



AGENDA
DESIGN ADVISORY PANEL MEETING

February 13, 2025, 5:00 PM
Boardroom, Service and Resource Centre
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. CHAIR'S REPORT

a. Introduction - Marta Kubacki

5. ADOPTION OF MINUTES:

3 - 7

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JAN-23 at 5:02 p.m.

6. PRESENTATIONS:

a. Development Permit Application No. DP001367 - 2453 Labieux Road

8 - 46

To be introduced by Kristine Mayes, Planner, Current Planning.

The proposed development is a multi-family residential townhouse development with a total of 7 buildings with a combined total of 30 dwelling units.

b. Development Permit Application No. DP001370 - 200 Tenth Street

47 - 60

To be introduced by Payton Carter, Planner, Current Planning.

The proposed development is a 3,159m² distribution centre warehouse with offices and service areas.

7. OTHER BUSINESS:

8. ADJOURNMENT:



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, January 23, 2025, 5:02 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure
Hector Alcala, AIBC*
Johnathan Behnke, BCSLA/CSLA*
Angie Boileau, At Large*
Harry Law, At Large*

Staff: L. Brinkman, A/Director, Planning & Development*
C. Davis, Deputy Director, Parks & Natural Areas*
K. MacDonald, Manager, Parks Operations*
L. Rowett, Manager, Current Planning
K. Mayes, Planner, Current Planning*
J. Marks, Community Development Clerk
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:02 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-JAN-09 at 5:05 p.m. be adopted. The motion carried unanimously.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

4. PRESENTATIONS:

a. Development Permit Application No. DP001361 – 564 Fifth Street & 502 Howard Avenue

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Alfred Waugh, Founder and Principal, Formline Architecture and Urbanism Inc., introduced the team and presented the design rationale, site plan and context, road dedications, project data, floor plans, building sections, exterior materials, building elevations and renderings, and streetscapes. Highlights included:

- 358 residential units with a community building located at the southwest corner of the development
- A central green space offering views of Te'tuxwtun Mountain, promoting a connection to nature
- The development is situated on a 5% hillside slope
- Rainwater collection systems integrated into the site
- Three daycare facilities and three outdoor play areas
- A private outdoor amenity area for residents featuring a raised wood deck and a fire pit
- Multiple access points and gathering areas throughout the site
- An on-site loading area with fire truck access via a back lane
- A multi-purpose space available for booking by residents and community members
- A café at the corner of Fifth Street and Georgia Avenue
- Underground parking is located at the lowest part of the site
- All residential buildings include rooftop gardens for growing food
- Large amenity spaces on the rooftop decks
- Screening around buildings for sun shading, privacy, and aesthetic interest
- Sustainable design features including rain gardens, stormwater runoff management, façade shading systems, and rooftop gardens

2. Joan Brown, Snuneymuxw First Nation, provided an explanation of the development concept and provided closing remarks at the end of the meeting. Highlights included:
 - The goal of the Te'tuxwtun Project is to restore and strengthen the community's connection to the land
 - The design is a modern interpretation of ancient traditions: a social, physical, and spiritual centre
 - The design prioritizes spaces for gathering and fostering a strong sense of community

3. Chris Windjack, Landscape Architect, LADR Landscape Architects, presented an overview of the landscape plan. Highlights included:
 - Retention of as many existing trees as possible
 - The west side of the site will feature more public spaces, while the east side will offer more private areas
 - A native plant palette to provide habitat for wildlife, including birds, animals, and insects
 - Selection of plants that offer year-round fruit production for human or animal harvest
 - The western gathering plaza features a double row of trees and includes multiple paving surfaces, such as cobble pavers and concrete banding
 - A basketball court with integrated seating areas
 - A stormwater runnel conveys water down the central path, directing water from the upper rain garden to the stormwater detention area
 - Varied sunny and shaded areas throughout the site
 - Roof landscaping with spaces for cooking, dining, gathering, and gardening

4. Katarina Kandracova, Architectural Designer, Formline Architecture and Urbanism Inc., shared the draft animation of the development site.

Marie Leduc, Chair, opened the floor for questions to Staff.

Staff clarified that the road will remain between Parcels A and B, with the potential for parking along the side.

Staff provided clarification on the procedure for addressing parking variances. It was also noted that the Panel can discuss these variances in relation to the application's form and character.

Staff clarified the rezoning of the development and the inclusion of the 64 low-income housing units.

Panel discussion took place. Highlights included:

- Comment to consider increasing the capacity of the underground parking
- Clarification regarding how the parking variance study was conducted, including data collection, demand surveys, an analysis of ICBC data, and proposed transportation demand management measures
- Clarification that the project is part of a provincial redevelopment program aimed at providing rent-geared-to-income housing rather than shelter services
- Confirmation of the inclusion of a bike repair area
- Clarification regarding the impact of morning shadowing on the western sites
- Suggestion to consider more pedestrian lighting throughout the development
- Clarification regarding materials and height of retaining walls on site
- Public and private access will be controlled with gates
- Feedback regarding the drainage of mown paths
- Potential accessibility issues raised about the texture of cobble pavers
- Clarification regarding the inclusion of wood sorrel in the plant palette
- Confirmation that three loading spaces will be provided on-site
- Concern raised about the lack of accessible parking spaces
- Suggestion to make curtain walls bird-friendly
- Concern about the potential shadowing on 297 Harewood Road
- Clarification regarding the entrances to the residential buildings

It was moved and seconded that Development Permit Application No. DP001361 – 564 Fifth Street & 502 Howard Avenue be accepted as presented. The following recommendations were provided:

- Consider the height of the rooftop deck fencing so that it does not increase shadowing on the neighbouring properties to the north
- Consider adding sufficient pedestrian lighting throughout the site for nighttime visibility
- Ensure mown paths have good drainage
- Consider the type of surface material used in the plaza to ensure that they do not impede mobility
- Check if the wood sorrel in the planting palette is invasive
- Consider increasing the number of accessible parking spaces
- Consider using bird frit glass on the curtain walls to reduce bird strikes

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:40 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001367 – 2453 LABIEUX ROAD

Applicant/Architect: MATTHEW CHENG ARCHITECT INC.

Owner: 1336178 BC LTD.

Landscape Architect: FORSITE LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the south side of Labieux Road, west of Autumnwood Drive
<i>Total Area</i>	5,496m ²
<i>City Plan (OCP)</i>	Future Land Use Designation: Suburban Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Diver Lake neighbourhood. The lot is a rectangular shaped corner lot with frontages on Labieux Road, Autumnwood Drive, and York Crescent. The lot is treed and slopes downward 5m in elevation from north to south and contains a dwelling unit which will be removed to facilitate the proposed development. Established single-family dwellings, multi-family and commercial developments, and Beban Park characterize the surrounding area.

The property was rezoned from Single Dwelling Residential (R1) to Low Density Residential (R6) with site-specific building height in October 2024 (RA488) to facilitate the proposed development.

PROPOSED DEVELOPMENT

The applicant is proposing to construct 7 three-storey ground oriented multi-family residential buildings, comprising a total of 30 three-bedroom townhouse units. The proposed total gross floor area is 3,484m², and the proposed FAR is 0.63 (0.45 base FAR with an additional 0.25 where Tier 2 Schedule D amenities).

Site Design

The proposed buildings are oriented to face the street frontages or an internal road network that connects to Autumnwood Drive. Onsite parking (63 spaces) includes private garages for each unit (double or tandem) and 2 visitor parking spaces in the middle of the site between Buildings B and C. Long-term bicycle parking spaces (15 total) and three-stream waste management containers will be located in the private garages. A covered short-term bicycle rack is located between Building B and the outdoor amenity space. A refuse enclosure is proposed between Buildings B and C in front of the visitor and accessible parking spaces.

Staff Comments:

- A common amenity area that encourages activity and sheltered bike parking are provided in accordance with the General Development Permit Area Design Guidelines
- Consider incorporating a functional pedestrian network onsite with a central connection to the street to improve connectivity for Buildings B and C, as well as to the visitor parking and common amenity area.

Building Design

The proposed three-storey buildings are designed in a contemporary West Coast style with three distinct colour palettes and pitched roofs. The exterior finishes of the buildings are predominantly comprised of Hardie panel and siding in a variety of shades.

Staff Comments:

- Design elements complementing adjacent developments, and entrances fronting onto main streets are provided, in accordance with the General Development Permit Area Design Guidelines.
- Consider incorporating natural accents typical of the West Coast style (ie. wood or stone)
- Consider opportunities to highlight unit entries for wayfinding.
- Address blank walls and address long expanses of garage doors along the internal road network (ie. articulation and weather protection).

Landscape Design

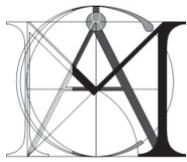
The proposed development includes various deciduous and coniferous trees, shrubs, grasses, and perennials. Private balconies and patios are provided for each unit, and the units fronting Labieux Road, Autumnwood Drive, and York Crescent incorporate a connection to the street. Wood fencing is proposed along the west lot line. The common amenity area in the middle of the site includes a log wood nature play structure and picnic tables with plantings. Bollard lighting is provided in front of each unit.

Staff Comments:

- Consider incorporating sections of organic landscaping for visual interest and variability.
- Maximize evergreens along west property line for year-round screening.
- Remove the common refuse enclosure as each unit incorporates the required three-stream waste receptacles.

PROPOSED VARIANCES

The maximum height of a principal building with a sloped roof in this site-specific R6 zone is 11.3m. The applicant has identified a minor height variance is required due to the slope of the site; however, the requested variance will need to be confirmed through the application review.



Design Rationale

The proposed 3-storey, 30-unit townhouse development at 2453 Labieux Road is designed to integrate with its surroundings while contributing to the neighborhood's character. Located between Cienar Drive to the north and York Crescent to the south, the site is within walking distance of various commercial, business, and recreational amenities. These include car dealerships, a garden center, a credit union, and Diver Lake Park to the north, as well as social service centers, a pet grooming shop, and a furniture store to the south. These factors make the site an ideal location for townhouse development. Additionally, the project aligns with the future land use designation of "Neighbourhood" as defined in the City of Nanaimo's Official Community Plan.

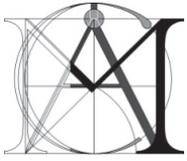
The proposed buildings reflect a low-density multi-family development, with an architectural style that incorporates modern West Coast design elements, clean lines, and subtle color palettes. The façades facing Autumnwood Drive feature cladding in three distinct accent colors, allowing the buildings to be individually recognizable while maintaining harmony with one another. This cladding and the overall color scheme are inspired by the neighboring 1970s architectural style, ensuring consistency with the local context. Earthy tones, including light gray, beige, and warm brown, are complemented by dark gray trims and window frames. Pitched roofs further enhance the design's compatibility with the existing neighborhood.

As part of the development process, the project will dedicate a portion of the site to the City to support efforts to expand and enhance the local road network. Additionally, the site design incorporates outdoor amenities, off-street parking, visitor parking, and bike racks. Landscape features have been carefully designed to mimic natural water systems, adding visual interest and creating a pedestrian-friendly environment that enhances the streetscape. The owner has also committed to achieving 65 points as per Schedule D of Zoning Bylaw No. 4500, which allocates points for contributions such as amenities, affordable housing, and the strategic location of the development.

The development seeks a height variance due to the slope of the site and the requirements of the three-storey townhouse design. The additional height is necessary to achieve functional, livable, and safe floor-to-floor dimensions. The building form provides a gradual transition between urban centers, corridors, and suburban neighborhoods, contributing to the City's vision for balanced growth. Sustainable initiatives, such as the use of energy-efficient and low-maintenance building materials, are integral to the project.

Off-street parking is provided for each unit, along with dedicated spaces for visitors. Bicycle storage is accommodated within the garages of individual units, meeting the required standards. A common garbage and recycling area is included on-site, supplemented by individual bins located in each unit's garage.

This development respects Nanaimo's character, which is shaped by its diverse neighborhoods, each with unique histories, architectural styles, and natural settings. By reflecting the local context and enhancing the streetscape, this project fosters the neighborhood's identity and diversity, contributing to the vitality and livability of the City of Nanaimo.



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Height Variance Rationale

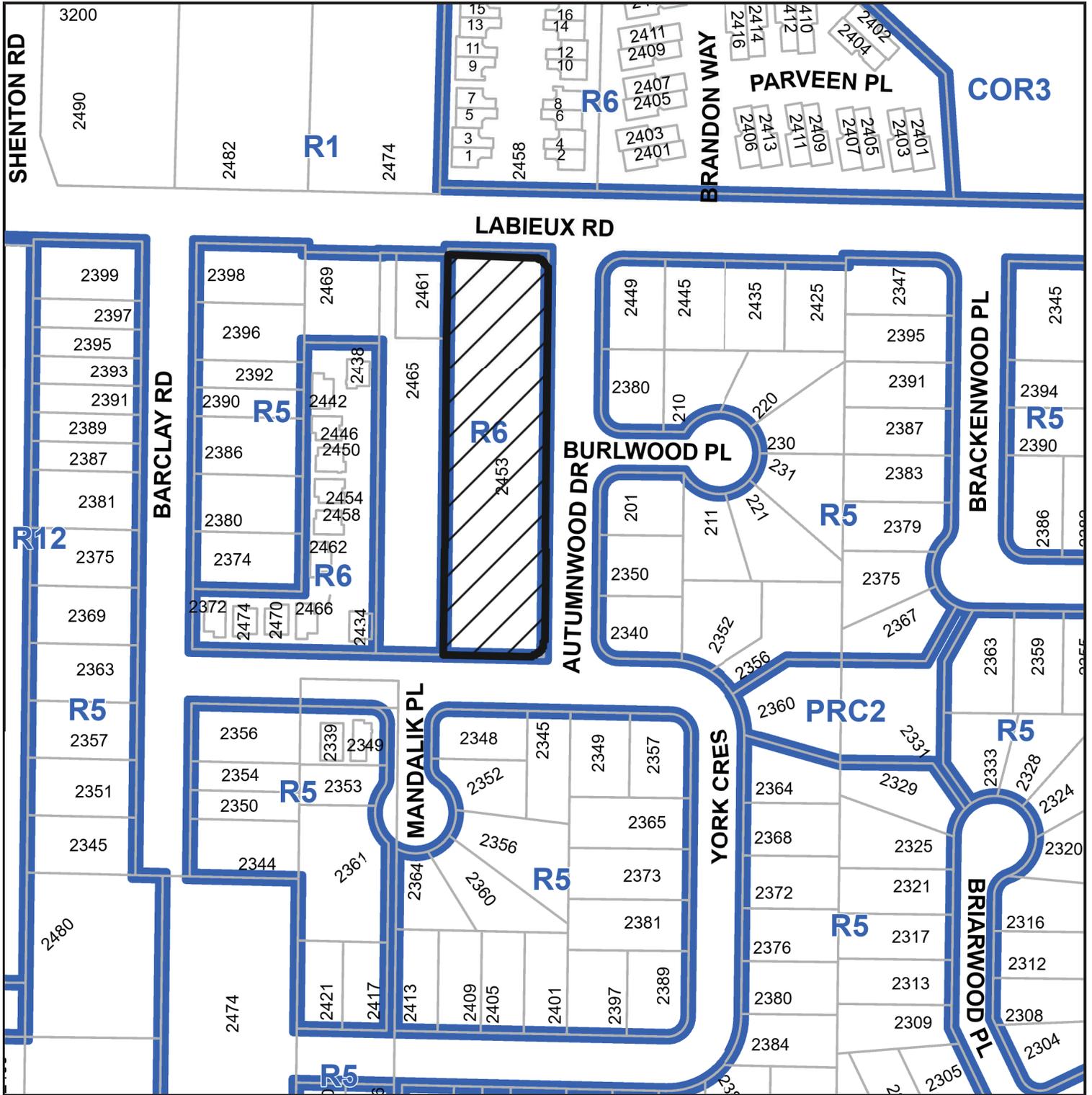
The requested height variance for this development is due to the existing site topography and slope of the property. Based on the City of Nanaimo's building height calculation methodology—where height is measured from the average finished grade at the outermost building corners to the roof peak of each individual building—certain areas of the proposed development exceed the allowable height limits.

This variance is necessary to achieve functional and architecturally cohesive designs for the proposed buildings while addressing the existing grade challenges. The architectural drawing set attached to this submission highlights the required height variance applies.

We kindly request that the City consider this rationale and the constraints of the site when reviewing this application.

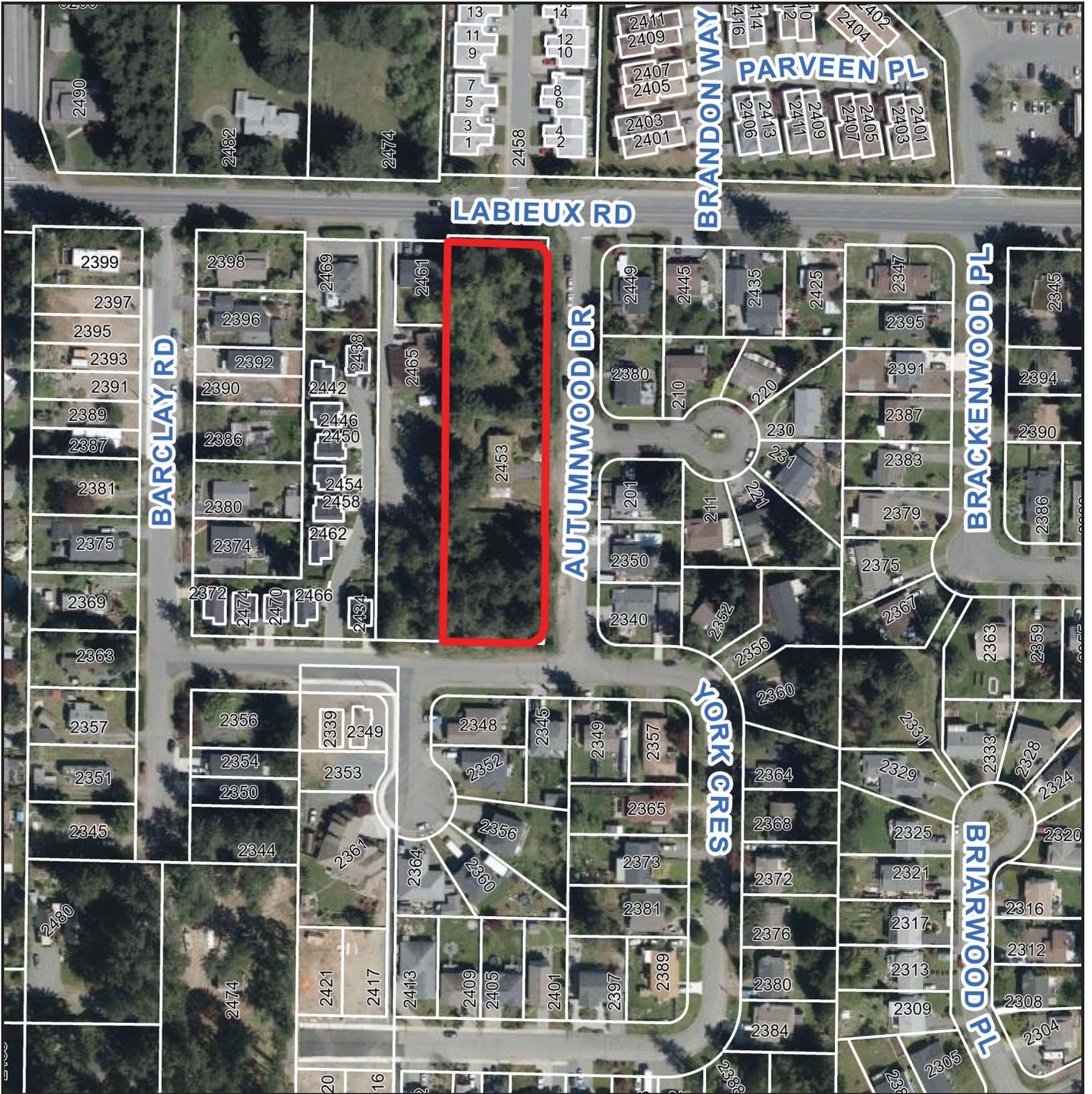
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Current Planning

