

## 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.

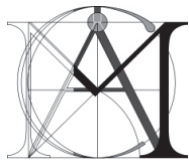
The proposed buildings reflect a low-density multi-family development, with an architectural style that incorporates modern West Coast design elements, clean lines, and subtle color palettes. The façades facing Autumnwood Drive feature cladding in three distinct accent colors, allowing the buildings 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.

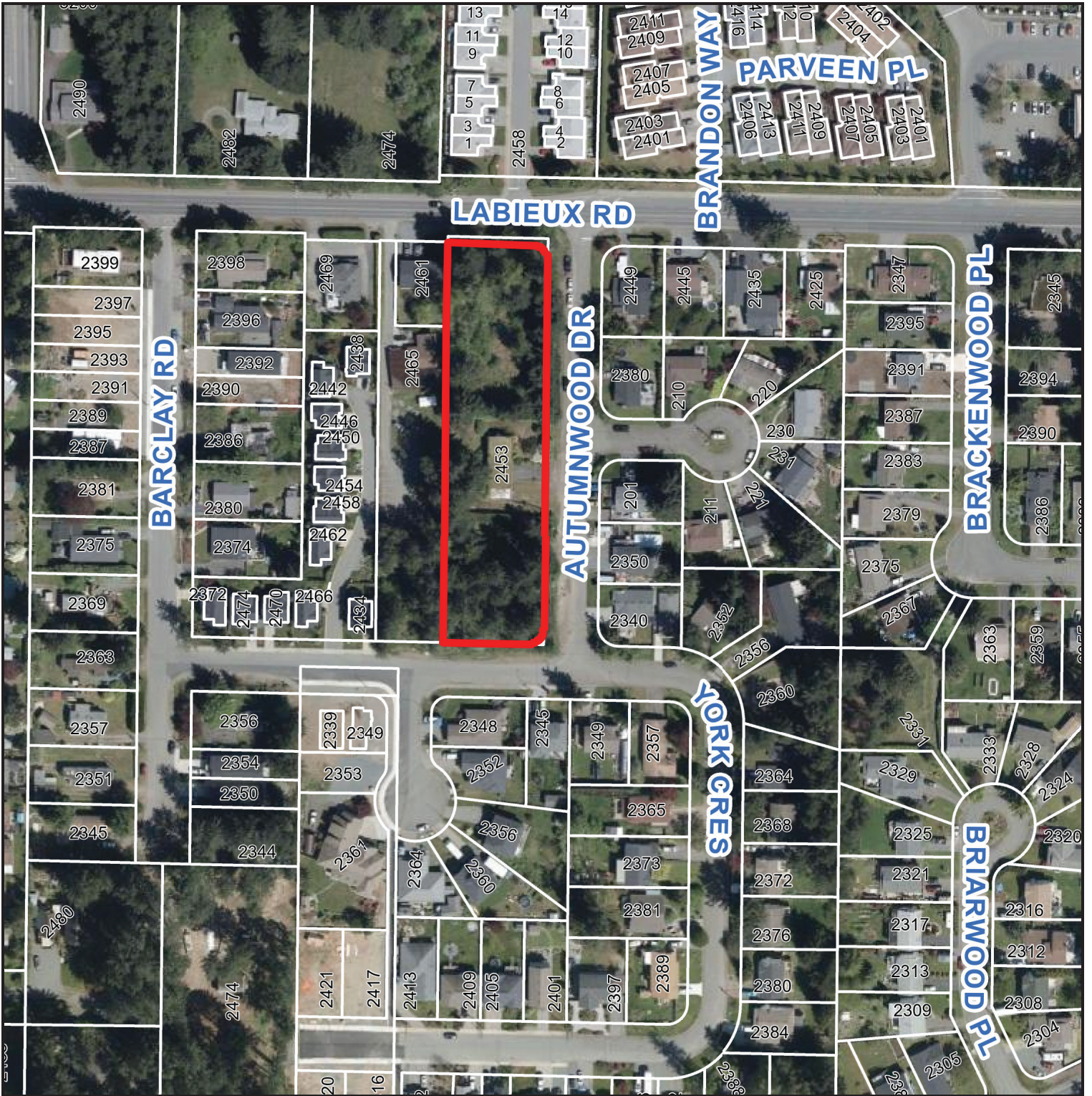
This variance is necessary to achieve functional and architecturally cohesive designs for the proposed buildings while addressing the existing grade challenges. The architectural drawing set attached to this submission highlights the required height variance applies.

