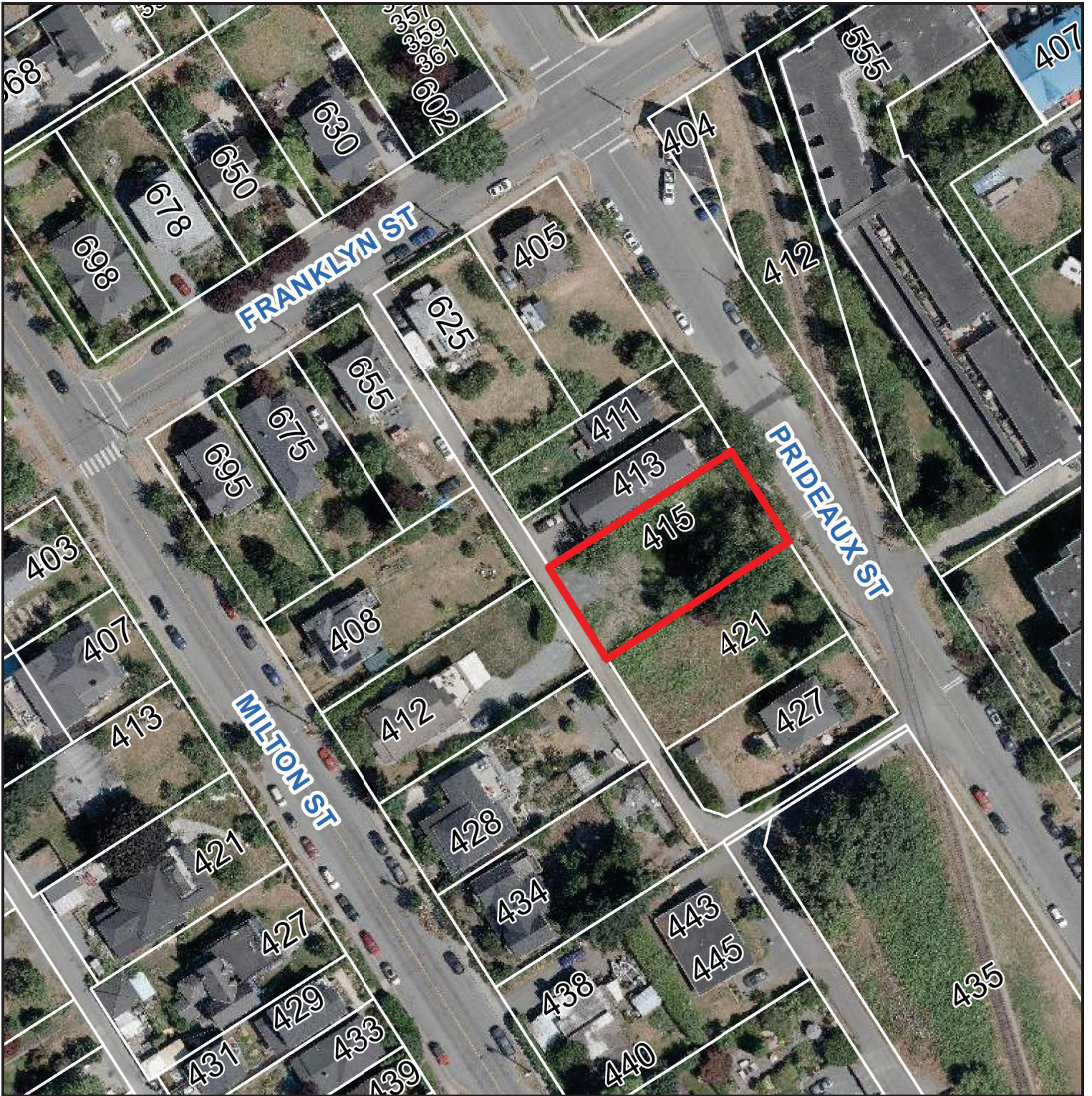
This integrated approach aims to create a balanced and harmonious community while respecting the neighborhood's unique character and architectural assets.

SUBJECT PROPERTY MAP



 415 PRIDEAUX STREET

AERIAL PHOTO

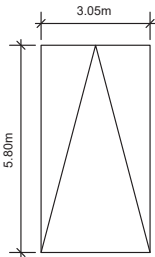


 415 PRIDEAUX STREET

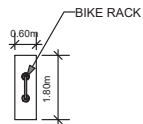
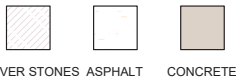
SKETCH PLAN OF: LOT 1, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584.

SITE DATA	DT8
ITEMS	PROPOSED
LOT AREA	808.60 sq.m.
LOT COVERAGE	266.48 sq.m. (32.95%)
BUILDING HEIGHT	
-BLOCK A	7.05 m.
-BLOCK B	7.05 m.
SETBACKS	
- FRONT	4.00 m.
- REAR	4.00 m.
- SIDE	3.05 m.
- SIDE	3.64 m.
PROPOSED FLOOR AREA	
BLOCK A	
- UPPER FLOOR	170.70 sq.m.
- MAIN FLOOR	173.53 sq.m.
- LOWER FLOOR	167.60 sq.m.
-ELECTRICAL	3.69 sq.m.
-GARAGES	96.80 sq.m.
GROSS FLOOR AREA	511.83 sq.m.
BLOCK B	
- UPPER FLOOR	92.95 sq.m.
- MAIN FLOOR	86.52 sq.m.
- LOWER FLOOR	41.98 sq.m.
-ELECTRICAL	3.69 sq.m.
-GARAGES	63.31 sq.m.
GROSS FLOOR AREA	221.45 sq.m.
TOTAL GROSS FLOOR AREA	733.28 sq.m.
F.A.R.	0.9 TO 1.0