SUBJECT PROPERTY MAP

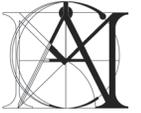


2453 LABIEUX ROAD

AERIAL PHOTO



 2453 LABIEUX ROAD



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Revision:

REV	DATE	DESCRIPTION	BY	CHK
1	2024-12-03	DP SUBMISSION	NG	MC

Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

SITE PLAN-1

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2024-DEC-06
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Scale: As indicated

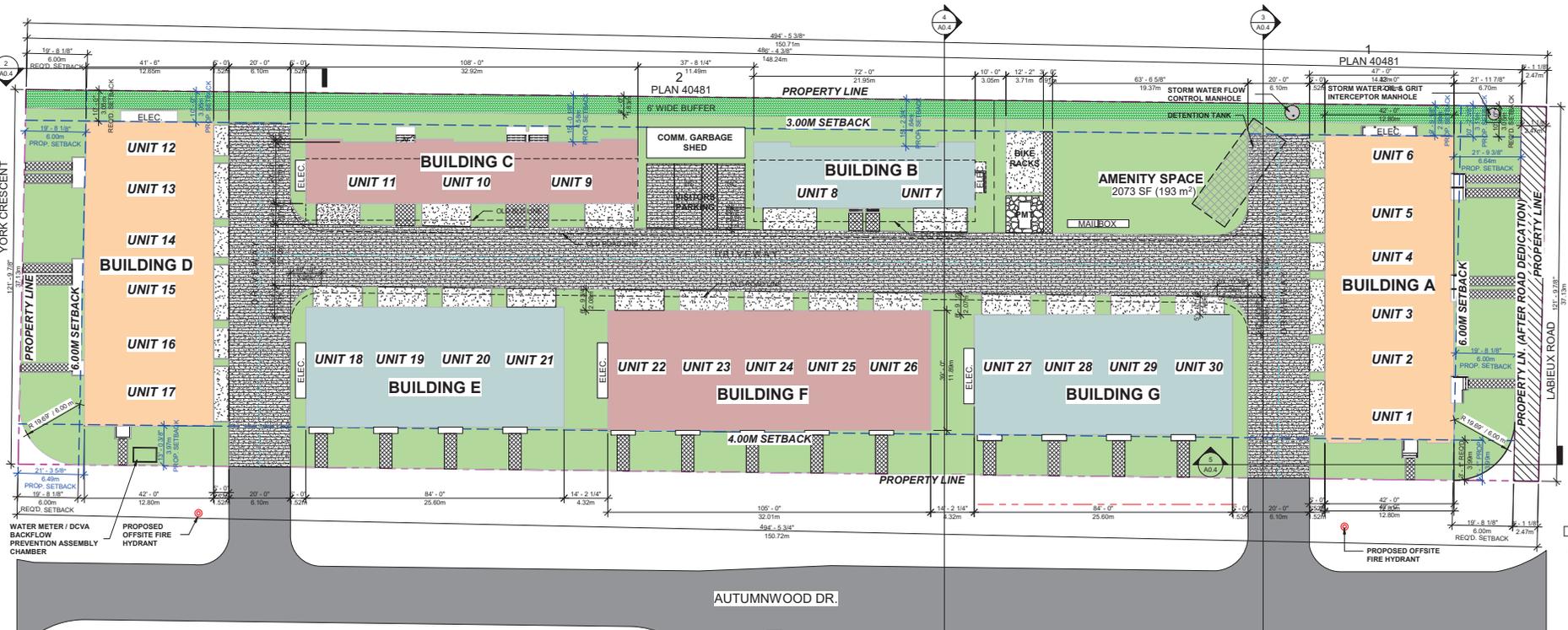
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Print Code: 408

Revision Date:
2024-12-03

Print Date:
12/3/2024 12:27:03 PM

Drawn No.:

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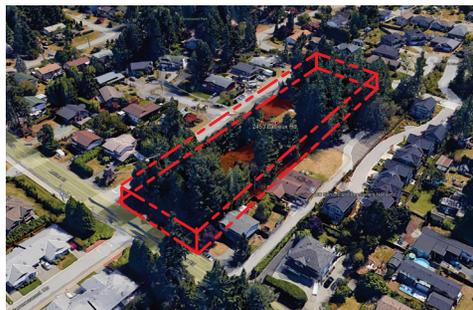
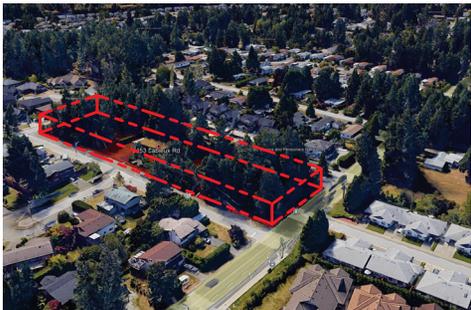
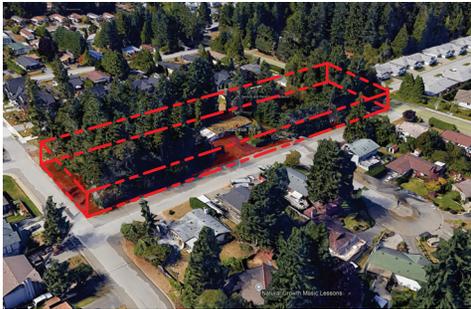
1 SITE PLAN
1/16" = 1'-0"

PROJECT DATA

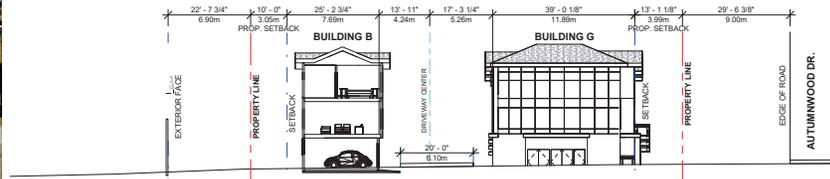
	EXISTING		PROPOSED	
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
CIVIC ADDRESS	2453 LABIEUX RD., NANAIMO, BC V9T 3M5			
LEGAL DESCRIPTION	LOT C, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 21063			
PID	003-430-979			
SITE AREA	5,596.65	60,241.93	5,505.10	59,256.30
ROAD DEDICATION	-	-	91.57	985.63
LAND USE	SINGLE FAMILY		TOWNHOUSE	
ZONING	R1		R6	
NO. OF DWELLINGS	1		30	
FLOOR AREA RATIO (FAR)	REQUIRED/ALLOWED		PROPOSED	
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
LOT COVERAGE	40%		0.63 (TIER 2 - 65 POINTS)	
GROSS FLOOR AREA TOTAL	2,482.87	26,725.43	3,483.12	37,492.00
FRONT SETBACK (NORTH)	6.0	19' 8"	6.0, 6.64	20' 9", 21' 9 3/8"
SIDE SETBACK (EAST)	4.0	13' 1"	4.0	13' 1"
SIDE SETBACK (WEST)	3.0	9' 10"	3.0	9' 10"
REAR SETBACK (SOUTH)	6.0	19' 8"	6.02, 6.49	19' 8 7/8", 21' 3 5/8"
BUILDING HEIGHT (SLOPED ROOF)	9.0	29' 0 1/2"	11.30	37' 0 1/2"
OFF-STREET PARKING (RESIDENTIAL/VISITOR)	2 (3 BEDROOMS)		2 (3 BEDROOMS) + 3 VISITOR PARKING	
OFF-STREET PARKING (TOTAL)	60		63	
COMM. ACTIVITY/AMENITY AREA	-	-	186	1,998

HATCH LEGEND:

	ASPHALT DRIVEWAY
	ROAD / LANE DEDICATION (SEE CIVIL AND LANDSCAPING OFF-SITE JOB)
	BUILDING AREA
	PERMEABLE PAVERS (SEE LANDSCAPING PLAN)
	OPEN OUTDOOR SPACE
	PAVED WALKWAYS (REFER TO LANDSCAPING PLAN)
	PROP. CONCRETE WALKWAY
	6' WIDE BUFFER



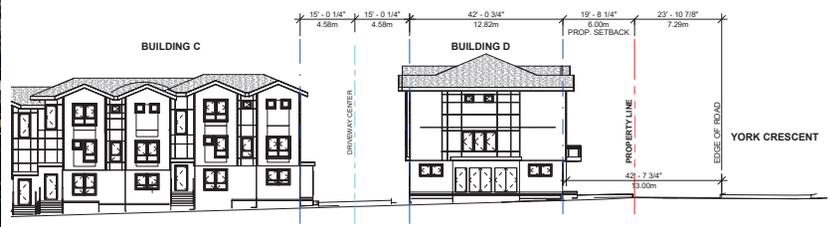
North Section
 ③ 1/16" = 1'-0"



④ BC Seniors and Pensioners -Section
 1/16" = 1'-0"



East Section
 ⑤ 1/16" = 1'-0" (Autumnwood Drive)



West Section
 ② 1/16" = 1'-0"



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Revision:

1 | 2024-12-03 | DP SUBMISSION | NG | MC

REV	BY	DATE	DESCRIPTION	APP/CHK
1	YH	MM	DD	

Architect's Sign and Seal

Project Title
**PROPOSED
 30-UNIT
 TOWNHOUSES**

2453 LABIEUX RD.,
 NANAIMO, B.C.

Sheet Title
**NEIGHBOURHOOD
 & STREETSCAPE
 SECTIONS
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 2024-DEC-06
 Current Planning**

Drawn: DS

Checked: MC

Scale: As indicated

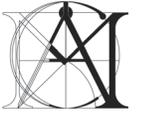
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Print Code: 40B

Revision Date: 2024-11-26

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Dwg. No.:
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① Overall Elevation - East
1/16" = 1'-0"

(Facing Autumnwood Drive)



② Overall Elevation - West
1/16" = 1'-0"



③ Overall Elevation - North
1/16" = 1'-0"

(Facing Labieux Road)



④ Overall Elevation - South
1/16" = 1'-0"

(Facing York Crescent)

1	2024-12-03	DP SUBMISSION	NG	MC
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REV	YHMMDD	DESCRIPTION	BY	CHK
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Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**OVERALL
ELEVATIONS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DS

Checked: MC

Scale: 1/16" = 1'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

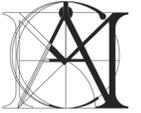
2024-11-26

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11/26/2024 9:58:09 AM

Dep. No.:

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Revision:

MATERIALS LEGEND (BUILDING A):



JAMES HARDIE COLOUR PLUS COBBLE STONE
 - 6" EXPOSURE SMOOTH HARDIE PANEL BOARD



JAMES HARDIE COLOUR PLUS ARCTIC WHITE OR TO MATCH
 - MAIN WALL CLADDING
 - GARAGE DOOR



JAMES HARDIE COLOUR PLUS KHAKI BROWN
 - ACCENT WALL CLADDING



JAMES HARDIE COLOUR PLUS WANDERING GREEN
 - HARDIE PLANK LAP SIDING



BENJAMIN MOORE LEAD GRAY 2131-30 OR TO MATCH
 - FASCIA BOARD
 - HANDRAIL & GUARDRAIL
 - GUTTER
 - WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



① Elevation BLD A - North (Labieux Rd.)
 1/8" = 1'-0"



③ Elevation BLD A - East (Autumnwood Dr.)
 1/8" = 1'-0"



② Elevation BLD A - South (Driveway)
 1/8" = 1'-0"



④ Elevation BLD A - West
 1/8" = 1'-0"

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	BY/MD	DESCRIPTION	CHK/CRK

Architect's Sign and Seal

Project Title

**PROPOSED
 30-UNIT
 TOWNHOUSES**

2453 LABIEUX RD.,
 NANAIMO, B.C.

Sheet Title

**BLD A -
 ELEVATIONS**

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DP1367
2024-DEC-06
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Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:39:17 AM

Desig. No.:

A1.2

MATERIALS LEGEND (BUILDING B):



JAMES HARDIE COLOUR PLUS
ARCTIC WHITE OR TO MATCH
- MAIN WALL CLADDING
- GARAGE DOOR



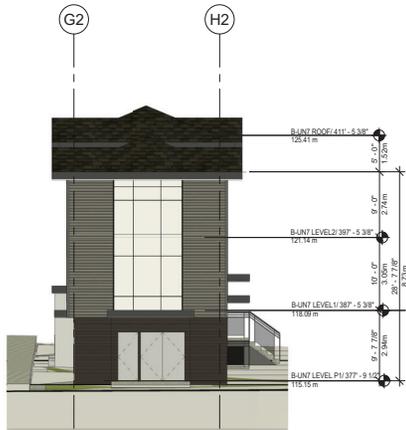
JAMES HARDIE COLOUR PLUS
GRAY SLATE
- ACCENT WALL CLADDING



JAMES HARDIE COLOUR PLUS
RICH ESPRESSO
- HARDIE PLANK LAP SIDING



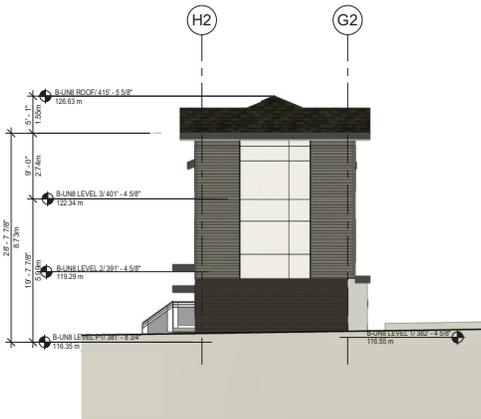
BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH
- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



① Elevation BLD B - North
1/8" = 1'-0"



③ Elevation BLD B - East
1/8" = 1'-0"



② Elevation BLD B - South
1/8" = 1'-0"



④ Elevation BLD B - West
1/8" = 1'-0"



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

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Revision:

1 | 2024-12-03 | DP SUBMISSION | NG | MC

REV | YEAR/DO | DESCRIPTION | DRAWN/CHECK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD B -
ELEVATIONS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 40B

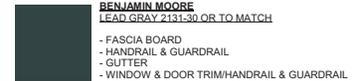
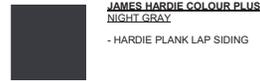
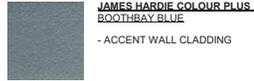
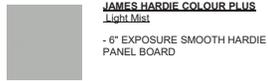
Revision Date: 2024-11-26

Print Date: 11/29/2024 9:03:51 AM

Draw. No.:

A2.2

MATERIALS LEGEND (BUILDING C):



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VANCOUVER, BC V6A 2H9
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Revision:



1 2024-12-03 DP SUBMISSION NG MG

REV YR MM DD DESCRIPTION DRN/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD C -
ELEVATIONS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 408

Revision Date:

2024-11-26

Print Date:

11/26/2024 9:48:53 AM

Draw. No.:

A3.3

MATERIALS LEGEND (BUILDING E):



JAMES HARDIE COLOUR PLUS
ARCTIC WHITE OR TO MATCH
- MAIN WALL CLADDING
- GARAGE DOOR



JAMES HARDIE COLOUR PLUS
GRAY SLATE
- ACCENT WALL CLADDING



JAMES HARDIE COLOUR PLUS
RICH ESPRESSO
- HARDIE PLANK LAP SIDING



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH
- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL

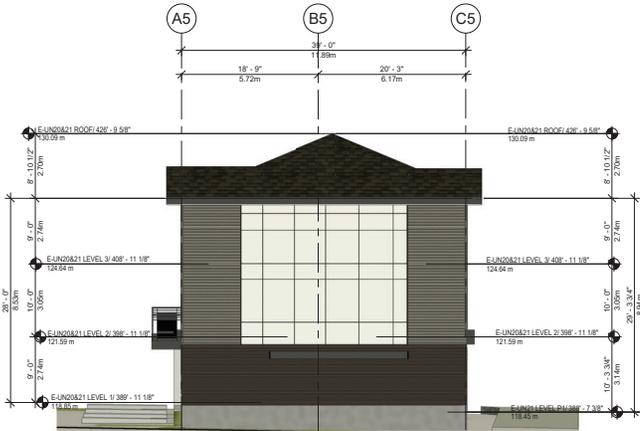


MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mail.ca

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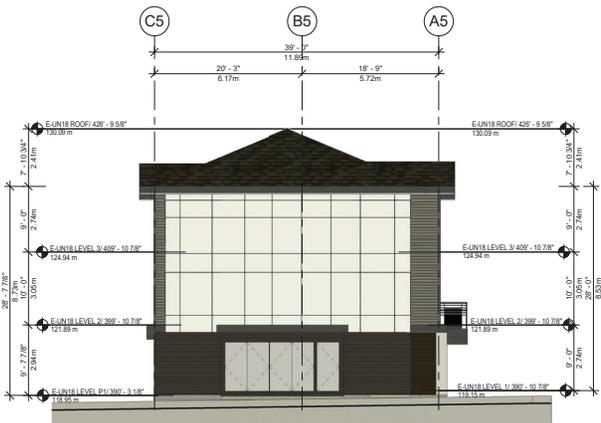
Revision:



1 Elevation BLD E - North
1/8" = 1'-0"



3 Elevation BLD E - East
1/8" = 1'-0"



2 Elevation BLD E - South
1/8" = 1'-0"



4 Elevation BLD E - West
1/8" = 1'-0"

1 2024-12-03 DP SUBMISSION NG MC

REV YEAR/DO DESCRIPTION DRAWN/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD E -
ELEVATIONS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

Print Date: 11/29/2024 9:03:12 AM

Desig. No.:

A5.2

MATERIALS LEGEND (BUILDING G):



JAMES HARDIE COLOUR PLUS
Light Mist
- 6" EXPOSURE SMOOTH HARDIE
PANEL BOARD



JAMES HARDIE COLOUR PLUS
ARCTIC WHITE OR TO MATCH
- GARAGE DOOR



JAMES HARDIE COLOUR PLUS
BOOTHBAY BLUE
- ACCENT WALL CLADDING



JAMES HARDIE COLOUR PLUS
NIGHT GRAY
- HARDIE PLANK LAP SIDING



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH
- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



MATTHEW CHENG
ARCHITECT INC.