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

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# AERIAL PHOTO



 2453 LABIEUX ROAD



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Revision:

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

**SITE PLAN-1**

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Drawn: DS

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Scale: As indicated

Project Number: 22NTH01

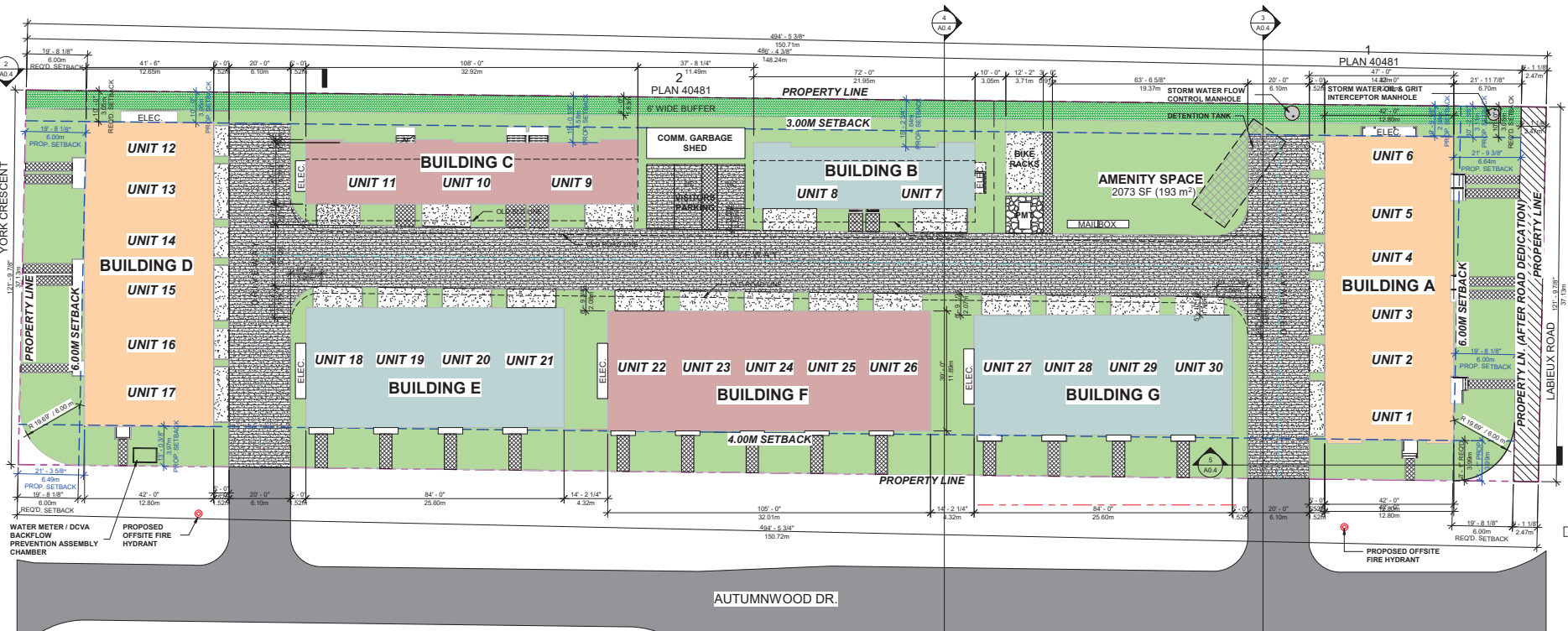
Print Code: 408

Revision Date: 2024-12-03

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

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**A0.1**



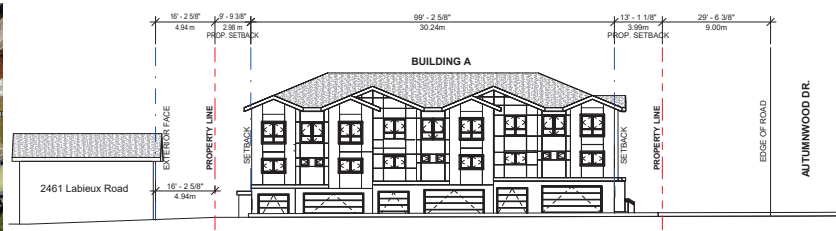
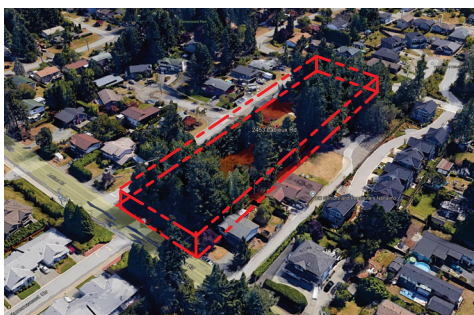
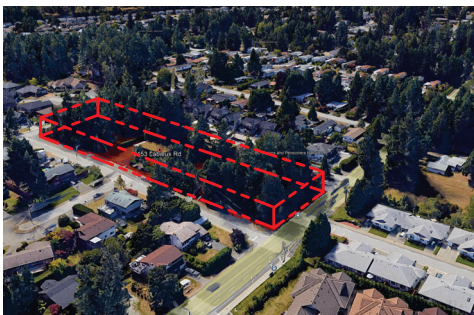
1 SITE PLAN  
1/16" = 1'-0"

**PROJECT DATA**

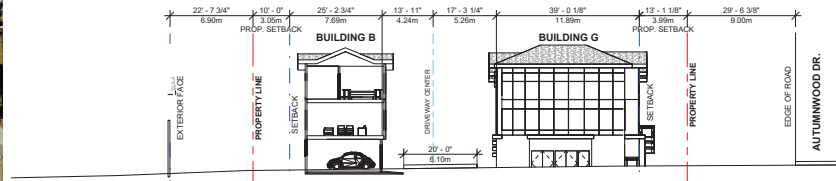
CIVIC ADDRESS	EXISTING		PROPOSED	
	METRIC (M/SM)	IMPERIAL (F/SF)	METRIC (M/SM)	IMPERIAL (F/SF)
2453 LABIEUX RD., NANAIMO, BC V9T 3M5				
LEGAL DESCRIPTION	LOT C, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 21063			