PARKING TABLE
6 STALLS



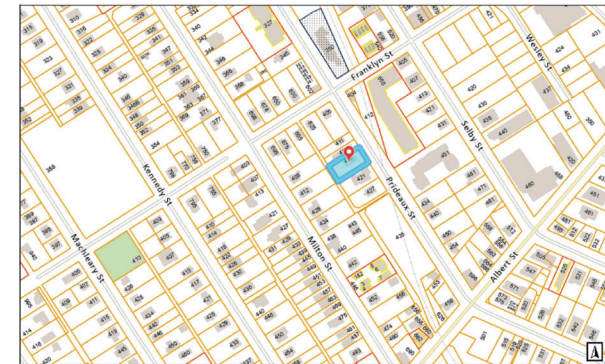
SURFACING MATERIALS



PROPOSED BLOCK A HEIGHT CALCULATION	
Average natural grade	38.90
Average finished grade	40.60
Maximum building height (DT8 Zone)	10.50
Maximum roof midpoint	49.40
Proposed roof midpoint	47.65
Proposed lower floor	39.50

PROPOSED BLOCK B HEIGHT CALCULATION	
Average natural grade	40.48
Average finished grade	40.60
Maximum building height (DT8 Zone)	10.50
Maximum roof midpoint	50.95
Proposed roof midpoint	47.65
Proposed lower floor	39.50

TYPICAL VEHICLE PARKING STALL TYPICAL BICYCLE PARKING STALL



LOCATION MAP

SITE PLAN
SCALE: 1/8" = 1'-0"



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SITE PLAN

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BLOCK A ELEVATIONS

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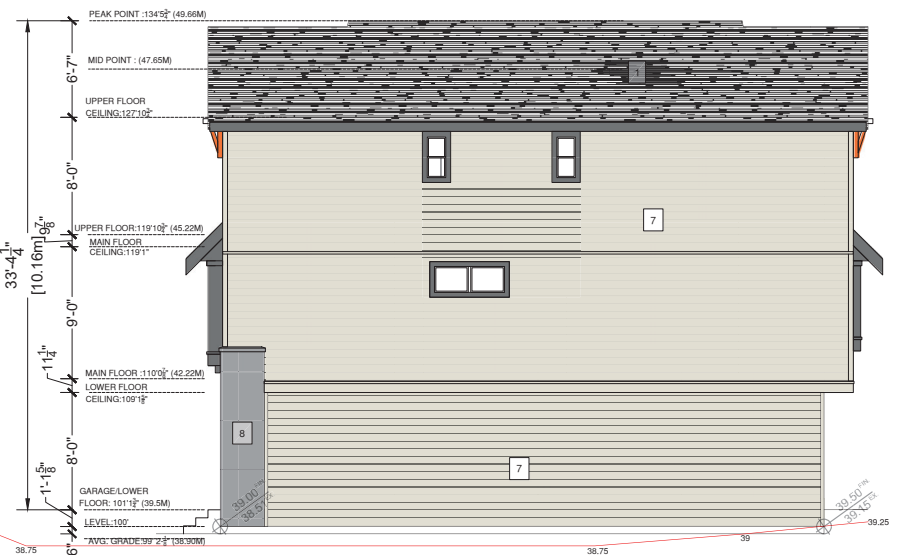
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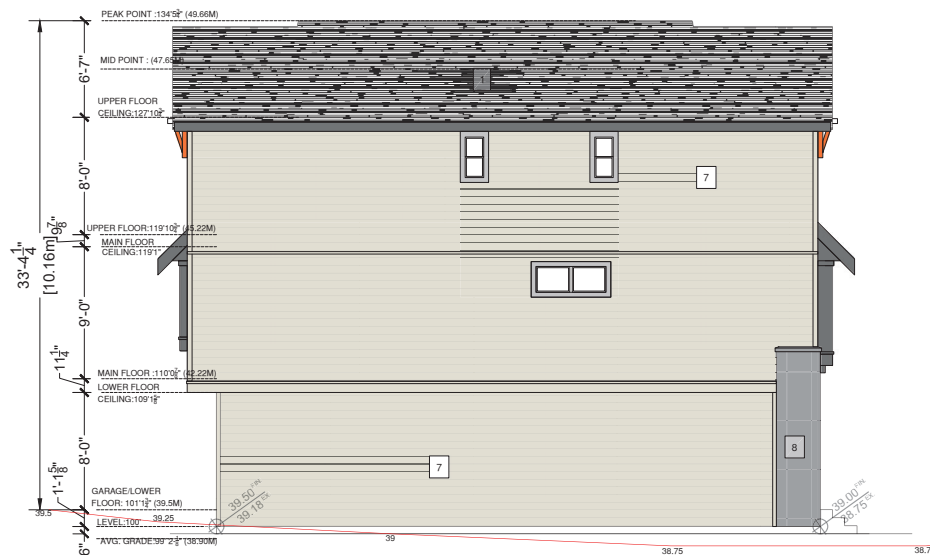
FRONT ELEVATION