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Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

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Revision:



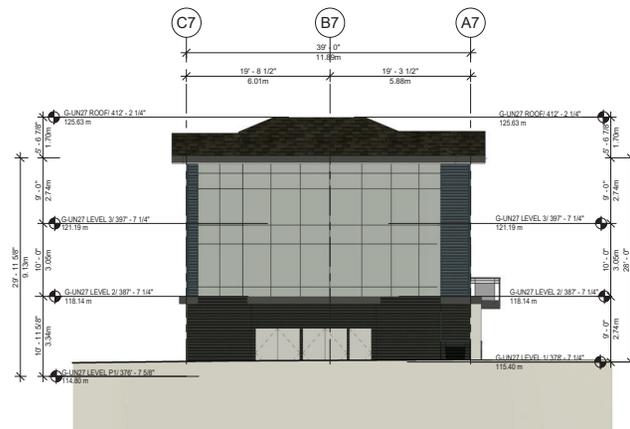
3 Elevation BLD G - East
1/8" = 1'-0"



1 Elevation BLD G - North
1/8" = 1'-0"



4 Elevation BLD G - West
1/8" = 1'-0"



2 Elevation BLD G - South
1/8" = 1'-0"

1 2024-12-03 DP SUBMISSION NG MC

REV YRMMDD DESCRIPTION DWN/CHK

Architect's Sign and Seal

Project Title
PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
BLD G -
ELEVATIONS

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DCS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

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Dwg. No.:

A7.2



NORTH-EAST 3D VIEW



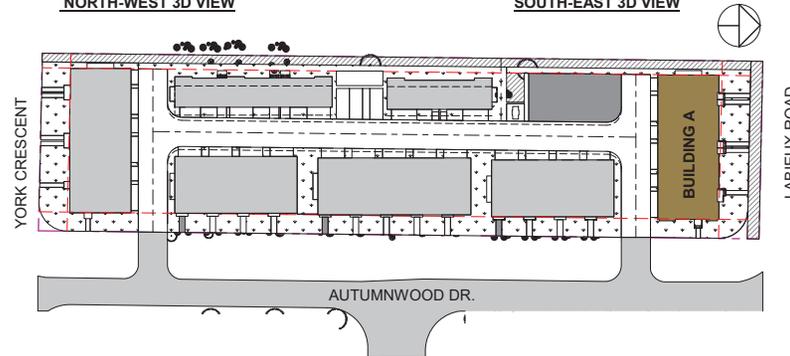
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING A LOCATION-GENERAL LAYOUT



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	YR-MM-DD	DESCRIPTION	DRW/CHK
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Architect's Sign and Seal



EXTERIOR PERSPECTIVE @ LABIEUX ROAD



Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXT.
PERSPECTIVE -
BLD A @ Labieux
Road**

**RECEIVED
DP1367
2024-DEC-06**
Current Planning

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

11/26/2024 9:30:07 AM

Diag. No.:

A1.0



NORTH-EAST 3D VIEW



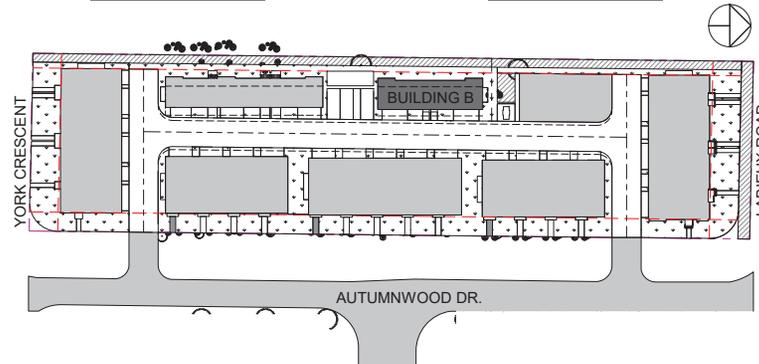
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING B LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING B



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2H9
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Revision:

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	YR-MM-DD	DESCRIPTION	DRWN/CHK
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Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXTERIOR
PERSPECTIVE -
BLD B @ East**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:
2024-11-26

Print Date:
11/26/2024 9:26:18 AM

Draw. No.:

A2.0



NORTH-EAST 3D VIEW



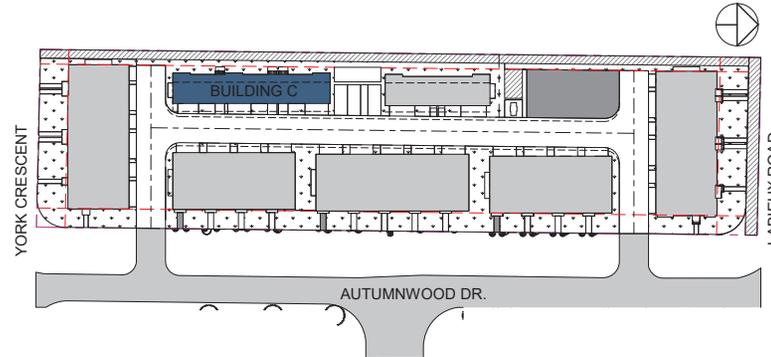
NORTH-WEST 3D VIEW



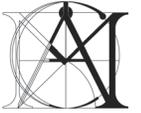
SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING C LOCATION-GENERAL LAYOUT



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2H9
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Revision:

1 | 2024-12-03 | DP SUBMISSION | NG | MC

REV	DATE	DESCRIPTION	BY	CHK

Architect's Sign and Seal



EXTERIOR PERSPECTIVE BUILDING C



Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXTERIOR
PERSPECTIVE -
BLD C @ East
RECEIVED
DP1367
2024-DEC-06
Current Planning**

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

11/29/2024 9:06:24 AM

Diag. No.:

A3.0



NORTH-EAST 3D VIEW



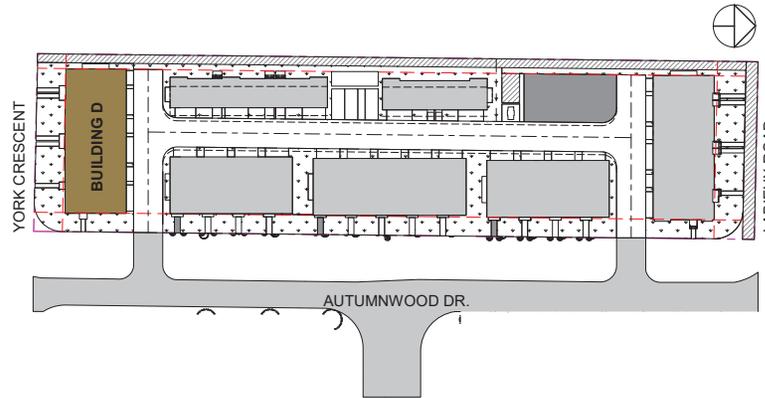
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING D LOCATION-GENERAL LAYOUT



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	YR-MM-DD	DESCRIPTION	DRW/CHK
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Architect's Sign and Seal



EXTERIOR PERSPECTIVE BUILDING D



Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXTERIOR
PERSPECTIVE -
BLD D @ SOUTH**
RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

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Draw. No.:

A4.0



NORTH-EAST 3D VIEW



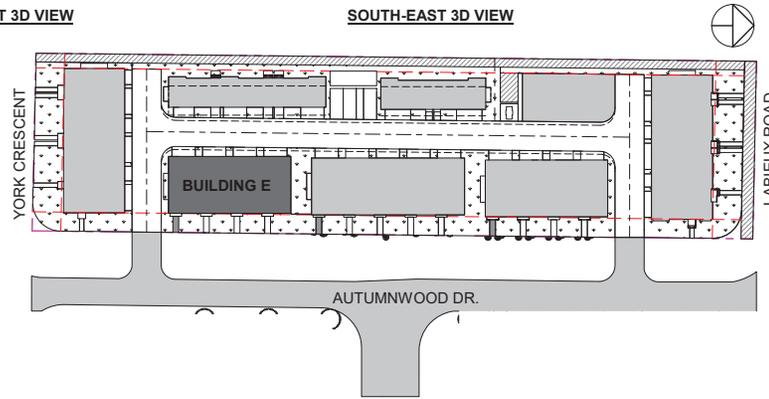
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



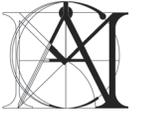
SOUTH-WEST 3D VIEW



BUILDING E LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING E



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6B 2H9
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Revision:

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	DATE	DESCRIPTION	BY/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXT.
PERSPECTIVE -
BLD E @
AUTUMWOOD
Dr. RECEIVED
DP1367
2024-DEC-06
COURTESY PLANNING**

Drawn: Author

Checked: Checker

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:11:24 AM

Diag. No.:

A5.0



NORTH-EAST 3D VIEW



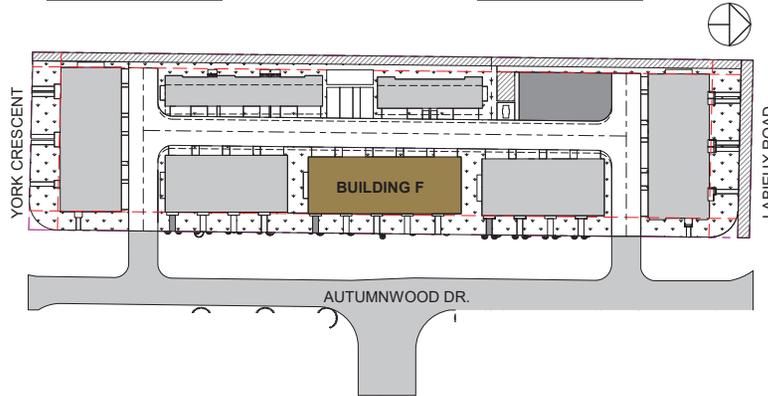
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING F LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING F



**MATTHEW CHENG
ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

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DP1367
2024-DEC-06
Current Planning

1 | 2024-12-03 | DP SUBMISSION | NG | MC

REV	YR-MM-DD	DESCRIPTION	DRW/CHK

Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**BLD F -
EXTERIOR
PERSPECTIVE-BLD
F @
AUTUMWOOD
DR.**

Drawn: DCS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

11/26/2024 9:06:39 AM

Desig. No.:

A6.0



NORTH-EAST 3D VIEW



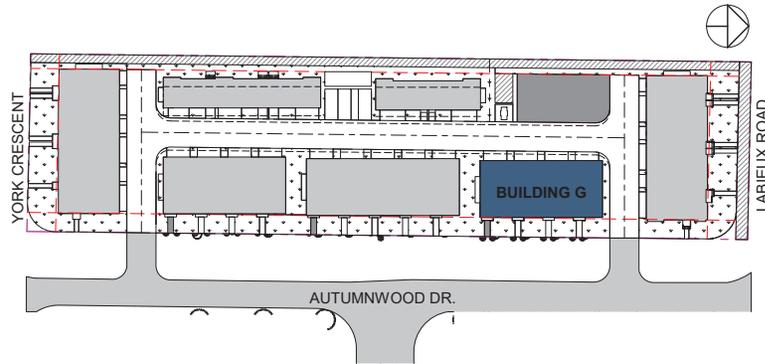
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING G LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING F



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2H9
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Revision:

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DP1367
2024-DEC-06
Current Planning

1 | 2024-12-03 | DP SUBMISSION | NG | MC

REV	YE-MM-DD	DESCRIPTION	BY	CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**EXTERIOR
PERSPECTIVE -
BLD G @
AUTUMNWOOD
DR.**

Drawn: DCS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

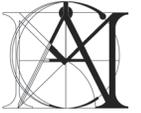
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Revision Date:
2024-11-26

Print Date:
11/26/2024 9:02:47 AM

Draw. No.:

A7.0



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VANCOUVER, BC V6A 2H9
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Revision:

1 2024-12-03 DP SUBMISSION NG MC

REV | YEAR/NO | DESCRIPTION | DRAWN/CHECKED

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD A - FLOOR
PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DS

Checked: MC

Scale: 1/8" = 1'-0"

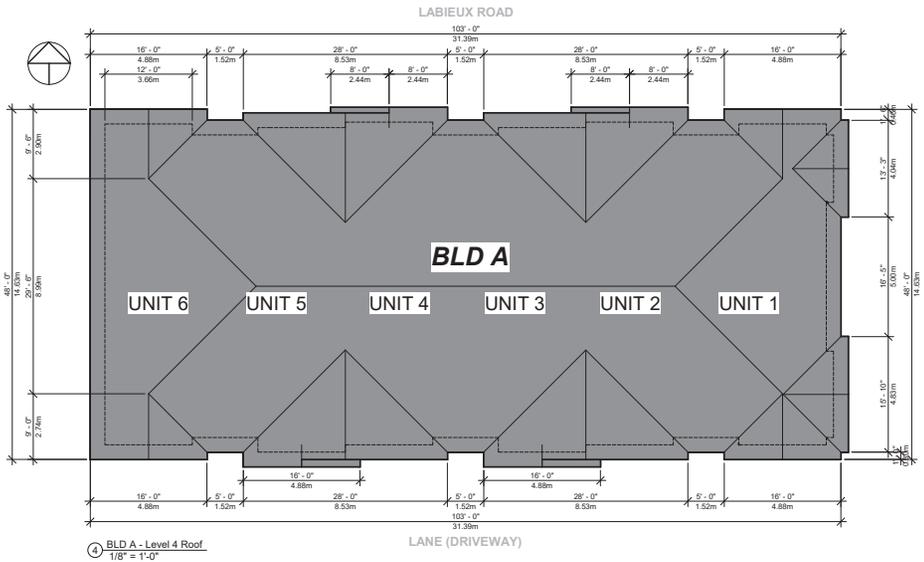
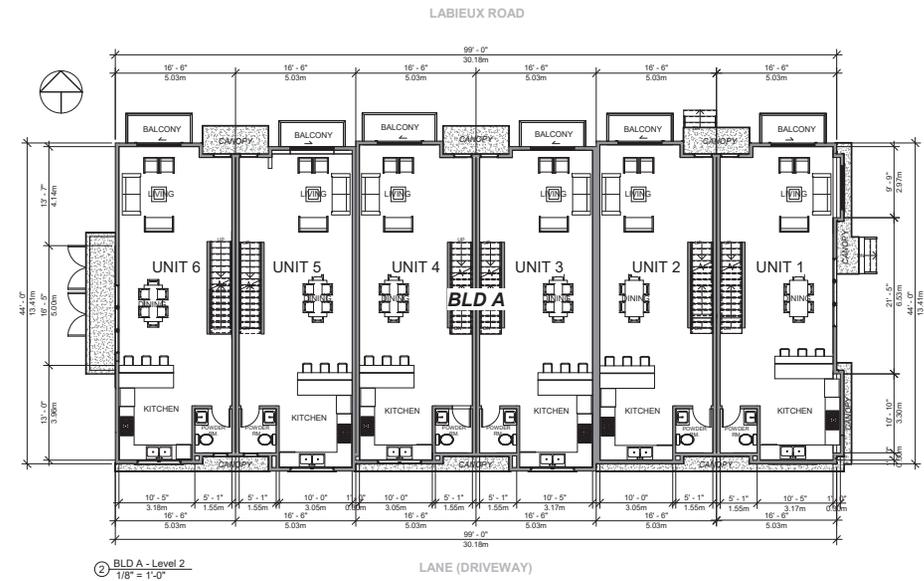
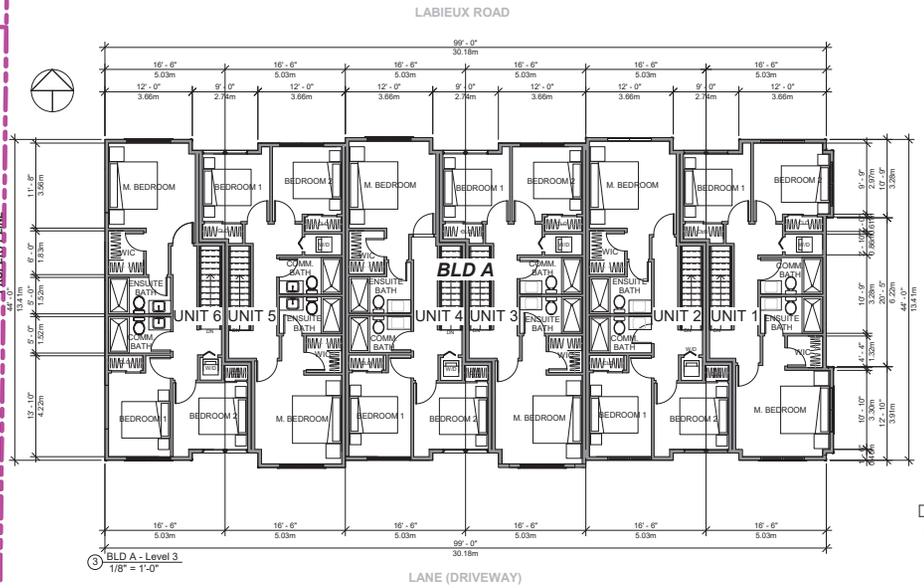
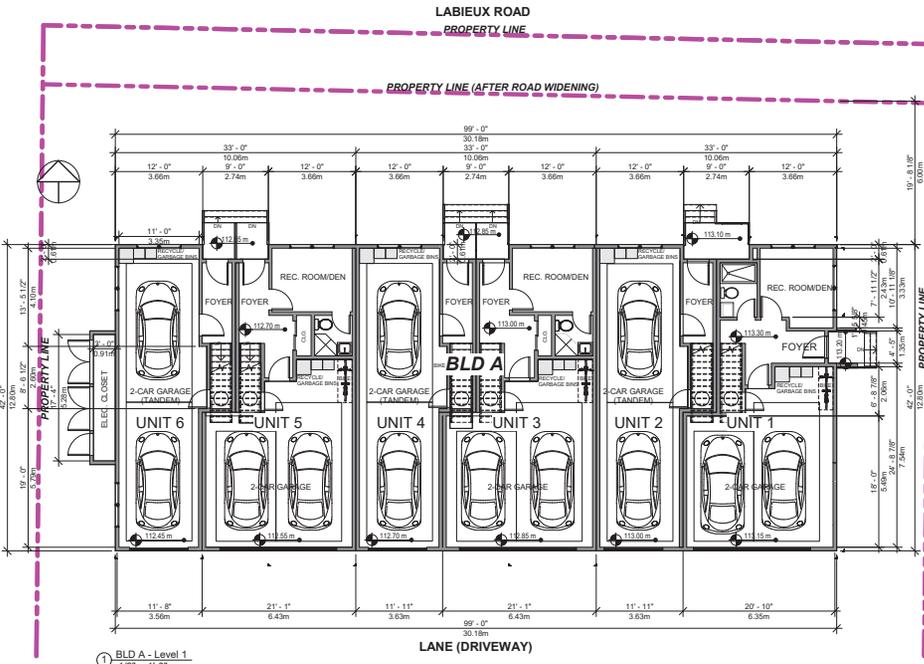
Project Number: 22NTH01

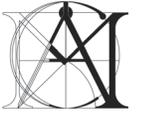
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Revision Date: 2024-11-26

Print Date: 11/26/2024 9:38:45 AM

Draw. No.: A1.1



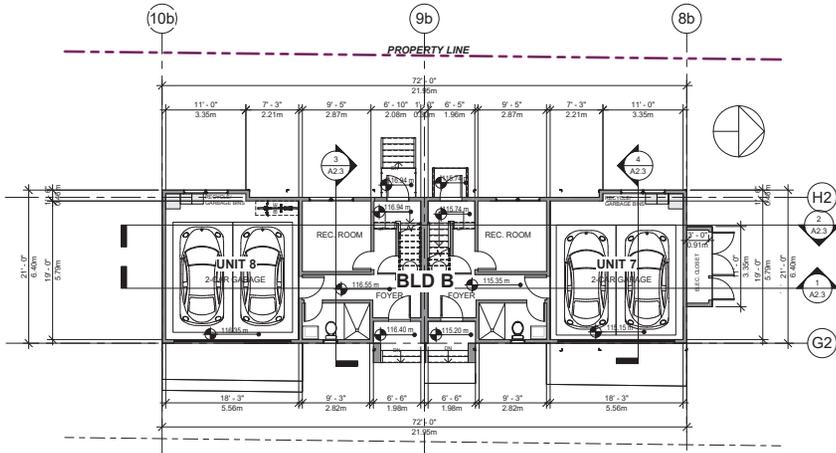


MATTHEW CHENG ARCHITECT INC.