PID	003-430-979			
SITE AREA	5,596.65	60,241.93	5,505.10	59,256.30
ROAD DEDICATION	-	-	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)
0.45		0.63 (TIER 2 - 65 POINTS)		
LOT COVERAGE	40%		40%	
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:**

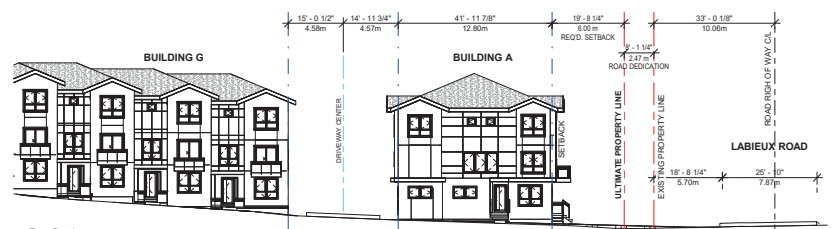
	ASPHALT DRIVEWAY
	ROAD / LANE DEDICATION (SEE CIVIL AND LANDSCAPING OFF-SITE JOB)
	BUILDING AREA
	PERMEABLE PAVERS (SEE LANDSCAPING PLAN)
	OPEN OUTDOOR SPACE
	PAVED WALKWAYS (REFER TO LANDSCAPING PLAN)
	PROP. CONCRETE WALKWAY
	6' WIDE BUFFER



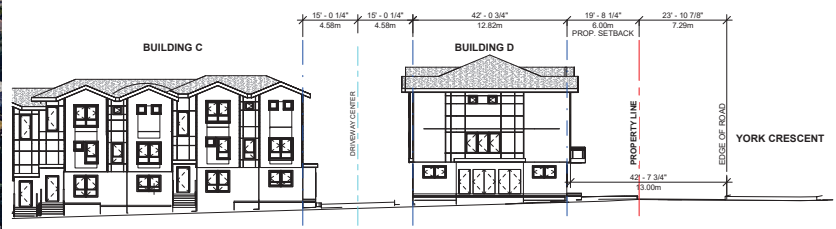
North Section  
③ 1/16" = 1'-0"



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



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



West Section  
② 1/16" = 1'-0"



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Architect's Sign and Seal

Project Title  
**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title  
**NEIGHBOURHOOD  
& STREETSCAPE  
SECTIONS  
RECEIVED  
DP1367  
2024-DEC-06  
Current Planning**