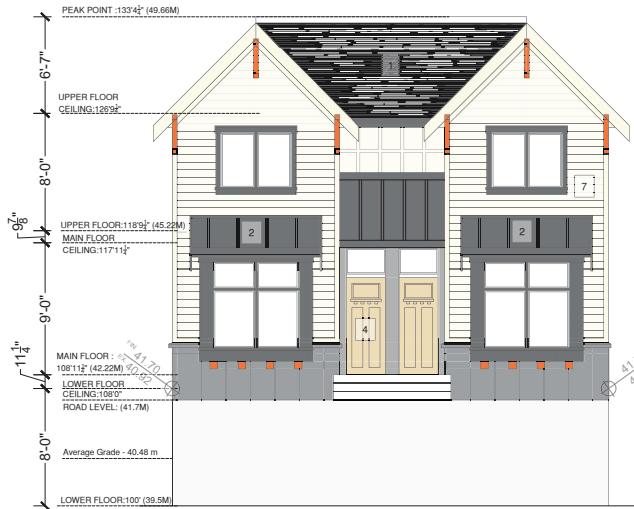
REAR ELEVATION



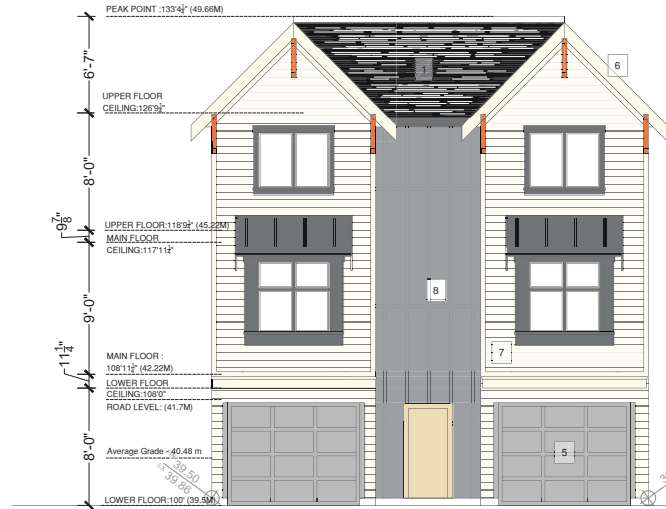
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



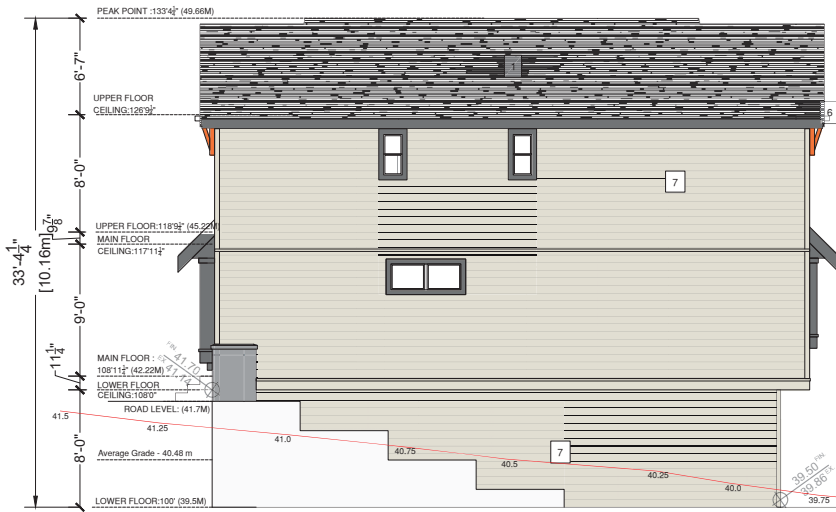
REAR ELEVATION

FINISHES & COLORS

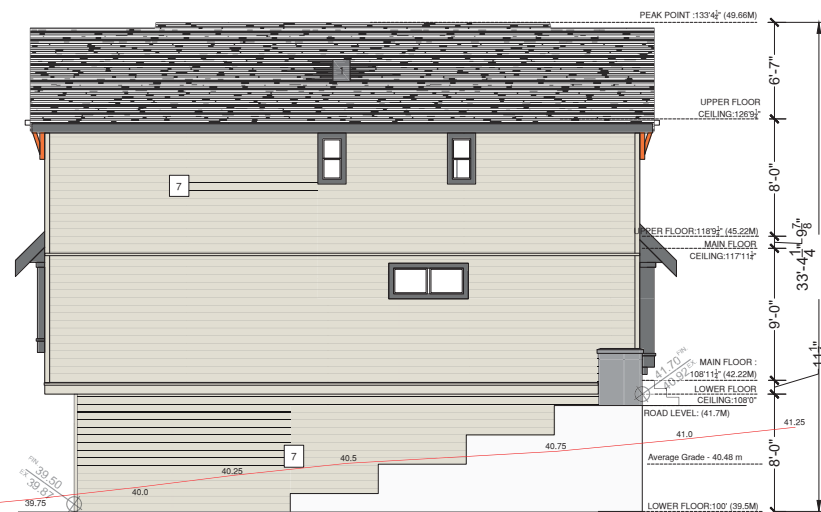
1		LAMINATED ASPHALT ROOF SHINGLES: PB MYSTIQUE SERIES ANTIQUE SLATE
2		METAL ROOF GENTEK GRAPHITE GRAY OR SIMILAR
3		ALUMINUM GUTTERS AND SOFFITS: GENTEK GRAPHITE GREY OR SIMILAR
4		FRONT ENTRY DOORS: WALNUT GEL STAIN
5		GARAGE DOORS & TRIMS & KNEE BRACES: SW 7647 CRUSHED ICE OR SIMILAR
6		BARGE BOARDS: SW 7088 GRIZZLE GRAY OR SIMILAR
7		HARDIE-HORIZONTAL PLANK SIDING LAPPED TO 6" EXPOSURE
8		‡ CFS Batten / HARDIE PANELS GRAY SLATE COLOR
9		‡ CFS Batten / HARDIE PANELS WHITE COLOR