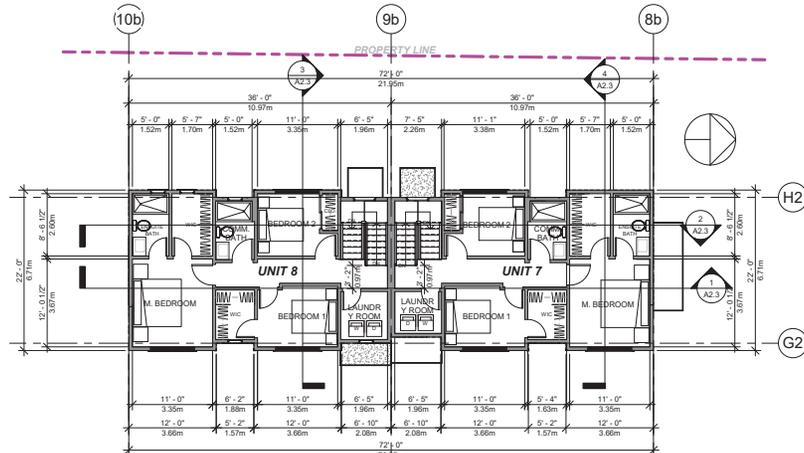
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 | Email: matthew@mail.ca

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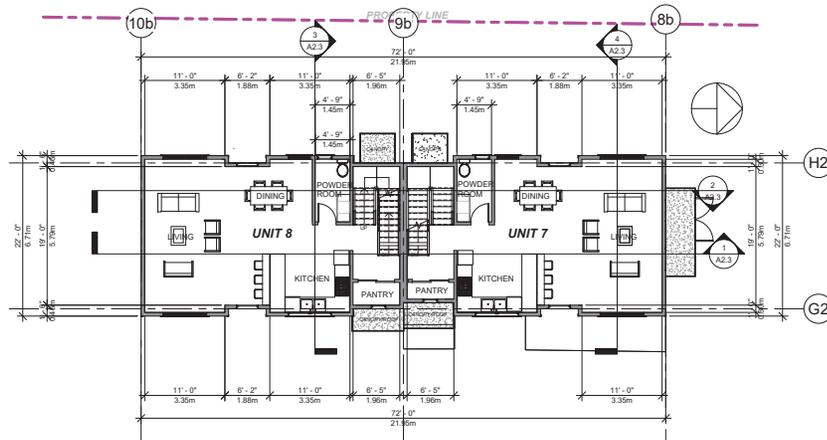
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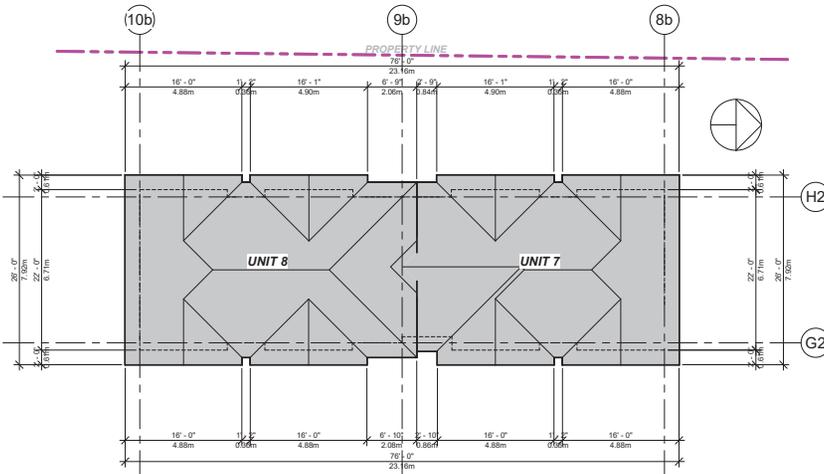
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1/8" = 1'-0"



3 BLD B - Level 3
1/8" = 1'-0"



2 BLD B - Level 2
1/8" = 1'-0"



4 BLD B - Roof Level
1/8" = 1'-0"

1 2024-12-03 DP SUBMISSION NG/MC

REV | YR-MM-DD | DESCRIPTION | DRN/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD B - FLOOR
PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Number: 22NTH01

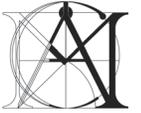
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2024-11-26

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Desig. No.:

A2.1

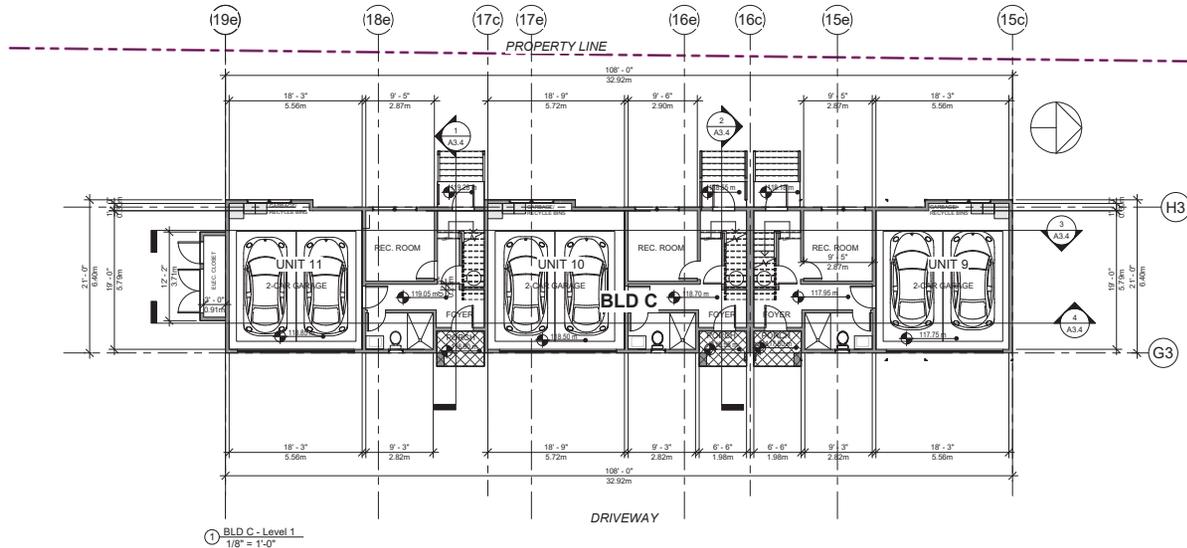


MATTHEW CHENG ARCHITECT INC.

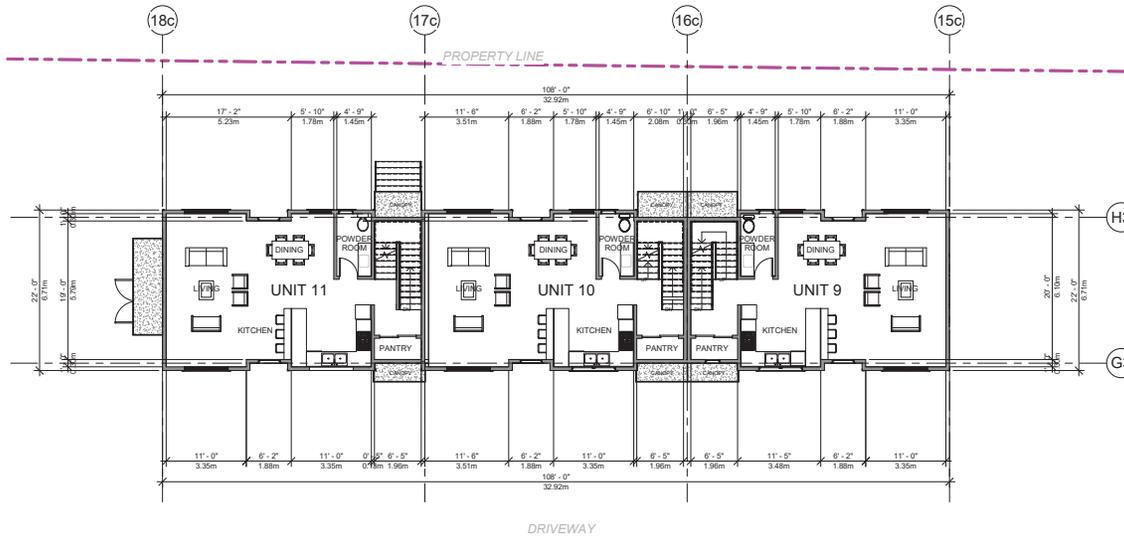
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:



1 BLD C - Level 1
1/8" = 1'-0"



2 BLD C - Level 2
1/8" = 1'-0"

1	2024-12-03	DP SUBMISSION	NG MC
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REV	DATE	DESCRIPTION	BY/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD C - LEVEL 1
& 2 FLOOR
PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

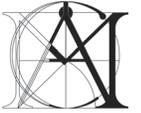
2024-11-26

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Desig. No.:

A3.1



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Unit: 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
Tel: (604) 731-3012 | Email: matthew@mail.ca

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Revision:

1 2024-12-03 DP SUBMISSION NG/MC

REV | YEAR/NO | DESCRIPTION | DRAWN/CHECKED

Architect's Sign and Seal

Project Title
PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
BLD D - FLOOR
PLANS

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Number: 22NTH01

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Revision Date: 2024-11-26

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Revision:

1 2024-12-03 DP SUBMISSION NG MC

REV YRMMDD DESCRIPTION DRN/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD E - FLOOR
PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

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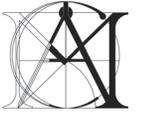
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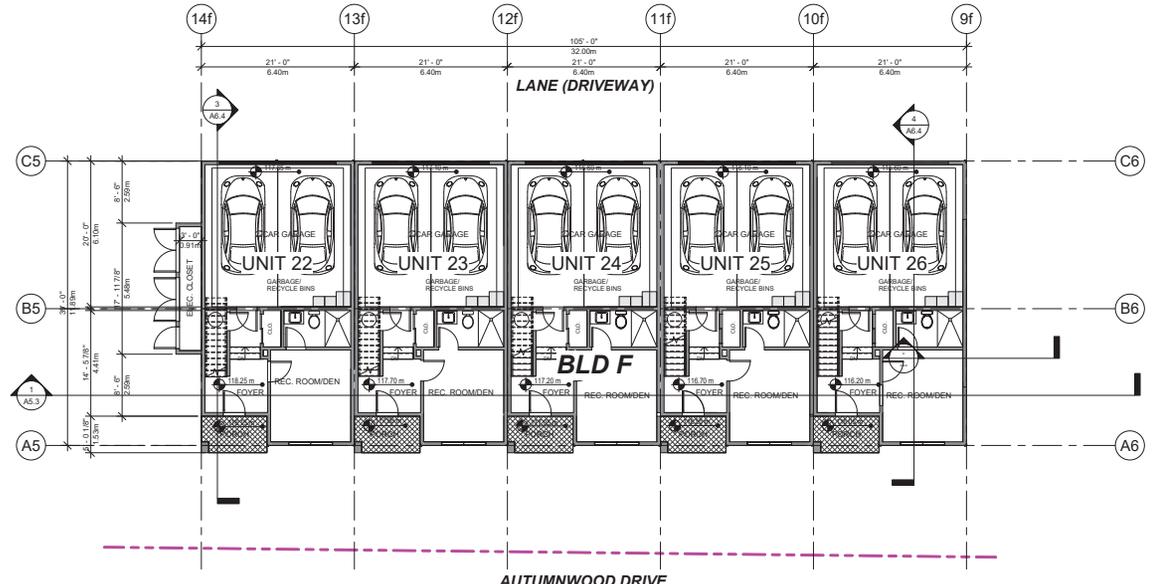


MATTHEW CHENG ARCHITECT INC.

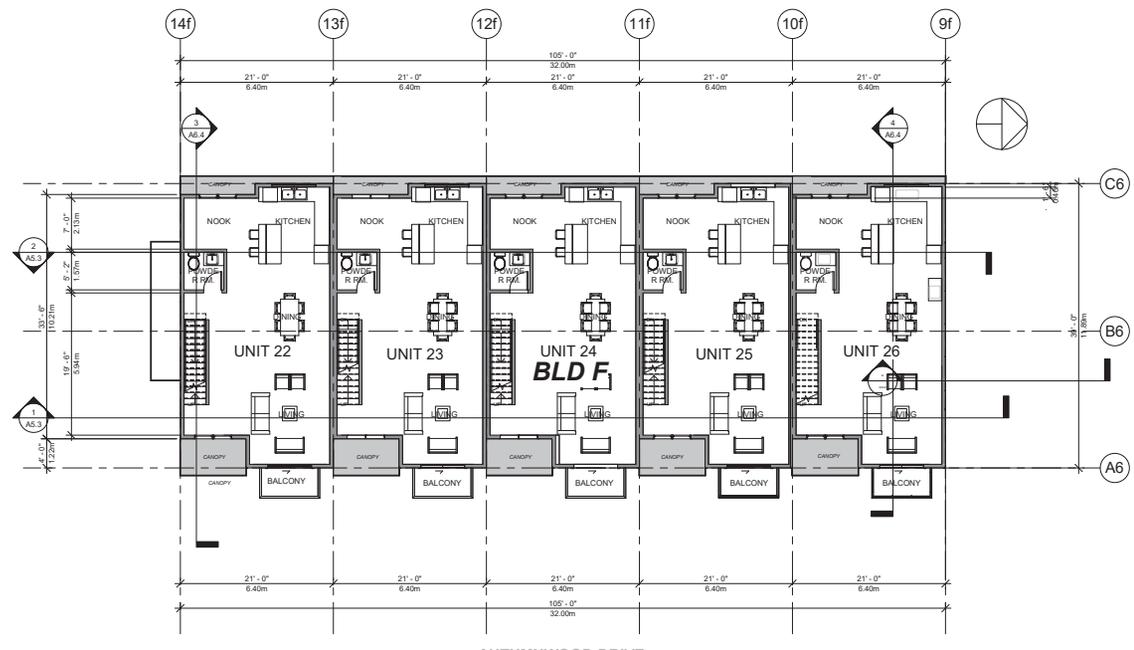
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2H9
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Revision:



1 BLD F - Level 1
1/8" = 1'-0"



2 BLD F - Level 2
1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY	CHK
1	2024-12-03	DP SUBMISSION	NG	MC

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD F - LEVEL 1
& 2 FLOOR
PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DCS

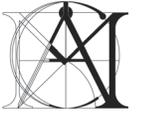
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Dwg. No.:
A6.1

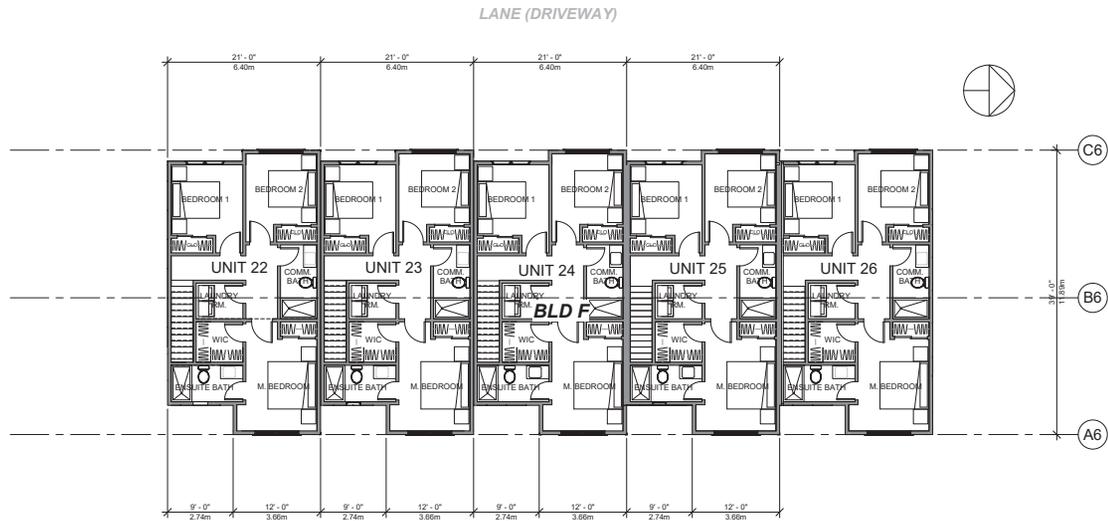


MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6S 2B8
Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

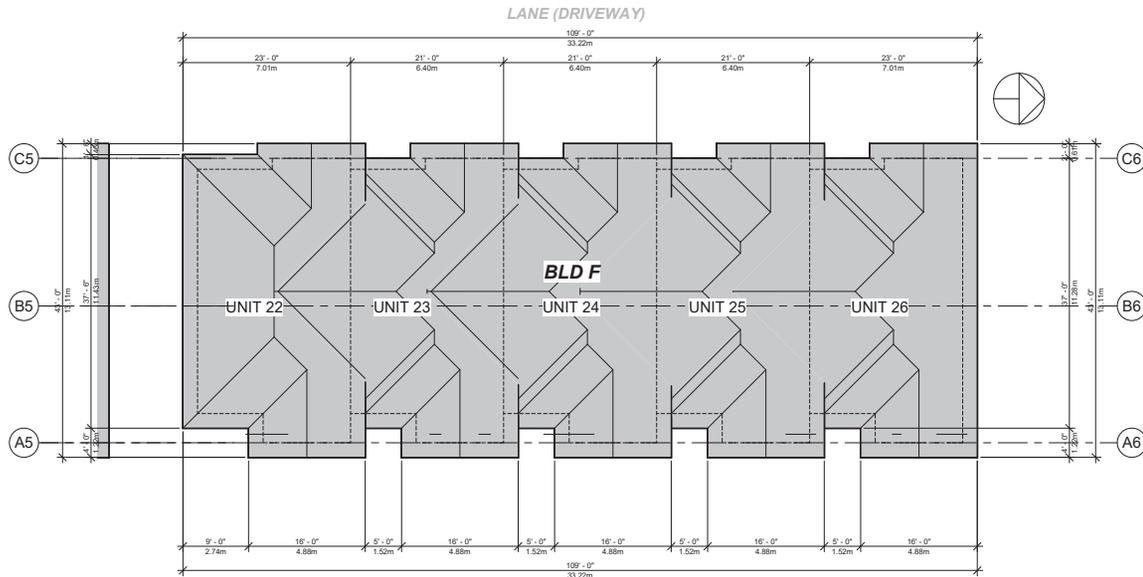
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Revision:



3 BLD F - Level 3
1/8" = 1'-0"

AUTUMNWOOD DRIVE



4 BLD F - Level 4 Roof
1/8" = 1'-0"

AUTUMNWOOD DRIVE

1 2024-12-03 DP SUBMISSION NG MC

REV YR-MO-DD DESCRIPTION DRN/CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD F - LEVEL 3
& ROOF PLANS**

RECEIVED
DP1367
2024-DEC-06
Current Planning

Drawn: DCS

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:42:20 AM

Draw. No.:

A6.2

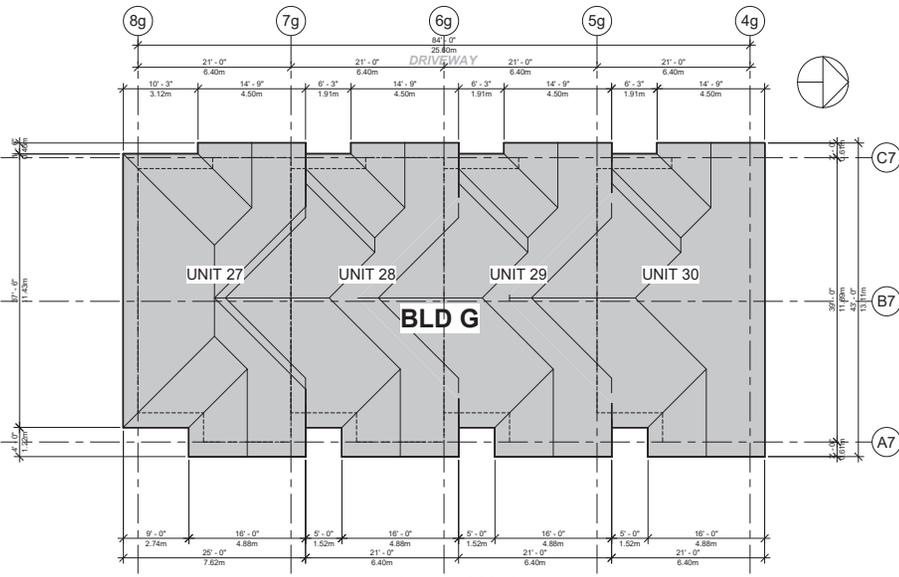
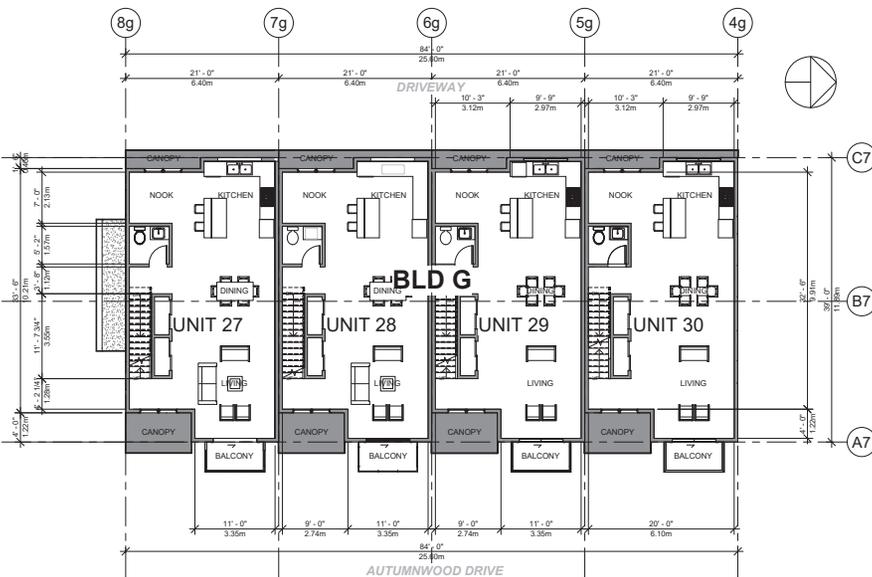
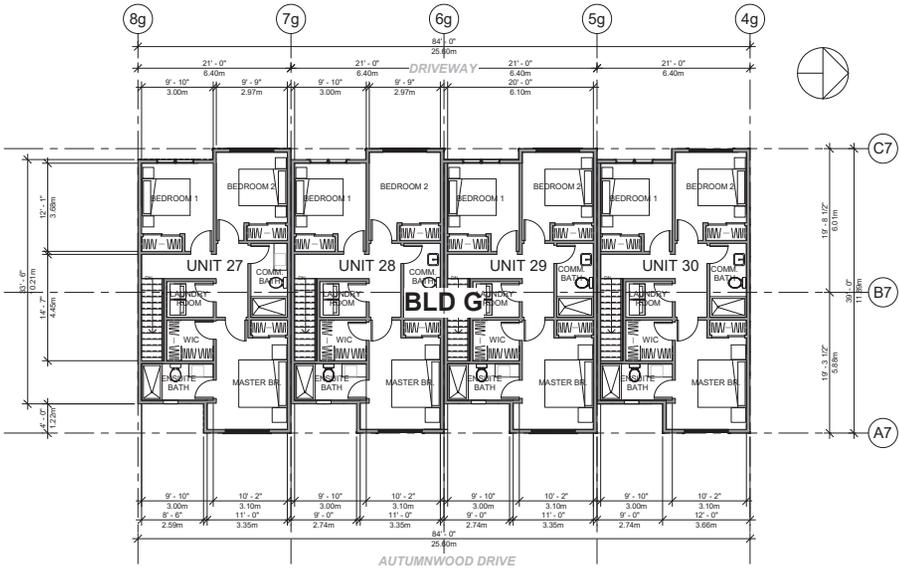
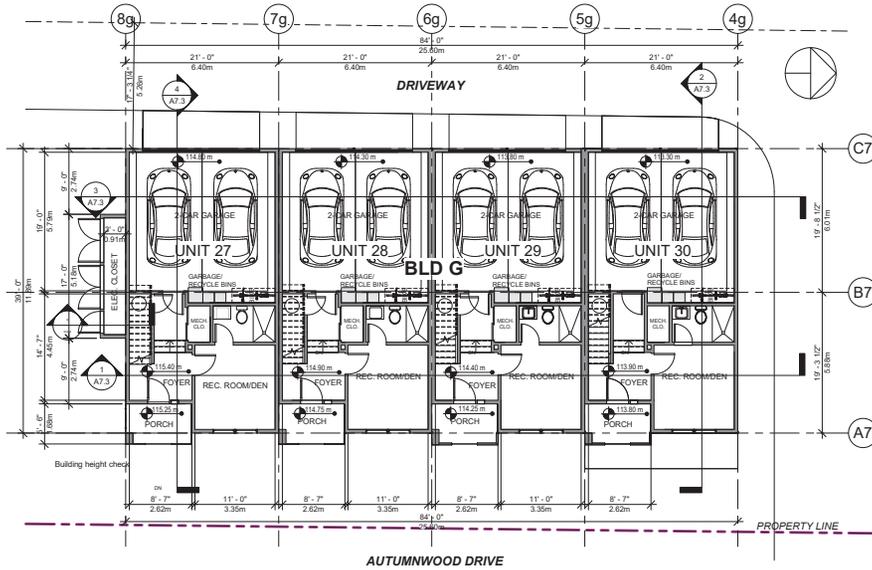


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Unit 202 - 670 EVANS AVENUE
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REV	DATE	DESCRIPTION	BY/CHK

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Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
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Sheet Title
**BLD G - FLOOR
PLANS**

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Current Planning

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Project Number: 22NTH01

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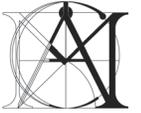
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Dwg. No.:

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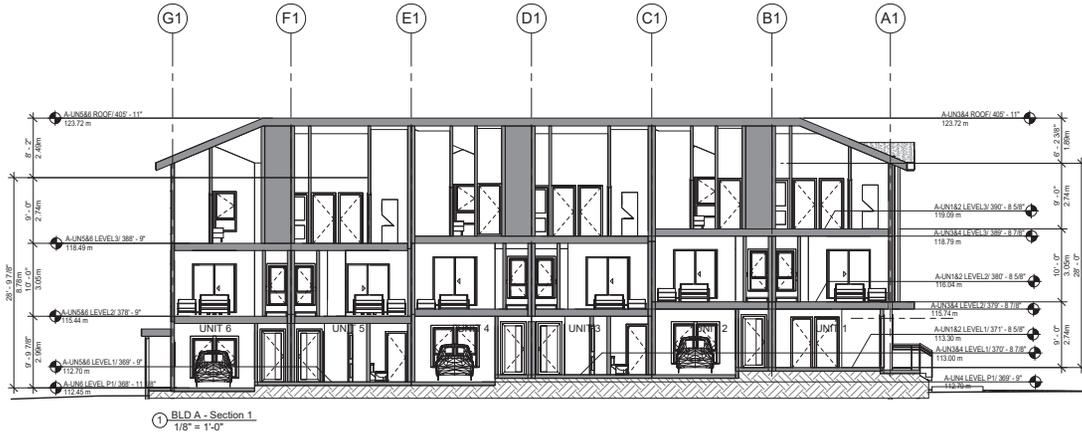


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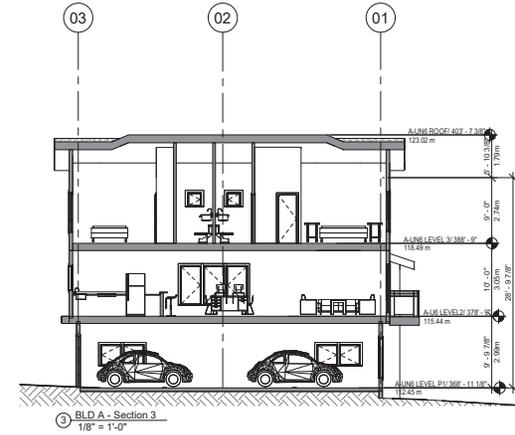
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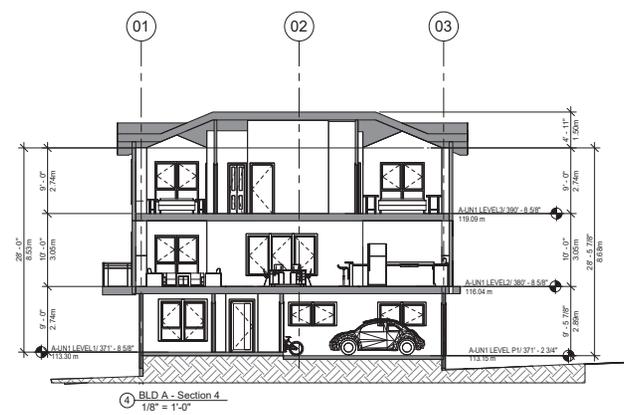
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3 BLD A - Section 3
1/8" = 1'-0"



2 BLD A - Section 2
1/8" = 1'-0"



4 BLD A - Section 4
1/8" = 1'-0"

1	2024-12-03	DP SUBMISSION	NG/MC
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REV	DATE	DESCRIPTION	BY/CHK

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Sheet Title
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SECTIONS**

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Revision Date: 2024-11-26

Print Date: 11/26/2024 9:39:22 AM

1/3

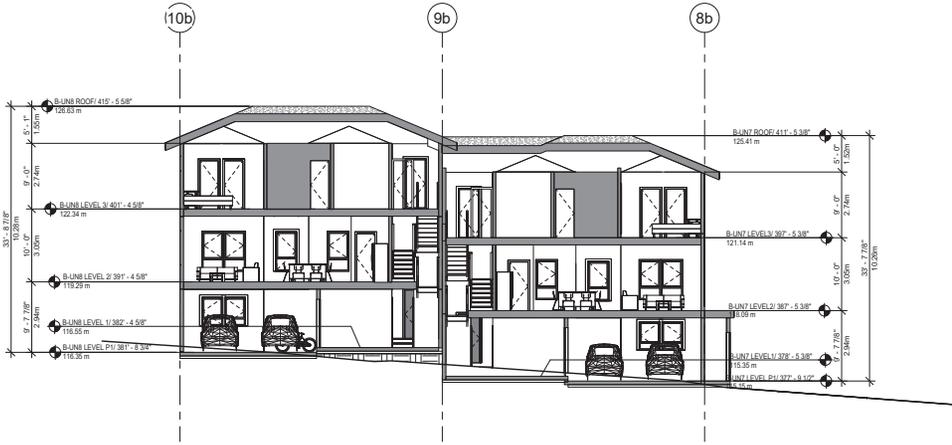


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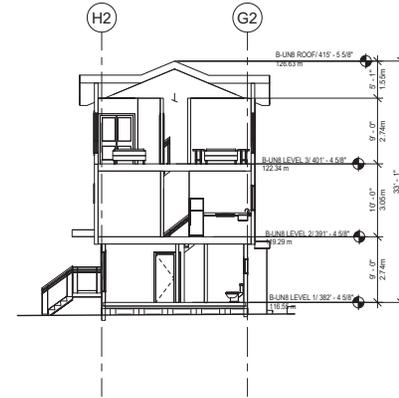
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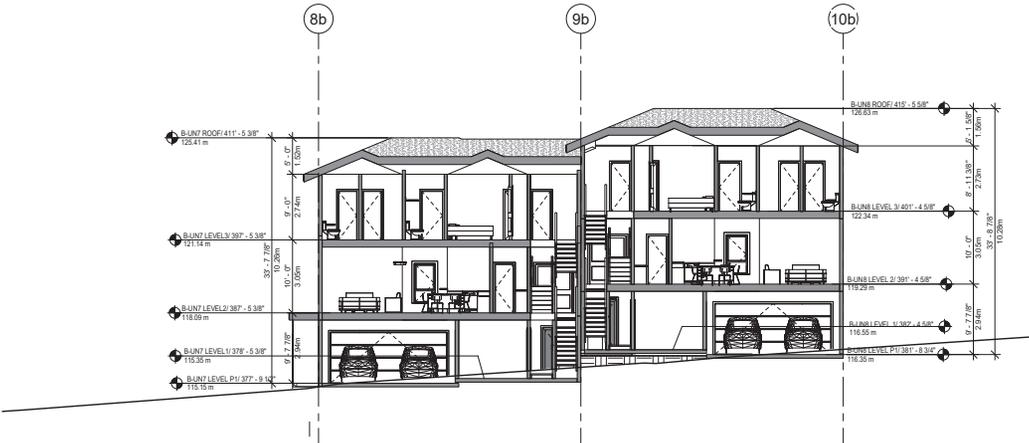
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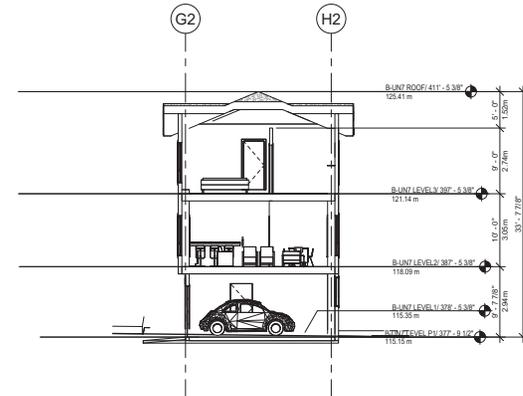
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3 BLD B - Section 3
1/8" = 1'-0"



2 BLD B - Section 2
1/8" = 1'-0"



4 BLD B - Section 4
1/8" = 1'-0"

1 2024-12-03 DP SUBMISSION NG MC

REV YRMMDD DESCRIPTION DRW/CHK

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Sheet Title
**BLD B -
SECTIONS**

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Scale: 1/8" = 1'-0"

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

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Desig. No.:

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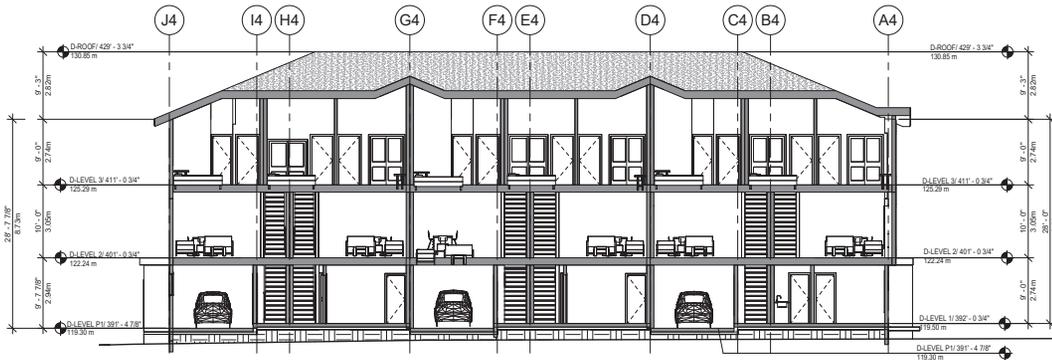


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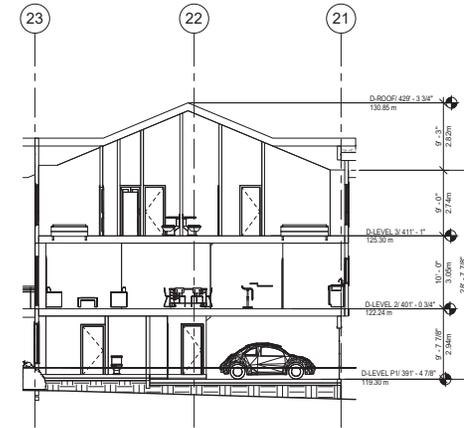
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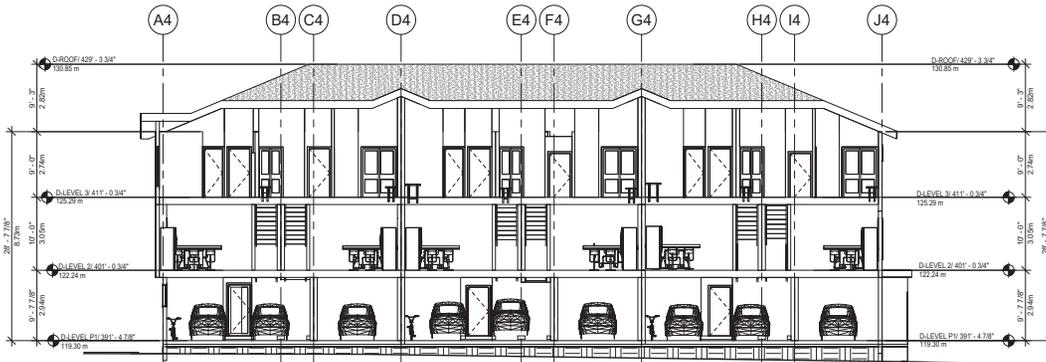
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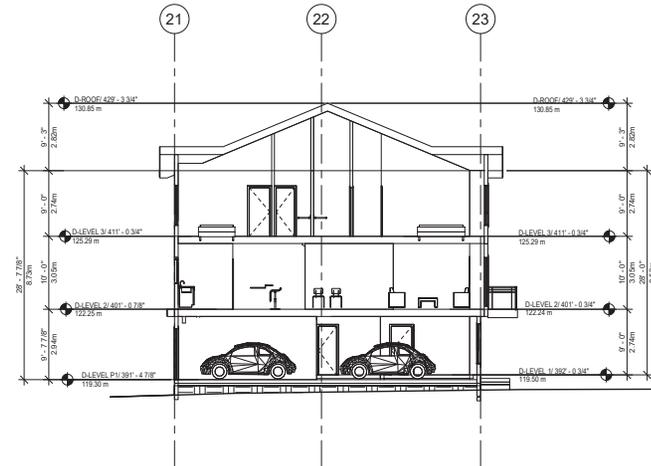
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3 BLD D - Section 3
1/8" = 1'-0"



2 BLD D - Section 2
1/8" = 1'-0"



4 BLD D - Section 4
1/8" = 1'-0"

1 2024-12-03 DP SUBMISSION NG MC

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Sheet Title
**BLD D -
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Project Number: 22NTH01

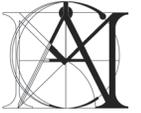
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Desig. No.:

A4.3



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Sheet Title

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SECTIONS**

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Print Code: 40B

Revision Date:

2024-11-26

Print Date:

