

STAFF DESIGN COMMENT

(Revised Landscape Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001377 – 415 PRIDEAUX STREET

Applicant/Architect: SAANICH DESIGNS LTD.

Owner: 1299787 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Mixed Use (DT8)
<i>Location</i>	The subject property is located on the west side of Prideaux Street, between Franklyn Street and Albert Street
<i>Total Area</i>	807m ²
<i>City Plan (OCP)</i>	Future Land Use Designation: Old City Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multi-Family Residential Design Guidelines

The application was previously considered by the Design Advisory Panel (DAP) on [2025-MAR-27](#). DAP accepted DP1377 as presented with the condition that the applicant return with a revised landscape plan:

It was moved and seconded that Development Permit Application No. DP001377 – 415 Prideaux Street be accepted as presented, with the condition that the applicant returns with a revised landscape plan.

The following recommendations were provided:

- *Consider adding Hardie shingles to add texture and variety to the exterior*
- *Consider adding windows or textured materials to create visual interest along the sides of all units*
- *Consider re-routing the pedestrian circulation around the parking lot*
- *Return to the Design Advisory Panel with a detailed landscape plan that provides information on the type and location of plantings, fences, paving, parking, sidewalks, and location of the garbage enclosure*

The applicant has subsequently submitted a revised landscape plan with proposed changes including additional plantings and landscaping details.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two 3-storey ground-oriented multi-family residential buildings, comprising a total of five townhouse units (three 2-bedroom and two 3-bedroom). The proposed total gross floor area is 581m², and the proposed FAR is 0.72.

Landscape Design

The proposed development includes clearing the existing vegetation (retaining a shared Oak tree along the south side yard) and planting various deciduous and coniferous trees, shrubs, hedging, and flowers. Each unit has a private patio surrounded by low wood board fencing.

Staff Comments:

- Consider incorporating an arbor or other feature to accentuate pedestrian entries for wayfinding.
- Consider incorporating traditional heritage planting in accordance with the Old City Multi-Family Residential Design Guidelines between the patio and street to complement the deciduous trees.