NOTE : Colours may vary as per clients choice

COMPONENT	MATERIAL	COLOUR
ENTRY DOORS	SOLID WOOD	WALNUT GEL STAIN
WINDOWS	VINYL	BLACK
SOFFIT ROOF	ALUMINUM	GENTEK GRAPHITE GRAY
SOFFIT-WINDOW SEATS	ALUMINUM	GENTEK GRAPHITE GRAY
EXTERIOR GUARDS	ALUMINUM	BLACK
FLASHINGS	METAL (PRE FIN.)	GENTEK GRAPHITE GRAY



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



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BLOCK B ELEVATIONS

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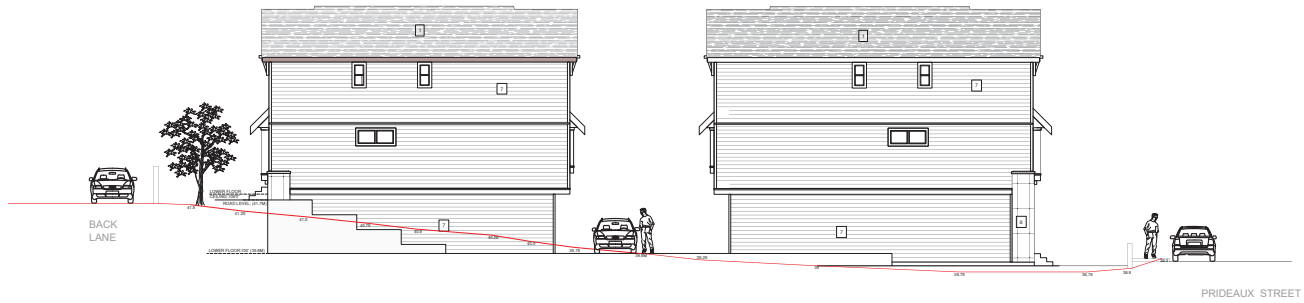


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Street Escape

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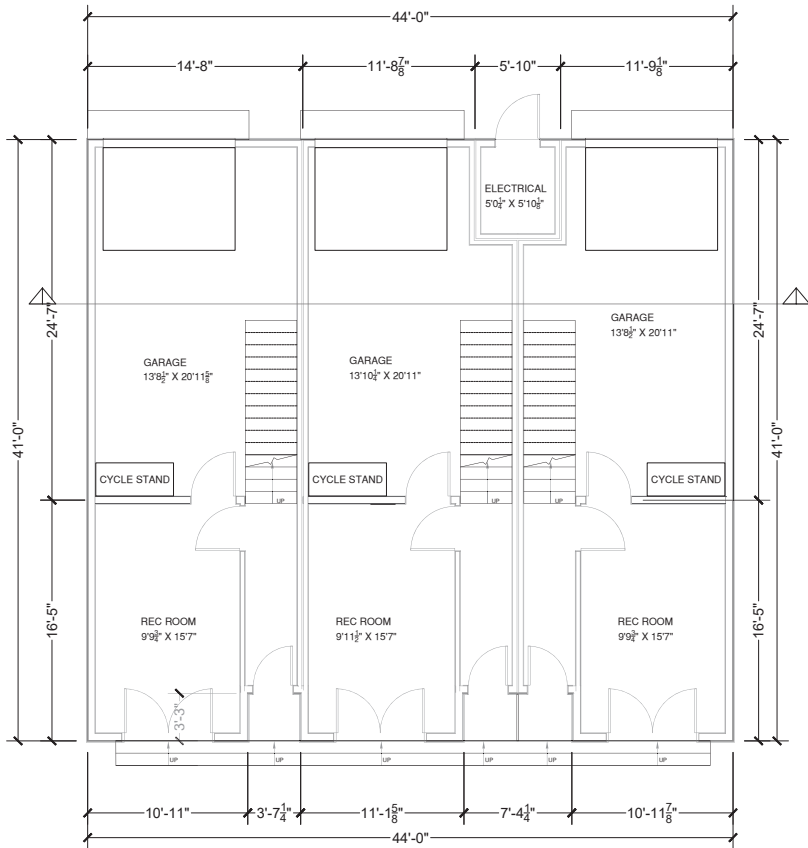
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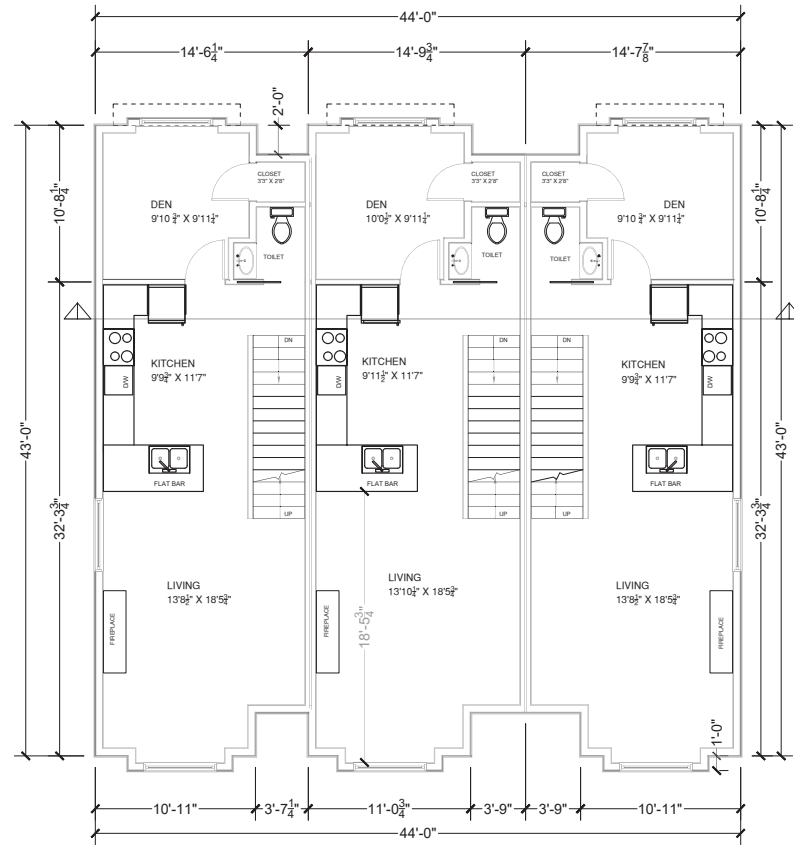