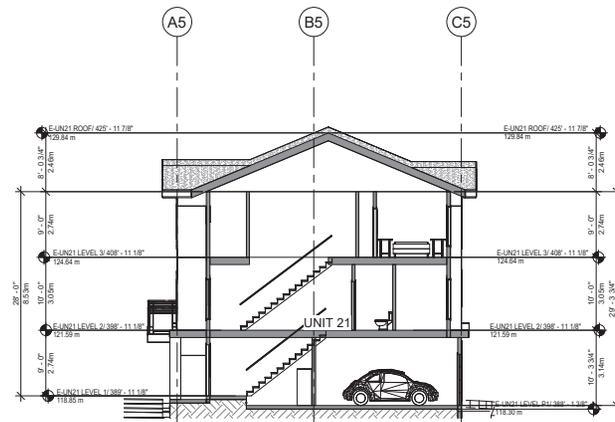
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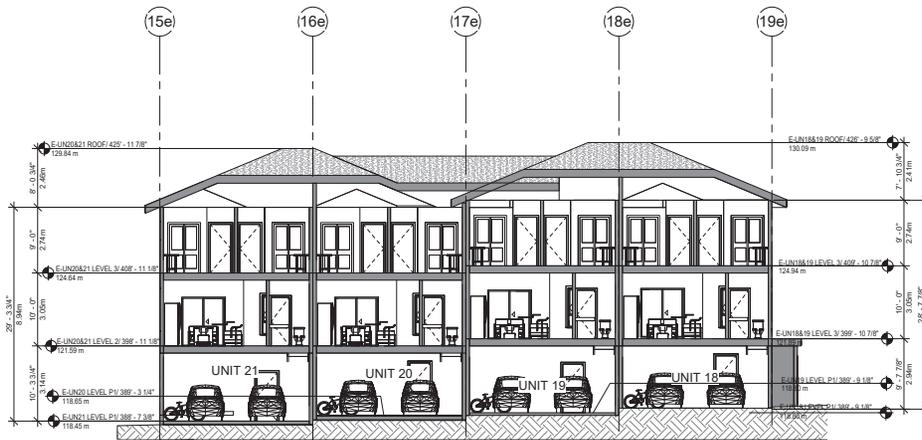
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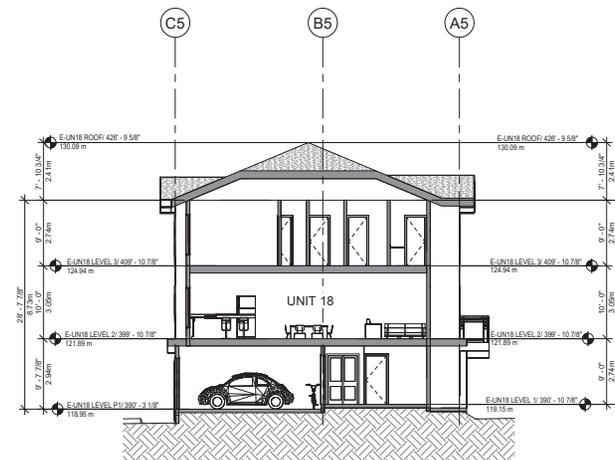
① BLD E - Section 1
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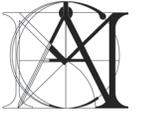
③ BLD E - Section 3
1/8" = 1'-0"



② BLD E - Section 2
1/8" = 1'-0"



④ BLD E - Section 4
1/8" = 1'-0"



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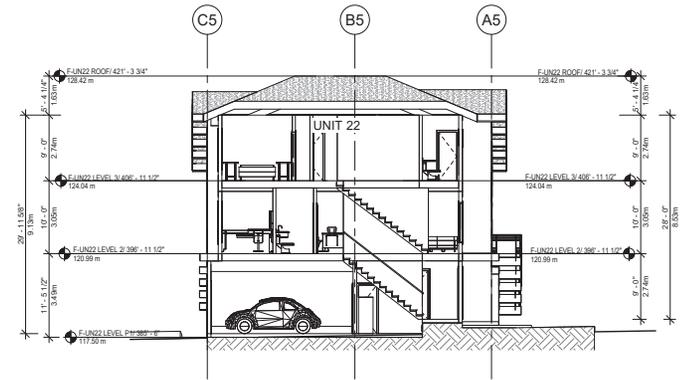
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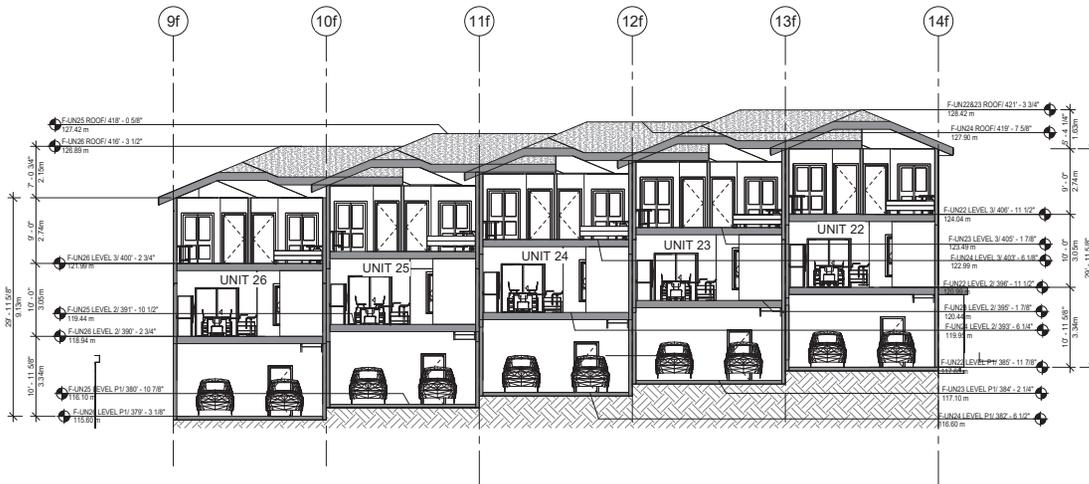
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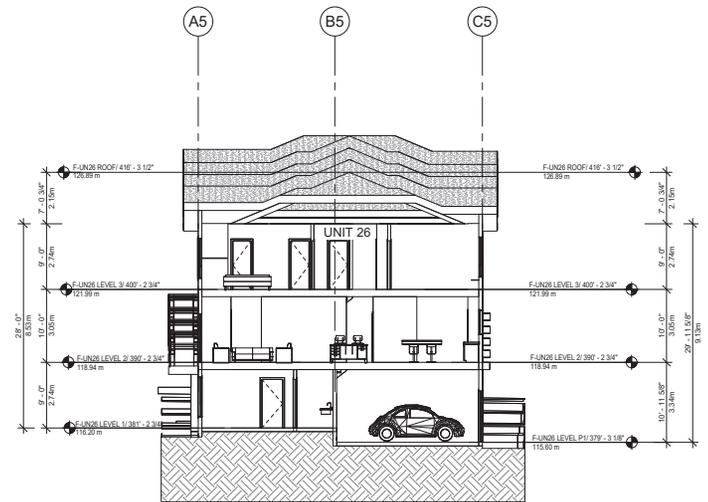
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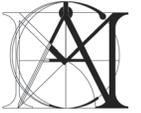
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1/8" = 1'-0"



2 BLD F - Section 2
1/8" = 1'-0"



4 BLD F - Section 4
1/8" = 1'-0"

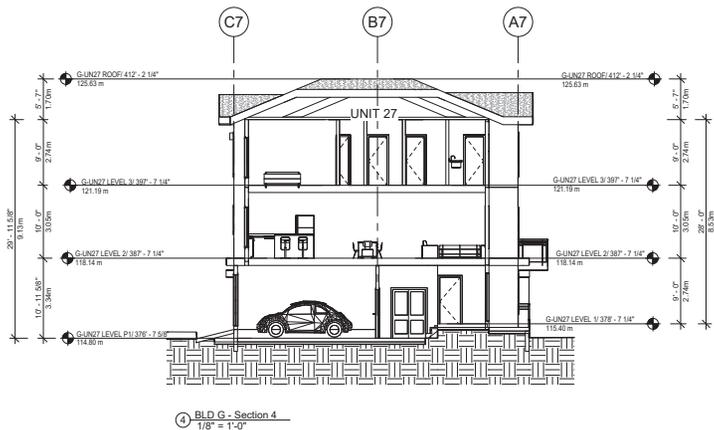
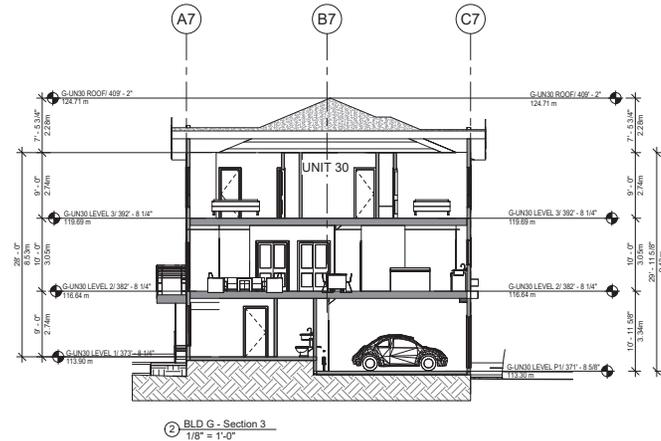


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REV	YR-MM-DD	DESCRIPTION	BY	CHK

Architect's Sign and Seal

Project Title
**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title
**BLD G -
SECTIONS**

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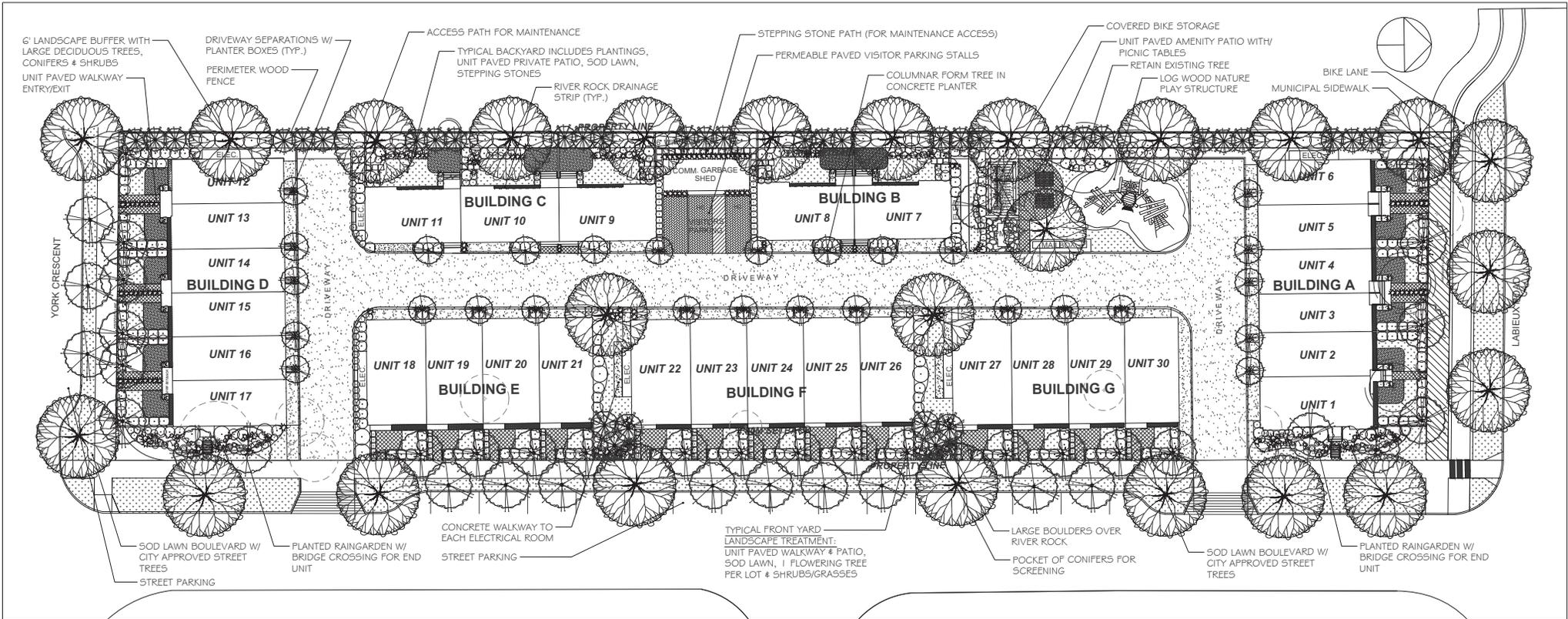
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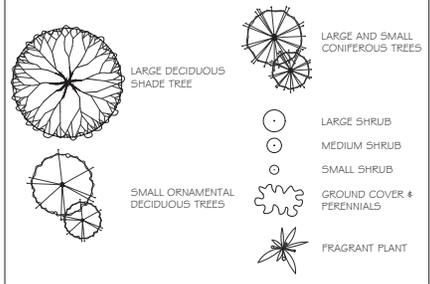
11/26/2024 9:43:39 AM

Desig. No.:

A7.3



SOFTSCAPE LEGEND



TREES TO BE RETAINED (Symbol: Circle with +)
TREES TO BE REMOVED (Symbol: Circle with X)

TREE REPLACEMENT PLAN

OF TREES RETAINED: 5
 # OF TREES REMOVED: 9
 # REPLACEMENT TREES REQUIRED: 18
 # REPLACEMENT TREES PROVIDED: 41
 (NOTE: REPLACEMENT TREE CALCULATIONS ARE FOR TREES WITHIN PROPERTY LINES & DO NOT INCLUDE TREES IN PLANTERS OR CONIFERS.)

% CONIFER TREE COVERAGE

OF CONIFERS (ON SITE): 38
 TOTAL # OF TREES (ON SITE): 69
 CONIFER TREE COVERAGE: 55%

LIGHTING LEGEND

BOLLARD LIGHT (Symbol: Square with dot)

SUGGESTED PLANT LIST

TREES	KEY	COMMON NAME	BOTANICAL NAME	SIZE
	PDOG	Pacific Flowering Dogwood	<i>Comes nictitans</i> var. 'Eddies White Wonder'	5 cm Cal
	CRIM	Crimson King Maple	<i>Acer platanoides</i> var. 'Crimson King'	5 cm Cal
	STRK	Japanese Strawberry	<i>Spiraea japonica</i>	6 cm Cal
	THUJ	Upright Cedar	<i>Thuja occidentalis</i> var. 'Smaragd'	2.0m Ht.
	KMGJ	Magical Japanese	<i>Kotono magnolia</i>	7' cm Cal
	HANI	Happily Willow	<i>Salix vitigera</i> var. 'Hakuro-Nishiki'	#7 Pot
	VJMF	Vine Maple	<i>Acer circinnatum</i>	6 cm Cal
	JMAP	Real Japanese Maple	<i>Acer palmatum</i> var. 'Bloodgood'	6 cm Cal
	SERS	Serbian Spruce	<i>Picea omorika</i>	2.5m Ht.
	NNE	Ninebark		
LARGE	LRHA	Rhododendron	Rhododendron var. 'Pink Wallopers'	#5 Pot
SHRUBS	LRIB	Rhododendron	Rhododendron var. 'Goner Waterers'	#5 Pot
	CAMA	Canna	<i>Sambucus nigra</i> var. 'Black Beauty'	#5 Pot
	CSMA	Carolinian Dogwood	<i>Doronicum x burkwoodii</i>	#5 Pot
	CSJM	Columbian Juniper	<i>Juniperus x 'Compressa'</i>	#5 Pot
MEDIUM	MRHA	Rhododendron	Rhododendron var. 'Uniquo'	#5 Pot
SHRUBS	MRIB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	ASE	Aster	<i>Aster x grandiflorus</i> var. 'Edward Goucher'	#2 Pot
	FREJ	French Flamingo	<i>Claytonia japonica</i> var. 'Vanguard'	#5 Pot
	MEXI	Mexican Orange Blossom	<i>Chionoxysta serotina</i> var. 'Aristic Pearl'	#5 Pot
	LILC	Lily	<i>Syringa xidgelsii</i> var. 'Sensation'	#5 Pot
	BAK	Bartonia	<i>Bartonia thurbergii</i> var. 'Roly Glow'	#2 Pot
	ROSA	Rosa	<i>Rosa</i> var. 'Winchester Cathedral'	#5 Pot
	ROSB	Rosa	<i>Rosa</i> var. 'Heritage'	#5 Pot
	SPIM	Japanese Spirea	<i>Spiraea japonica</i>	#2 Pot
	VACC	Mountain Blueberry	<i>Vaccinium ovatum</i>	#2 Pot

SMALL SHRUBS	DWARF	Dwarf Lily of the Valley	<i>Lilium japonicum</i> var. 'Debutante'	#1 Pot
	EUDF	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald & Gold'	#1 Pot
	AZAP	Emerald Azalea	<i>Aspidodaphne</i> var. 'Gumpo Pink'	#2 Pot
	DWARF	Dwarf Rhododendron	Rhododendron var. 'Bow Belle & Jack'	#2 Pot
	FOCK	Spotted Fern	<i>Polystichum montanum</i>	#1 Pot
	SFGS	Goldfinch Spirea	<i>Spiraea tomentosa</i> var. 'Gold Flair'	#1 Pot
	ADDF	Arctic Fire Dogwood	<i>Comus seneca</i> 'Arctic Fire'	#1 Pot
	ILEJ	Ice Jewel Holly	<i>Ilex verticillata</i> var. 'Blue Princess'	#1 Pot
	SARC	Sweetbox	<i>Viburnum coccineum</i>	#1 Pot
	KVIB	Korean Spice Viburnum	<i>Viburnum carlesii</i> var. 'Korean Spice'	#1 Pot
	MOSD	Moss Dogwood	<i>Prunella sp.</i> var. 'Snowflair'	#1 Pot
	DAPH	Daphne	<i>Daphne x transatlantica</i> var. 'Eternal Fragrance'	#1 Pot
	ITEX	Sweetgum	<i>Liquidambar styraciflua</i> var. 'Little Henry'	#1 Pot
PERENNIALS & GRASSES	CAPO	Carolina Poppy	<i>Carpe modiosus</i> var. 'Ice Dance'	#1 Pot
	LAVA	English Lavender	<i>Leucanthea argentea</i> var. 'Hutchins'	#1 Pot
	SCGJ	Scilla	<i>Scilla maritima</i> var. 'Chignon Sweet'	#1 Pot
	TEST	Flame Sedge	<i>Carex testacea</i>	#1 Pot
	KARL	Karl Foerster Grass	<i>Calamagrostis acutiflora</i> var. 'Karl Foerster'	#1 Pot
	MISC	Zebra Grass	<i>Miscanthus sinensis</i>	#1 Pot
	POSP	Pasture Lily	<i>Hosta</i> var. 'Patriot'	#1 Pot
	HACK	Hackberry	<i>Rhus typhina</i>	#1 Pot
	STIP	Stipa Grass	<i>Stipa calamagrostis</i>	#1 Pot
	GERA	Geranium	<i>Geranium macranthum</i> var. 'Alba'	#1 Pot
	IRIS	Sweet Iris	<i>Iris pallida</i> var. 'Irisco -Vanguard'	#1 Pot
	CONJ	Lily of the Valley	<i>Convallaria majalis</i>	#1 Pot
	DIAN	Dianthus	<i>Dianthus gratiopolitanus</i> var. 'Firebird'	#1 Pot
	DEUT	Nikko Deutzia	<i>Deutzia gracilis</i> var. 'Nikko'	#1 Pot

GROUND COVERS	BEAR	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancover Jade'	SFS
	COTO	Trailing Cotoneaster	<i>Cotoneaster</i>	SFS
	GAJK	Wintergreen	<i>Galium procumbens</i>	SFS
	FACH	Japanese Spurge	<i>Fachystia terminalis</i>	SFS
WOOD	SWEJ	Sweet Woodruff	<i>Galium odoratum</i>	SFS
FRAG	COAS	Coastal Strawberry	<i>Fragaria chiloensis</i>	SFS
AJUC	BURGL	Burgundy Glow	<i>Asplenium platyneuron</i>	SFS
BERG	BENGA	Bergenia	<i>Bergenia ciliata</i> var. 'Dressingham Ruby'	SFS
RUBU	TRIDEN	Trident	<i>Rubus pavoninus</i>	SFS
UNES	CLEM	Montana Clematis	<i>Clematis montana</i> var. 'Elizabeth'	#5 Pot
ARIN	EVERG	Evergreen Clematis	<i>Clematis arvensis</i>	#5 Pot
VRIG	VRIGI	Virginia Creeper	<i>Parietaria aquifolium</i> var. 'Engelmann'	#5 Pot
HYDC		Hydrangea	<i>Hydrangea petiolaris</i> (NOTE: 9 hydrangeas per Green Screen; located at levels 1 & 5)	#5 Pot

MATERIALS LEGEND

SOD LAWN	UNIT PAVERS (TYPE 1)	PERMEABLE PAVERS (TYPE 3)
ASPHALT DRIVEWAY	UNIT PAVERS (TYPE 2)	RIVER ROCK

FORSITE LANDSCAPE ARCHITECTURE
 #406-1581H HILLSIDE AVE.
 VICTORIA, BC V8T 2C1
 forsiteland@shaw.ca
 250.508.7885

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LANDSCAPE ARCH. STAMP

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DP1367
2024-DEC-06
 Concept Planning

2453 LABIEUX ROAD
 NANAIMO, BC

CLIENT: Nav Basi

REV. DATE	NUMBER	DESCRIPTION
01-22-2024	1	CONCEPT PLAN - FOR REVIEW

DATE: JULY 22, 2024
 SCALE: 1:100
 LANDSCAPE CONCEPT PLAN
 L1
 DRAWN BY: BF/RF

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001370 200 TENTH STREET

Applicant: ISLAND WEST COAST DEVELOPMENTS

Architect: APLIN MARTIN ARCHITECTURE STUDIO

Landscape Architect: LADR LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject property is located on the north side of Tenth Street, approximately 375m east of Douglas Avenue.
<i>Total Area</i>	1.53 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Areas Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is panhandle lot located in the Harewood neighbourhood with frontage along Tenth Street. The lot has been substantially cleared and is surrounded by low density residential lots to the north, industrial and commercial businesses to the east, and an undeveloped forested parcel to the south. Applegreen Park is located primarily to the west and Wexford Creek transects the southwest corner of the panhandle.