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BLOCK A LOWER FLOOR PLAN

AREA - 1804 Sqft



BLOCK A MAIN FLOOR PLAN

AREA - 1867.88 Sqft

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FLOOR PLANS

SCALE: AS MENTIONED

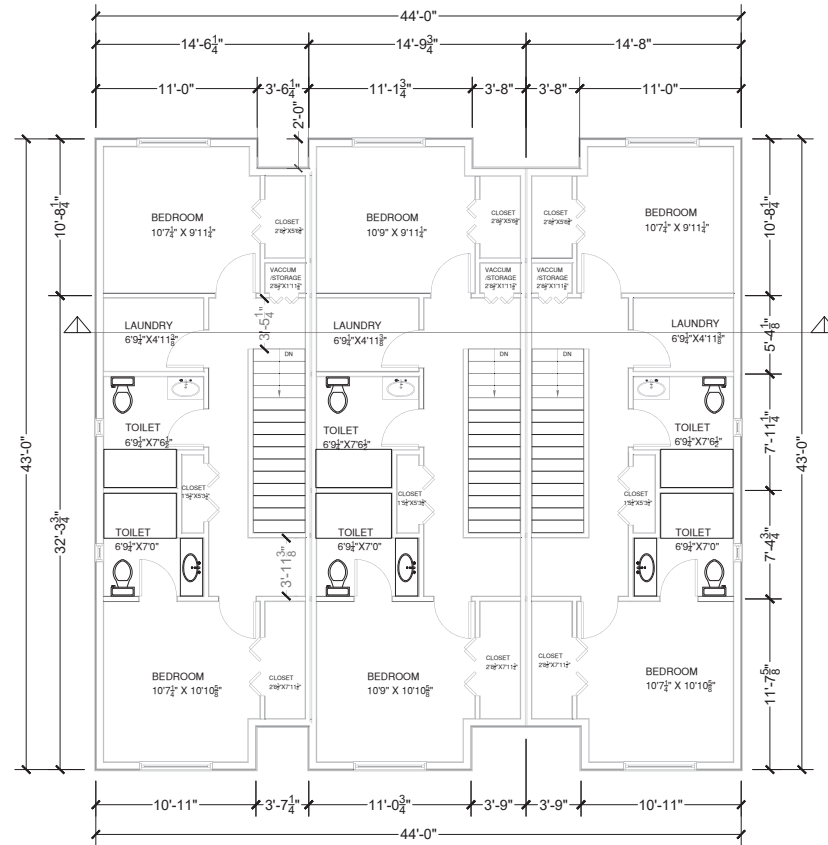
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BLOCK A UPPER FLOOR PLAN

AREA - 1837.5 Sqft

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FLOOR PLANS

SCALE: AS MENTIONED

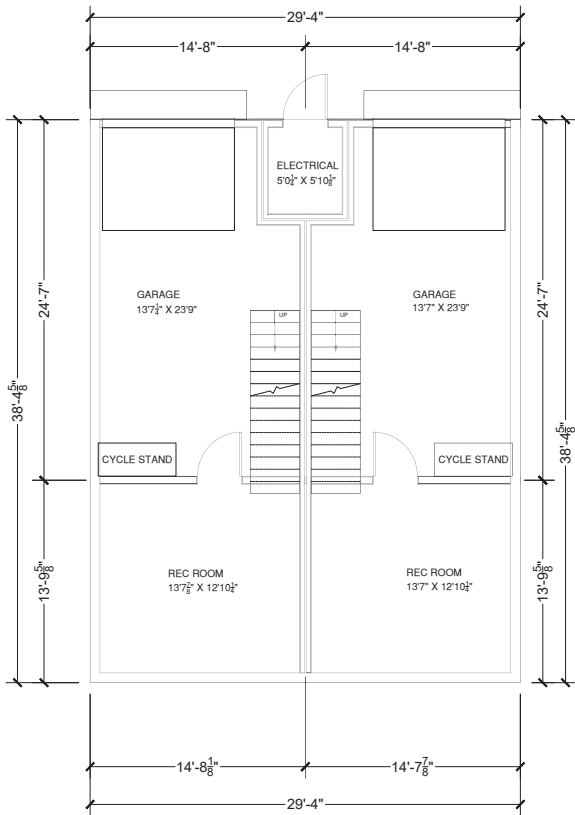
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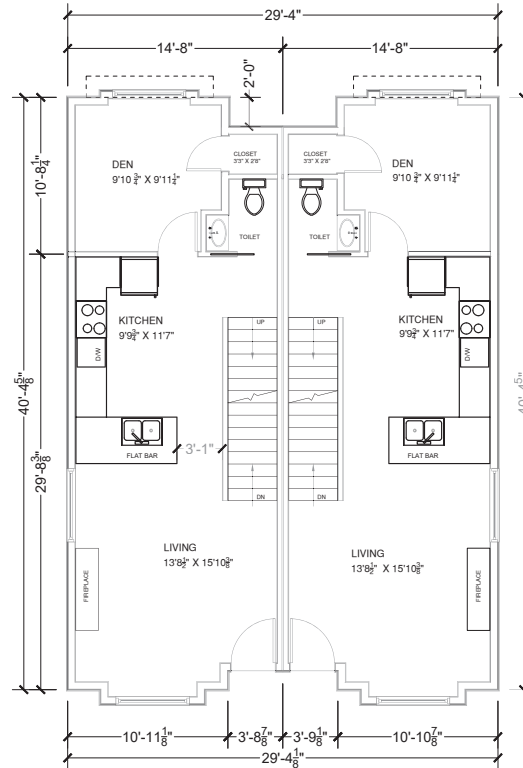
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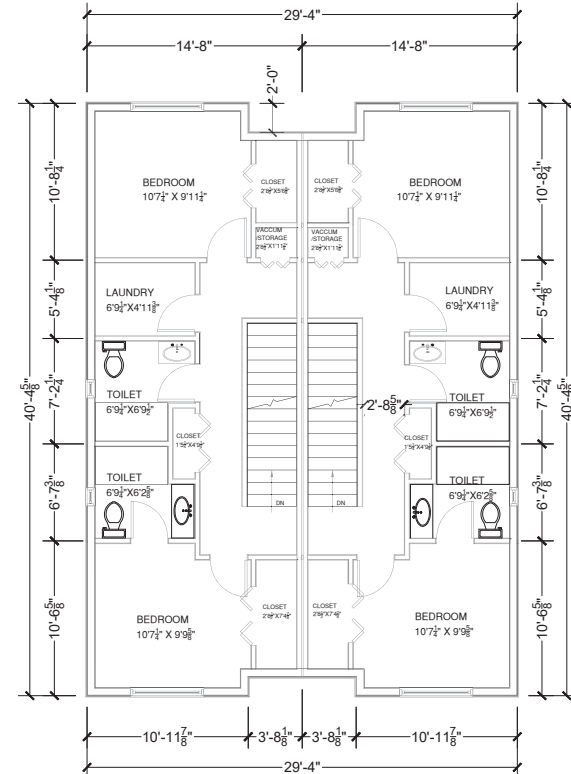
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BLOCK B
LOWER FLOOR PLAN
 AREA - 1125.93 Sqft



BLOCK B
MAIN FLOOR PLAN
 AREA - 1180.8 Sqft



BLOCK B
UPPER FLOOR PLAN
 AREA - 1160.5 Sqft

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FLOOR PLANS

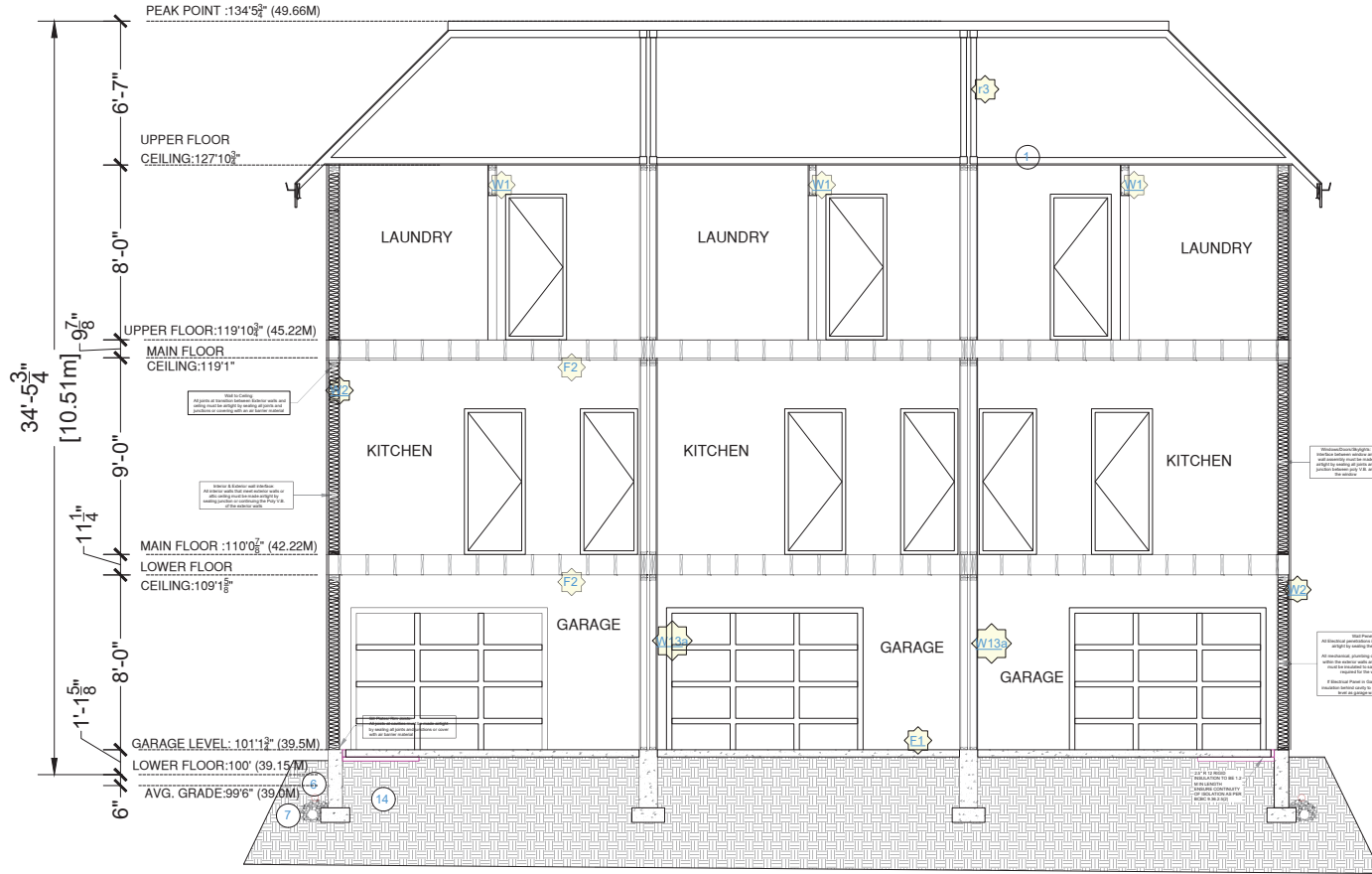
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FIRE SEPERATION DETAILS