A previous development permit application, DP1189, was approved in 2024, however, the prospective tenant has changed, and the owner wishes to proceed with a different design.

PROPOSED DEVELOPMENT

The applicant proposes to a construct a light industrial development comprising of a two-storey 3,019m² distribution warehouse with an additional 232m² of accessory office space, as well as related site improvements.

Site Design

The building is sited on the lot to allow for vehicle movement on all sides. Employee parking is proposed along the east side of the property, while the parking on the west side of the site is intended for truck trailers. The site is secured with chain link fencing around the perimeter (excluding the panhandle portion) and vehicle access, as well as a pedestrian trail to Applegreen Park, is proposed from the panhandle.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 16 parking spaces at a rate of 1 space per 200m² of the gross floor area, two of which must be accessible. Additionally, three loading spaces are required.

Staff Comments:

- Ensure the combination of fencing and landscaping along the north and west properties lines adequately screens industrial activities.

Building Design

The proposed building is 12.0m tall to accommodate the operation needs of the service bays and the accessory office space is proposed on both the first and second storey. The building has a flat roof design with an emphasized primary building entrance at the most prominent corner of the site. The entrance features a large cedar support beam, double-height glazing and a wood-look metal panelling. The remaining building elevations are faced with a colour-block design in various shades of grey. Canopies are utilized to provide weather protection and are installed at varying heights and large windows are proposed in the warehouse area to provide natural light.

Staff Comments:

- Consider the addition of showers and change facilities for staff.
- Consider adding corporate colours as accents for visual interest.

Landscape Design

A landscape buffer is provided along all property lines and is proposed to include trees, shrubs, and a variety of groundcover plantings. An addition 42 trees will be planted on site, and a 5.0m landscape buffer is proposed along the north property line, abutting the neighbouring residential properties to assist in screening the proposed industrial activity. A large stormwater detention and rock pit is proposed on site and a pedestrian trail will connect Tenth Street to Applegreen Park through the panhandle. Riparian planting adjacent to the pedestrian trail will occur in accordance with the previously approved Development Permit.

Staff Comments:

- Consider a green roof feature on top of the primary building entrance.
- Consider additional landscape islands in the parking area and an outdoor amenity space for staff in the northeast corner of the site.

December 10, 2024

City of Nanaimo
Development Services
455 Wallace Street
Nanaimo B.C.
V9R 5J6

RE: DESIGN RATIONALE – DEVELOPMENT PERMIT AMENDMENT APPLICATION, PROPOSED DEVELOPMENT, 200 TENTH STREET, NANAIMO B.C.

SITE

The subject property is a panhandle lot with frontage on Tenth Street, bordered by a dedicated park and Wexford Creek to the south and west, a residential subdivision to the north, and industrial properties accessed via Southside Drive and Cadillac Place to the east.

The site encompasses 3.78 acres (1.53 hectares) with a gentle slope from the northeast to the southwest corner. The panhandle portion provides vehicular access and a pedestrian connection to the adjacent park. Due to its configuration and limited frontage, the lot has no direct street presence.

PROPOSED USE

The project entails the development of a 34,000 sq. ft. distribution center warehouse and fleet shop, which includes a 2,000 sq. ft. two-storey office and service areas.

SITE ORGANIZATION

The building is positioned slightly east of the lot's center, optimizing space for vehicle circulation and truck/trailer parking to the west of the structure. Staff parking is arranged along the east and south façades of the building and along the east property boundary.

The site is secured with perimeter chain-link fencing, excluding panhandle access. Surrounding the building, a combination of asphalt and concrete paving facilitates efficient movement. A 7.5-meter landscape buffer is provided along the northern boundary and the west side of the panhandle, offering separation from neighboring residential properties. A standard 1.8-meter landscape buffer is incorporated along the eastern property line.

FORM AND CHARACTER

The proposed building reflects a straightforward and functional industrial form, with design considerations informed by operational requirements, internal processes, and storage clearance specifications. To break the traditional "box" appearance, the fleet shop and office block at the front are stepped down, creating a varied massing.

The building features painted concrete tilt-up panels as the primary material, offering durability and a clean aesthetic. The office block is distinguished by full-height curtain wall glazing accented with spandrel panels. A corner canopy, supported by an angular column inspired by West Coast architectural elements, further highlights the office entry.



A series of windows along the fleet shop provides visual relief to the solid concrete walls. Additionally, playful patterns created with corrugated metal panels and elastomeric paint on the tilt-up walls add visual interest and break the monotony of the long façades.



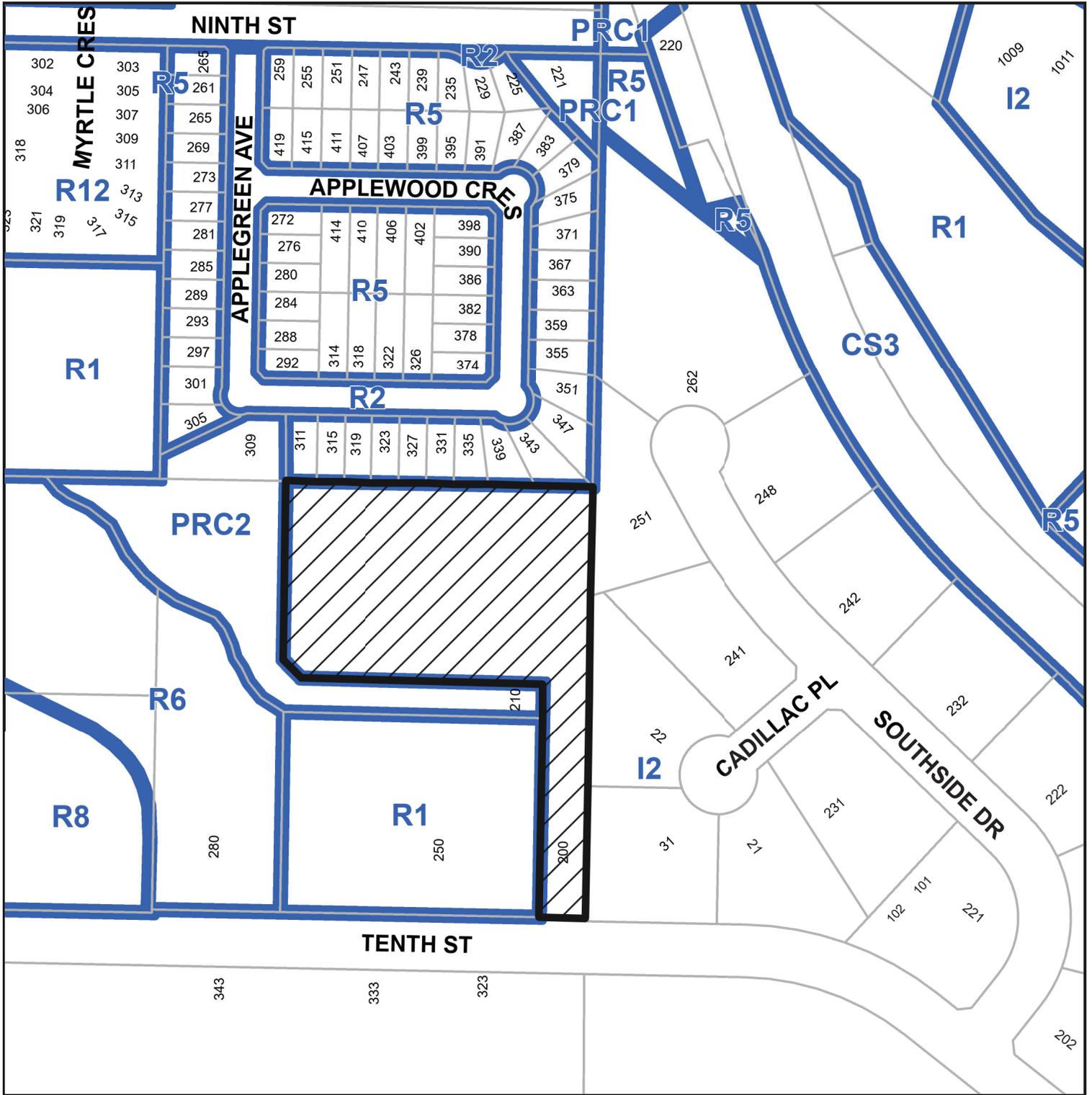
The resulting design balances the practical needs of industrial use with thoughtful architectural detailing to enhance its overall appearance.

VARIANCES

No variances are required.

We respectfully submit this proposal for your consideration.

SUBJECT PROPERTY MAP

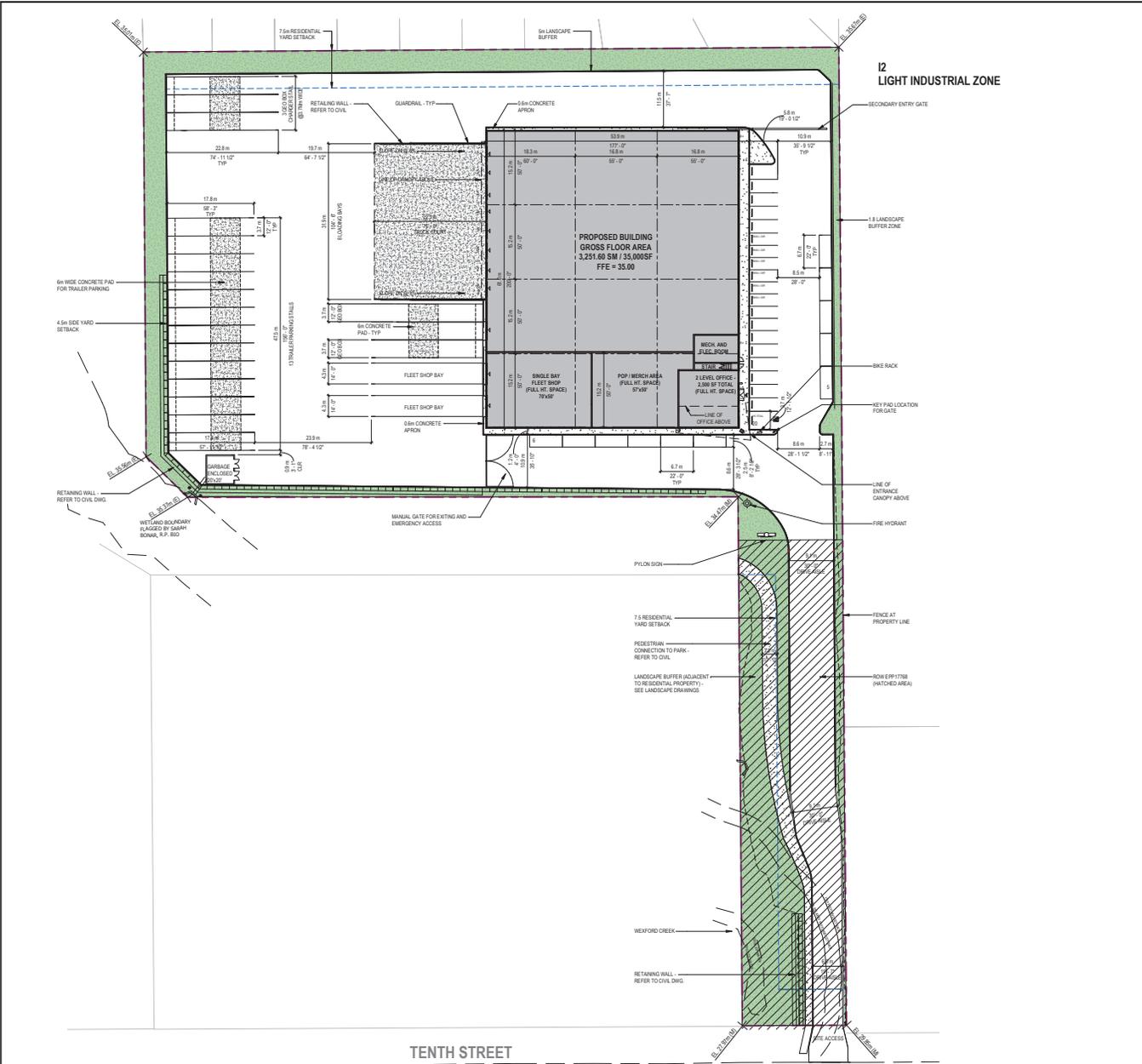


200 TENTH STREET

AERIAL PHOTO



 200 TENTH STREET



SITE STATISTICS - 12-LIGHT INDUSTRIAL

BUILDING	REQ. (12-LIGHT INDUSTRIAL)	PROPOSED
MIN. LOT AREA		±3.7 ACRES
MAX. LOT COVERAGE	MAX. 40% OF LOT AREA	20%
MIN. REAR YARD (NORTH)	4.5m (14'-9")	70m (229'-7")
SIDE YARD (WEST)	4.5m (14'-9")	70m (229'-7")
SIDE YARD (EAST)	4.5m (14'-9")	9.6m (31'-5")
MAX. HEIGHT OF BLDG	12m (39'-4 1/2") MAX	12m (39'-4 1/2")

PARKING REQUIREMENTS - SECTION 7

WAREHOUSE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	15 SPACES	20 SPACES

*INDUSTRIAL - LIGHT IMPACT; (1.0 SPACE PER 200 SM OF GFA, EXCLUDING RETAIL AREA)

OFFICE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	11 SPACES	11 SPACES

*OFFICE (1.0 SPACE PER 22 SM OF GFA BUILDING)

TOTAL PARKING	TOTAL REQUIRED	TOTAL PROVIDED
BUILDING	28 SPACES	31 SPACES

ACCESSIBLE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	1 SPACES	1 SPACES

*ACCESSIBLE PARKING CALCULATION (11-32 PARKING SPACE = 1 B.F. PARKING)

INCLUDED IN TOTAL PARKING COUNT

LOADING SPACE - SECTION 6		PARKING DIMENSION - ACCESSIBLE	
PARKING DIMENSION - TYP	PROPOSED	REQ. (12-LIGHT INDUSTRIAL)	PROPOSED
REGULAR - 5.8m x 2.5m	5.8m x 2.5m	3.7m x 5.6m	3.7m x 5.6m
PARALLEL - 6.7m x 2.5m	6.7m x 2.5m		

BICYCLE PARKING	REQUIRED	PROVIDED
SHORT TERM	-	-
LONG TERM (<0.1/100SM)	1 BIKE SPACE	1 BIKE SPACE

BUILDING STATISTICS

SITE AREA	±3.7 ACRES / (±15,312 SM / 164,817 SF)
BUILDING COVERAGE	20%
TOTAL CAR PARKING PROVIDED:	31 SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACES
(INCLUDED IN TOTAL PARKING SPACES)	
WAREHOUSE AREA:	3,019.60 SM / 32,500 SF
OFFICE AREA LEVEL 1:	139.50 SM / 1,500 SF
OFFICE AREA LEVEL 2:	92.90 SM / 1,000 SF
GROSS FLOOR AREA	3,251.60 SM / 35,000 SF

SYMBOL	DESCRIPTION
▲	MAIN ENTRANCE
△	LOADING BAY DOORS
♿	BARRIER FREE PARKING STALL
◻	CONCRETE SURFACE PAVING
■	LANDSCAPE



1 SITE PLAN - SPA
1:400

1818-1177 West Hastings St
Vancouver, BC V6E 2K3
APLIN MARTIN

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ISSUANCE SCHEDULE

NO.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT

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DP1370
2024-DEC-17
CITY OF VANCOUVER

PROJECT NORTH
TRUE NORTH

PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:

PROJECT NO.	18-5090A
START DATE	2024-11-18
DRAWN BY	TS
CHECKED BY	AS

SHEET TITLE

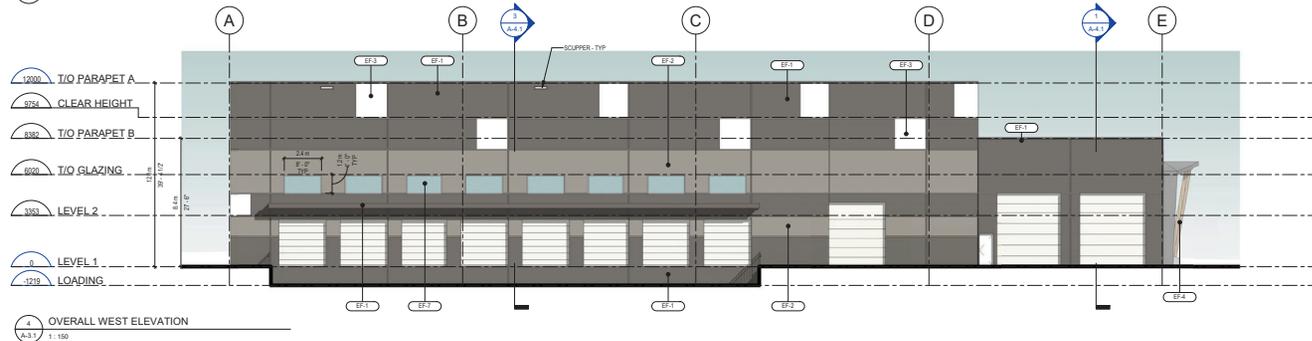
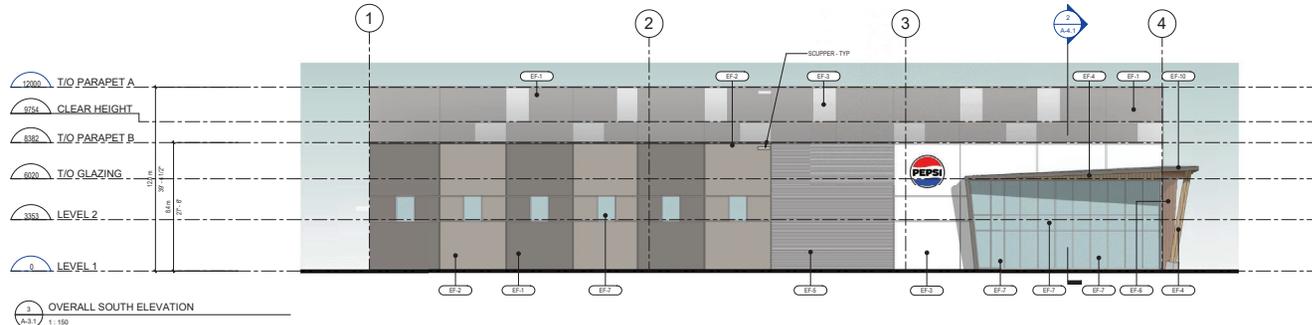
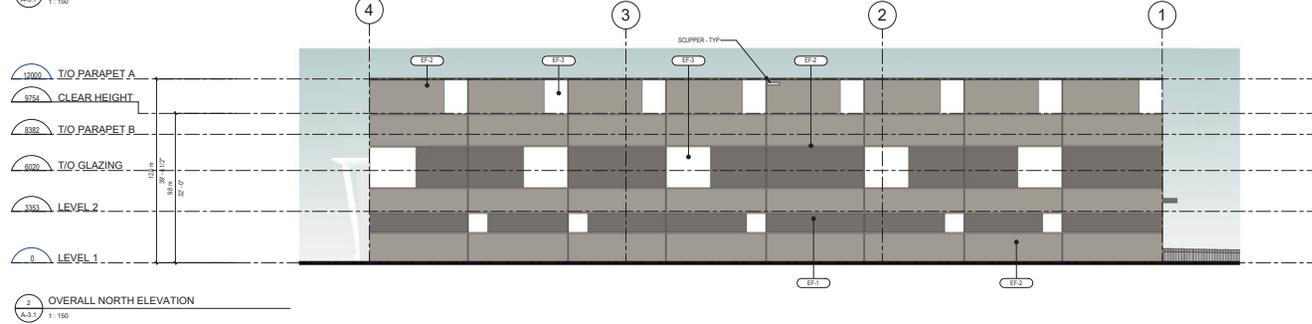
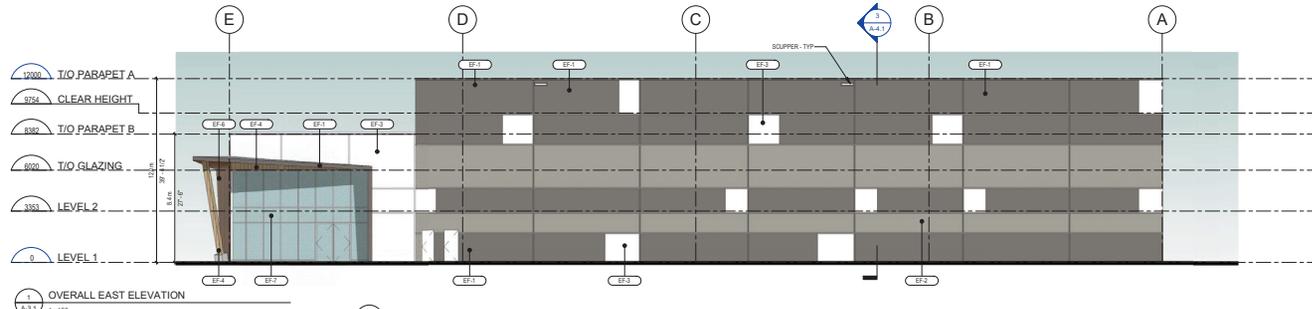
SITE PLAN

SCALE: As indicated
SHEET NO.