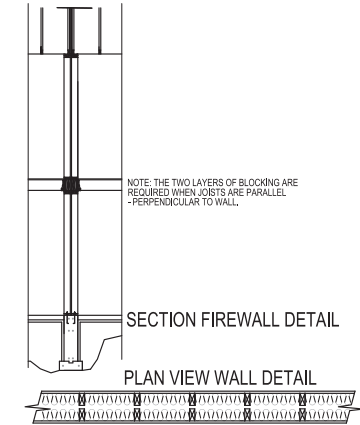


TABLE A-9.10.3.1A
FIRE AND SOUND RESISTANCE OF WALLS
FORMING PART OF APPENDIX NOTE A-9.10.3.1
TYPE OF WALL: LOAD BEARING
WALL NUMBER: W13b
DESCRIPTION: 2 ROWS 2" X 4" (38 X 89 mm) STUDS SPACED AT 16" (400 mm)
3-1/2" (89mm) SOUND INSULATION
1 LAYER 5/8" (15.9 mm) TYPE "X" GYPSUM BOARD ON EACH SIDE
FIRE RESISTANCE RATING:
NON LOAD BEARING - 1 HR
LOAD BEARING - 1 HR
SOUND TRANSMISSION CLASS - 57

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BLOCK A SECTION

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BLOCK A SECTION

SCALE: 3/8" = 1'-0"

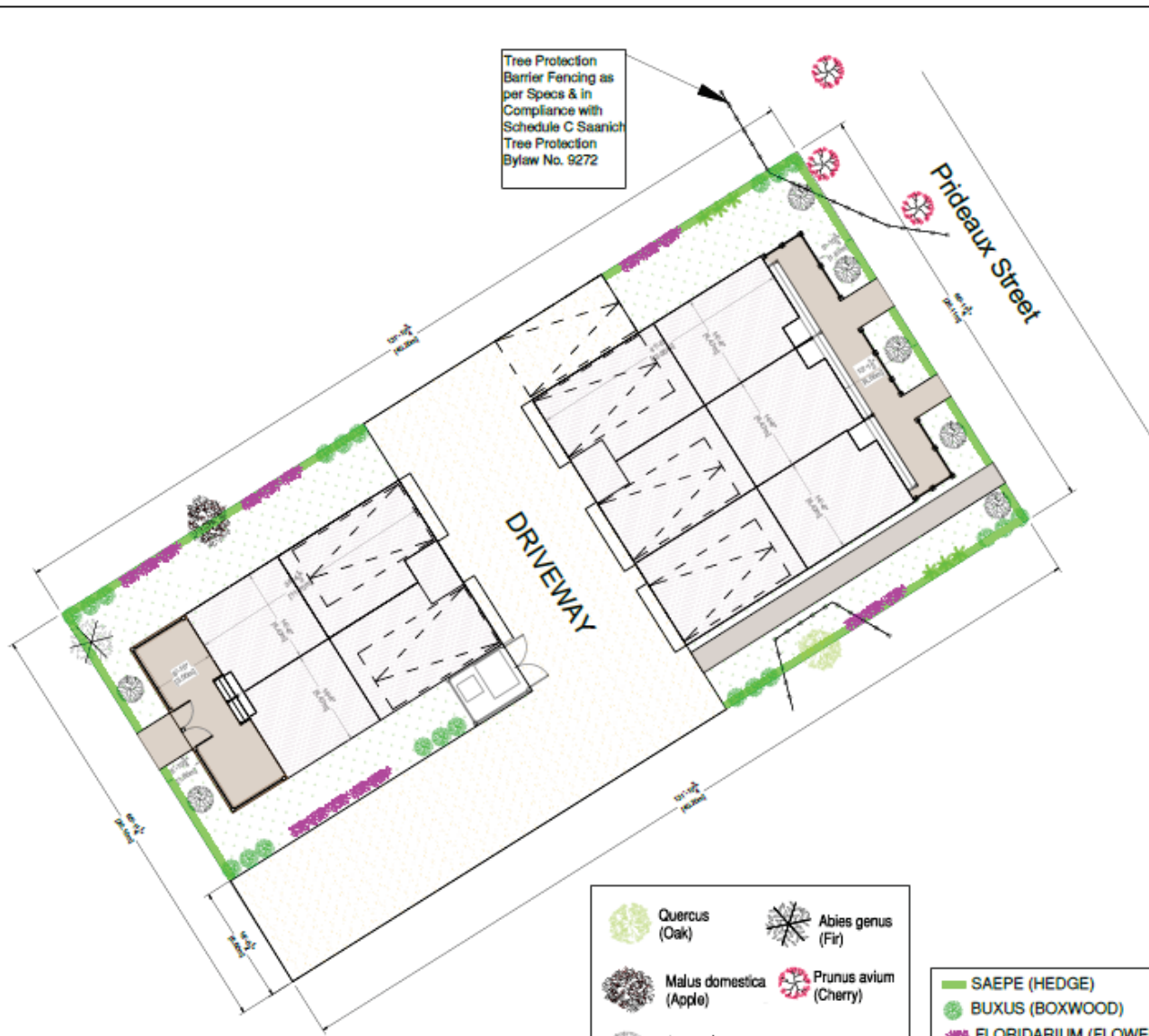
CONSTRUCTION NOTES:	
1 RSI insulation - 6 mil poly V.B. 1/2" ceiling board	6 Provide roof vents: 1/2" O.D. ridge; 8 Ridge Vent
2 Continuous gutters	7 Eave protection to 1/2" beyond heated wall
3 Aluminum gutters and vented soffits - roof overhangs as per plans	8 8" concrete wall on 8"x16" concrete footings - 24 bar continuous - R12 rigid insulation - 2 coats damp proofing
4 All windows vinyl, supply rain spigets (unless as per BCBC). Windows in doors to be water glass	9 8" x 16" post saddle on 1/2" diameter 1" mousing with continuous band
5 Stairs: 3/4" min. 1/2" tread, 1" mousing with continuous band	10 42" non climbable continuous handrail
6 Provide drains to perimeter system	11 Underslab non-organic soil
7 4" drain tile with 8" rock over	

CONSTRUCTION ASSEMBLIES:		
1 4" concrete floor on 8 mil poly V.B. compacted gravel fill	2 2nd framing 16" O.C. typ. 1/2" GWB finish throughout	3 2nd framing 16" O.C. typ. 1/2" GWB finish throughout
4 2x10 floor joist 16" O.C. typ. nail end gus. 5/8" RIG plywood 5 bridging @ 8" O.C. typ.	5 Wall assembly W13a: 2x4 studs @ 16" o.c. spaced 400 mm or 600 mm c.c. 1/2" gypsum board on each side. 2 layer of gypsum board on each side.	6 Finished flooring: 1/2" T&G Plywood Floor joist as per engineer cross bridging
7 2x10 floor joist 16" O.C. typ. nail end gus. 5/8" RIG plywood 5 bridging @ 8" O.C. typ. with 82 mil vinyl deck over	8 1/2" plywood, engineered trusses designed for loading @ 24" O.C. typ. R21 insulation, 6 mil UV poly V.B. 5/8" GWB	9 Ply form-on roofing, 7/16" O.S.B. (or 1/2" sheathing), 2x4 rafters as above truss insulation, nail poly V.B. 1/2" GWB NOT BROWNE
10 Ply form-on roofing, 7/16" O.S.B. (or 1/2" sheathing), 2x4 rafters as above truss insulation, nail poly V.B. 1/2" GWB NOT BROWNE	11 5/8" TYPE X GYPSUM BOARD PAINTED FIRE SEPARATOR TO EXTEND TO UNDERSIDE OF ROOF SHEATHING 1-3/8" ROOF VENT	

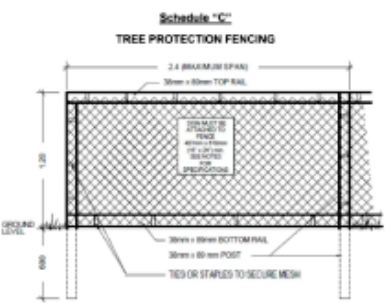
"ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS"
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION. ONE EXTERIOR DOOR IS PERMITTED TO HAVE A HIGHER U-VALUE OF 2.6. ALL OTHERS MUST HAVE U-VALUES LESS THEN 1.80 (AS PER TABLE 3.8.2.1 A). GARAGE VEHICULAR DOORS MUST BE MINIMUM NOMINAL RSI OF 1.1

ADD INTERCONNECTED PHOTO-ELECTRIC SMOKE ALARM CONFORMING TO ARTICLE 9.37.2.19 DWELLING UNITS TO BE SEPARATED FROM EACH OTHER BY A FIRE SEPARATION HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 30 min. AS PER 9.37.2.15 (b)

ALL EXIST LIGHT CAVITIES IN CEILING, PLUMBING BOXES, FANS, ELECTRICAL PANELS, IN PARTY WALLS TO BE COMPLETELY SEALED AND FIRE RATED WITH TYPE X CEILING.



Tree Protection
Barrier Fencing as
per Specs & in
Compliance with
Schedule C Saanich
Tree Protection
Bylaw No. 9272



- Tree Protection Fencing Specifications:**
- The fence will be constructed using 38 x 59 mm (2" x 4") wood frame:
 - Top, Bottom and Posts.*
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
 - Attach a sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
 - DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
 - DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)
- This sign must be affixed on every fence face or at least every 10 linear metres.
*In rocky areas, metal posts (4-bar or rebar) drilled into rock will be accepted.

Quercus (Oak)	Abies genus (Fir)
Malus domestica (Apple)	Prunus avium (Cherry)
Acer palmatum (Japanese Maple)	

SAEPE (HEDGE)
BUXUS (BOXWOOD)
FLORIDARIUM (FLOWER GARDEN)
SPIRAEA JAPONICA (SPIERA GOLD FLAME)

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



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