A-1.1

MARK	DESCRIPTION
(EF-1)	ELASTOMERIC PAINT - SHERWIN WILLIAMS - SW 7019 GAUNTLET GREY
(EF-2)	ELASTOMERIC PAINT - SHERWIN WILLIAMS - SW 9170 ACIER
(EF-3)	ELASTOMERIC PAINT - SHERWIN WILLIAMS - SW 7008 ALBASTER
(EF-4)	WESTFORM METALS - PROBOARD 6" ACORN
(EF-5)	CORRUGATED METAL WALL PANELING PAINTED - ASH GRAY
(EF-6)	NEW TECH WOOD - NORWEGIAN FLUTED SIDING - CEDAR
(EF-7)	ALUMINUM WINDOW SYSTEM - KAWNEER 1600 FRAME ANODIZED SILVER GLASS - DOUBLE GLAZED LOW-E SOLARBAN 80 CLEAR ANNEALED, 45-1/2" WARM EDGE BLACK SPACER, CLEAR ANNEALED
(EF-8)	SPANDREL GLASS - OPACI COAT 300: 6mm PILKINGTON LAURENBERG - SW 7019 GAUNTLET GREY
(EF-9)	METAL CAP FLASHING
(EF-10)	FASCIA BOARD - PAINTED SHERWIN WILLIAMS - SW 7019 GAUNTLET GREY

1 EXTERIOR FINISH SCHEDULE
A-3.1



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No.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT
2	2025/01/09	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-5590A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
ELEVATIONS

SCALE: As indicated
SHEET NO.

A-3.1



1 PERSPECTIVE VIEW - ARIAL
1:1



2 PERSPECTIVE VIEW - SOUTH EAST
1:1

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No.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT
2	2025/01/09	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
VANANMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

PRODUCTION INFO:
PROJECT NO: 18-5590A
START DATE: 2024-11-18
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SHEET TITLE:
PERSPECTIVES

SCALE: 1:1

SHEET NO:
A-5.1

CURRENT ISSUANCE: RE-ISSUED FOR DEVELOPMENT PERMIT



1 PERSPECTIVE VIEW - SOUTH WEST
A-52 1:1



2 PERSPECTIVE VIEW - NORTH WEST
A-52 1:1

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ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT
2	2025/01/09	RE-ISSUED FOR DEVELOPMENT PERMIT

PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
NANAIMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

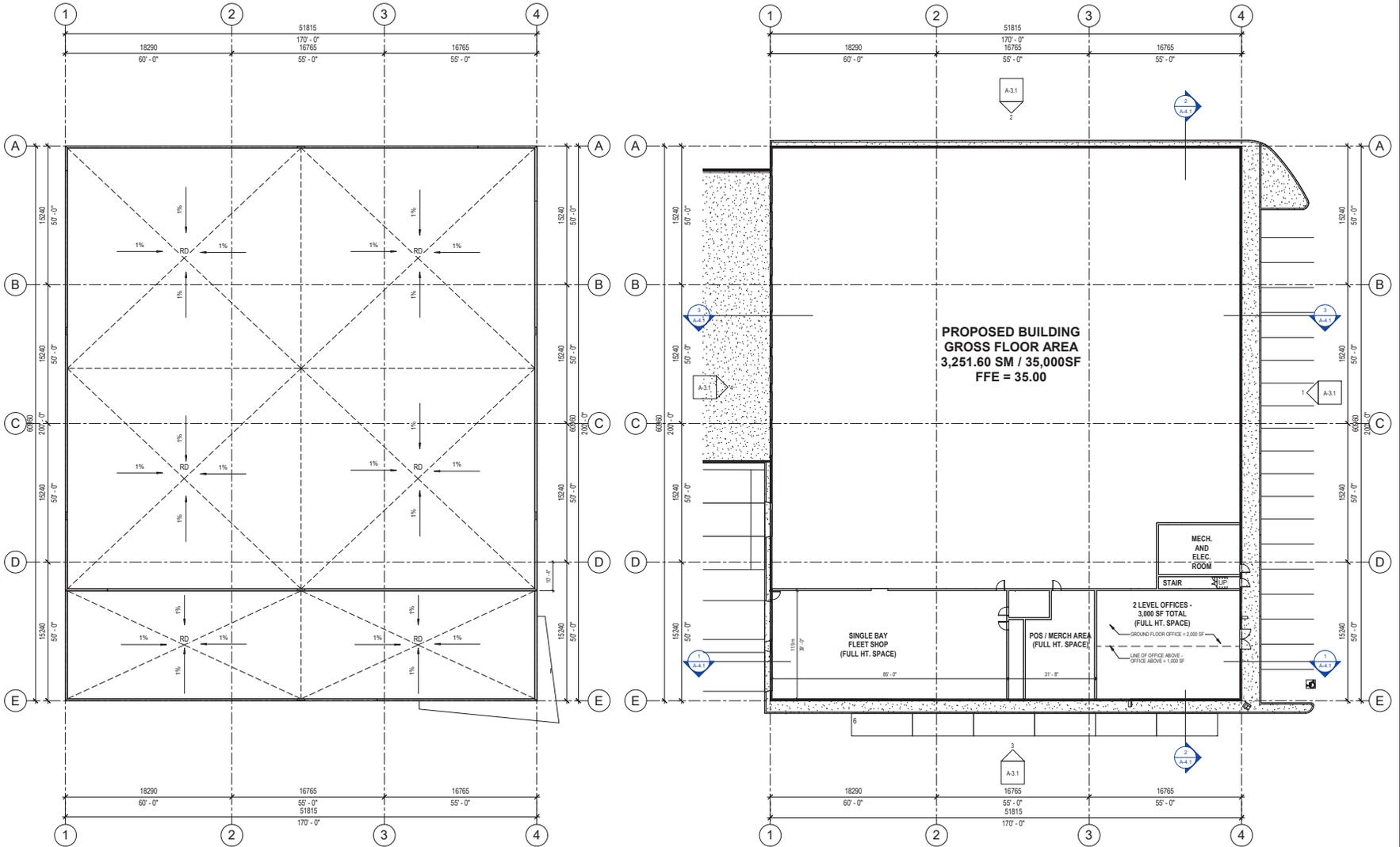
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PROJECT NO: 18-5580A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
PERSPECTIVES

SCALE: 1:1
SHEET NO.

A-5.2

CURRENT ISSUANCE: RE-ISSUED FOR DEVELOPMENT PERMIT



2 MAIN ROOF PLAN
1:200

1 MAIN FLOOR PLAN
1:200

RECEIVED
DP1370
2025-JAN-09
Current Planning

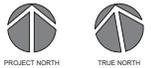
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ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2024/12/10	ISSUED FOR DEVELOPMENT PERMIT
2	2025/01/09	RE-ISSUED FOR DEVELOPMENT PERMIT



PROPOSED NEW WAREHOUSE FACILITY
200-TENTH STREET
NANAIMO, BC
ISLAND WEST COAST DEVELOPMENTS LTD.

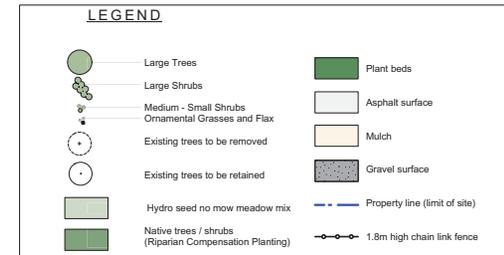
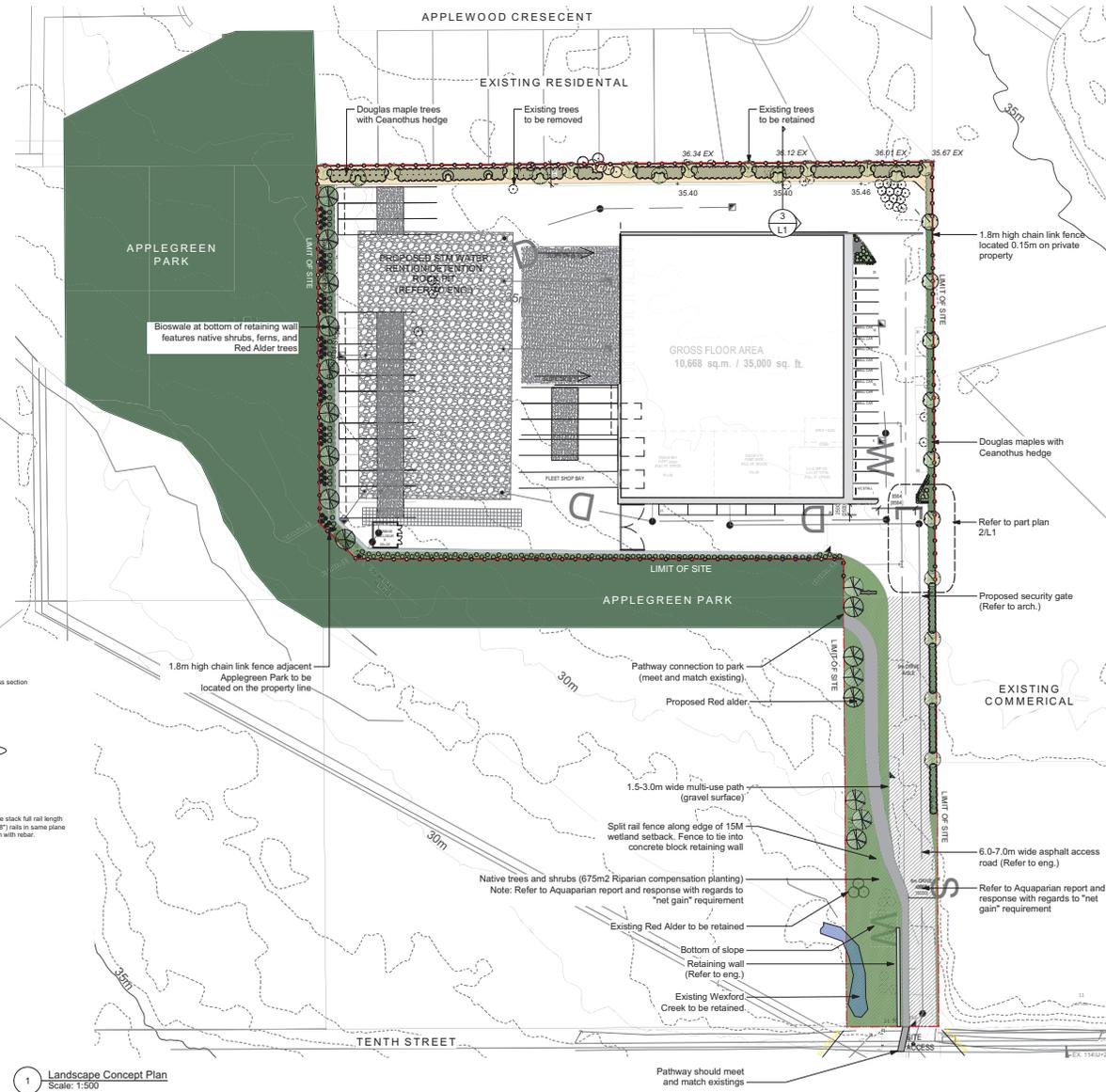
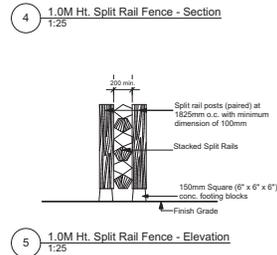
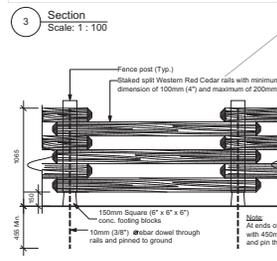
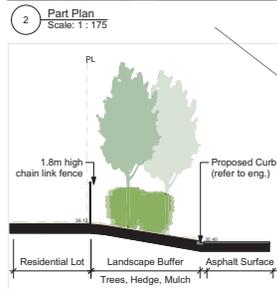
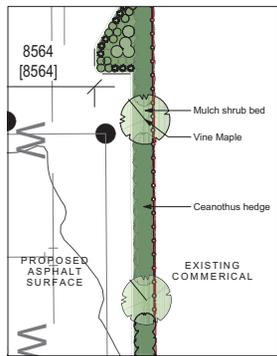
PRODUCTION INFO:
PROJECT NO: 18-5090A
START DATE: 2024-11-18
DRAWN BY: TS
CHECKED BY: AS

SHEET TITLE:
MAIN FLOOR PLAN AND ROOF PLAN

SCALE: 1:200
SHEET NO.

A-2.1

CURRENT ISSUANCE: RE-ISSUED FOR DEVELOPMENT PERMIT



Recommended Nursery Stock (Non-Riparian Compensation)

Trees

Total: 42	Botanical Name	Common Name	Size
	Acer glabrum	Douglas Maple	60m cal.
	Alnus rubra	Red Alder	60m cal.

Large Shrubs

Total: 393	Botanical Name	Common Name	Size
	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#1 Pot
	Ribes sanguineum	Red Flowering Currant	#1 Pot

Small Shrubs

Total: 162	Botanical Name	Common Name	Size
	Gaultheria shallon	Santal	#1 Pot

Perennials, Annuals and Ferns

Total: 61	Botanical Name	Common Name	Size
	Polystichum munium	Sword Fern	#1 Pot

Recommended Nursery Stock (Riparian Compensation)

COMMON NAME	SPECIES	SPACING	SIZE	NO.	COST PER	TOTAL
Trees Planting Area: west and south boundary of main portion of parcel (1335m²) to be hydro-seeded with meadow mix and planted with native trees						
Red alder	Alnus rubra	3 m²	Min. 60mm DBH	24	\$18	\$432
Bigleaf maple	Acer macrophyllum	3 m²	Min. 40mm DBH	10	\$18	\$180
Native willow	Salix sp.	3 m²	Min. 60mm DBH	2	\$18	\$36
Sub-total				36		\$648
Compensation Restoration Area: west side of pedestrian path (335m²) to be planted with native trees, shrubs and groundcover species						
Red alder	Alnus rubra	3 m²	Min. 60mm DBH	14	\$18	\$252
Bigleaf maple	Acer macrophyllum	3 m²	Min. 40mm DBH	18	\$18	\$324
Douglas fir	Pseudotsuga menziesii	3 m²	Min. height 1.5m	30	\$18	\$540
Bitter cherry	Prunus emarginata	3 m²	Min. 60mm DBH	1	\$18	\$18
Black hawthorn	Crataegus douglasii	1 m²	1 Gallon	8	\$10	\$80
Nookia rose	Rosa nutkana	1 m²	1 Gallon	50	\$10	\$500
Snowberry	Symphoricarpos albus	1 m²	1 Gallon	50	\$10	\$500
Sailormossy	Rubus spectabilis	1 m²	1 Gallon	30	\$10	\$300
Sword fern	Polystichum munium	1 m²	1 Gallon	91	\$10	\$910
Dull Oregon grape	Mahonia nervosa	0.5 m²	1 Gallon	40	\$10	\$400
Santal	Gaultheria shallon	0.5 m²	1 Gallon	40	\$10	\$400
Sub-total				372		\$4224
Compensation Restoration Area: east side of pedestrian path (340m²) to be planted with native shrubs, groundcover species and a few red alder trees						
Red alder	Alnus rubra	3 m²	Min. 60mm DBH	6	\$18	\$108
Nookia rose	Rosa nutkana	1 m²	1 Gallon	90	\$10	\$900
Snowberry	Symphoricarpos albus	1 m²	1 Gallon	90	\$10	\$900
Sword fern	Polystichum munium	1 m²	1 Gallon	80	\$10	\$800
Oceanspray	Hebeodiscus discolor	1 m²	1 Gallon	14	\$10	\$140
Dull Oregon grape	Mahonia nervosa	0.5 m²	1 Gallon	60	\$10	\$600
Santal	Gaultheria shallon	0.5 m²	1 Gallon	60	\$10	\$600
Sub-total				490		\$4900
TOTAL				808		\$8920

Notes:

- All work to be completed to current BCSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- Existing tree removal list:

118	Total Existing Trees
18	Existing Trees Retained
335m2	Area Dashed in the 15m DPA
675m2	Total Riparian Compensation Planting
11*	Significant Trees Removed (Red Alder + Willow)
113	Proposed Trees (includes seedlings and cal. species)

 Recommended species composition is as follows: 30 Douglas Fir, 44 Red Alder, 28 Bigleaf Maple, 1 Bitter Cherry, 8 Black Hawthorn and 2 Native Willow (refer to the Riparian Compensation Plan)

695 Proposed Shrubs (includes seedlings and potted species)



Landscape Concept Plan - 200 Tenth St. Warehouse

LADR LANDSCAPE ARCHITECTS

303-597-8442 / 604-464-1818
14348 BONAVE 200-114446 CREST LAUREL 200-714-8854

Project No: 1928 Sep 10 - 19
Sheet: L1

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