Drawn: DS

Checked: MC

Scale: As indicated

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Draw. No.: A0.4



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Revision:



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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Architect's Sign and Seal

Project Title

**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title

**OVERALL  
ELEVATIONS**

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Project Number: 22NTH01

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**A0.7**



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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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Sheet Title

**BLD A -  
ELEVATIONS**

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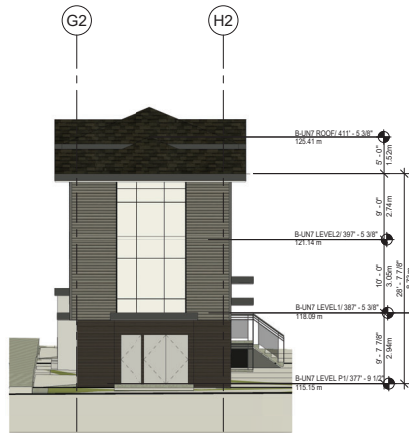
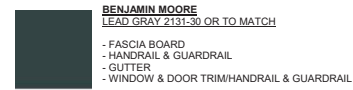
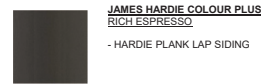
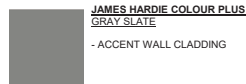
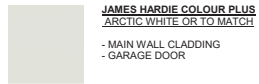
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Desig. No.:

**A1.2**



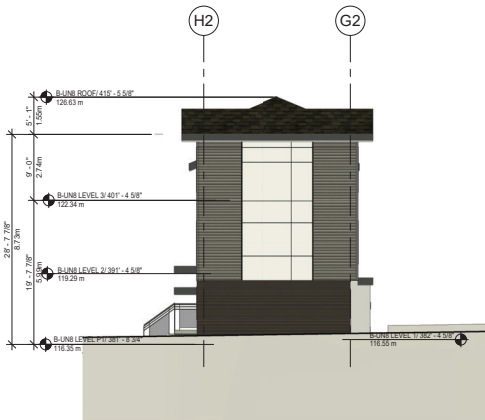
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① Elevation BLD B - North  
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③ Elevation BLD B - East  
1/8" = 1'-0"



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



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



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Project Title:

**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title:

**BLD B -  
ELEVATIONS**

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**2024-DEC-06**  
Current Planning

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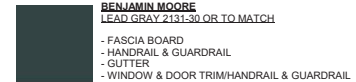
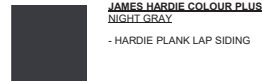
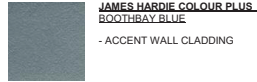
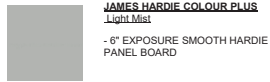
Revision Date: 2024-11-26

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

Desig. No.:

**A2.2**

**MATERIALS LEGEND (BUILDING C):**

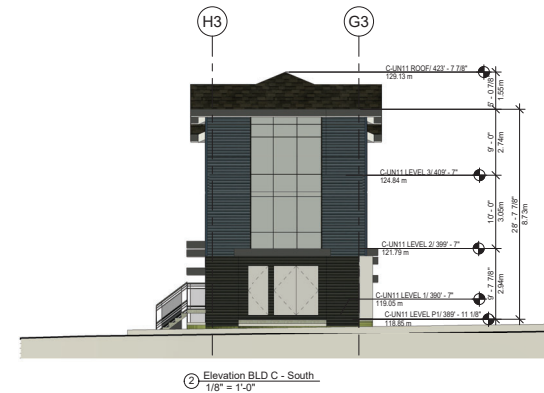
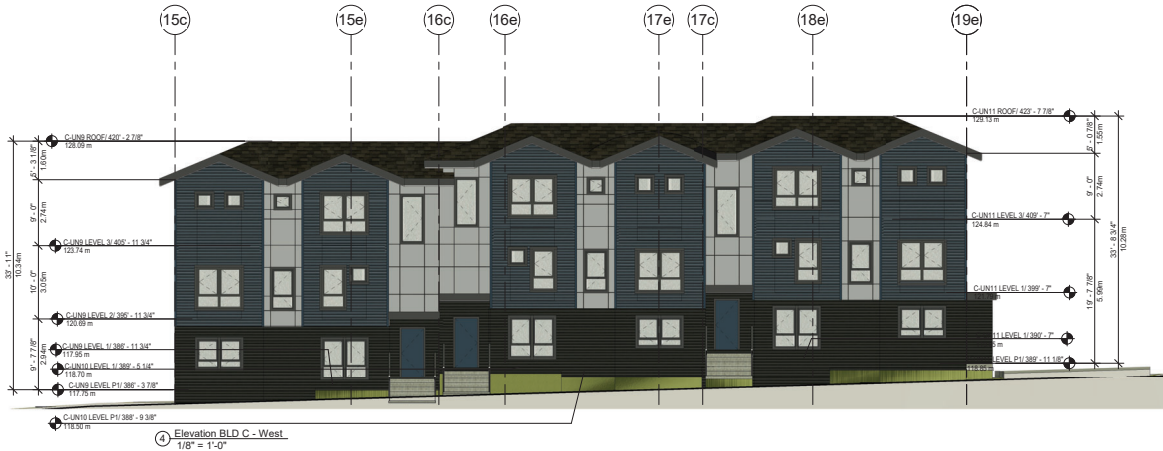
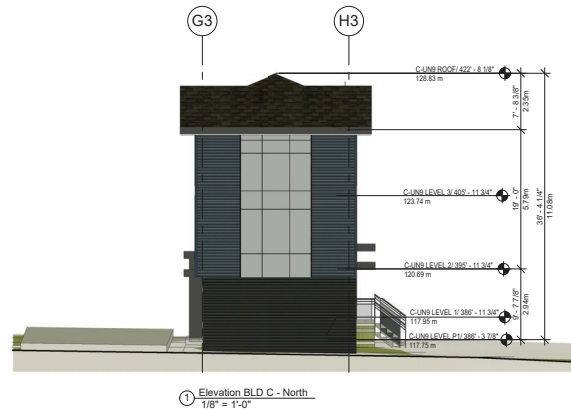


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Project Title  
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30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title  
**BLD C -  
ELEVATIONS**

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Project Number: 22NTH01

Print Code: 408

Revision Date:

2024-11-26

Print Date:

11/26/2024 9:48:53 AM

Drawn 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

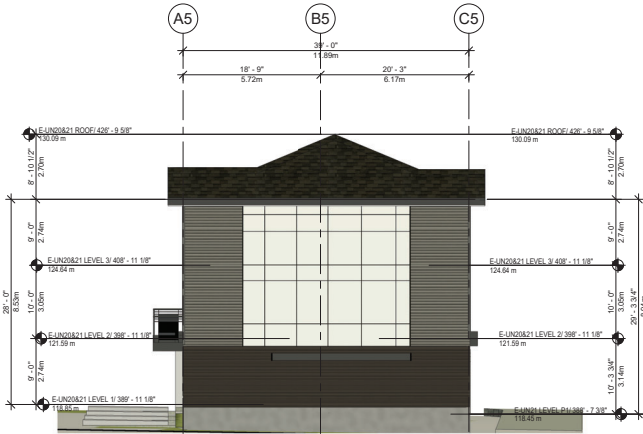


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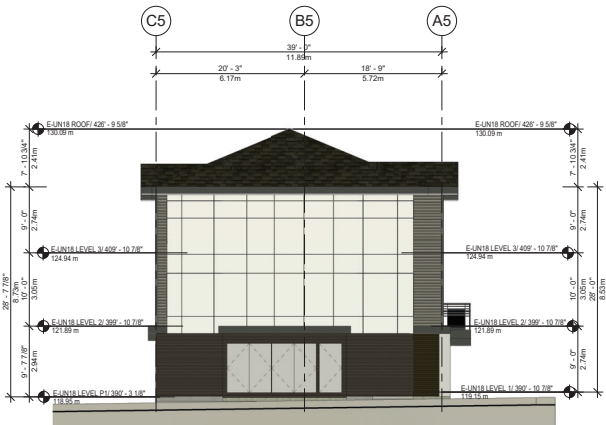
Revision:



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/NO DESCRIPTION DATE/CHK

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30-UNIT  
TOWNHOUSES**

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Sheet Title  
**BLD E -  
ELEVATIONS**

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11/29/2024 9:03:12 AM

Desig. No.:

A5.2

**MATERIALS LEGEND (BUILDING F):**

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

**JAMES HARDIE COLOUR PLUS**  
ARCTIC WHITE OR TO MATCH  
- 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

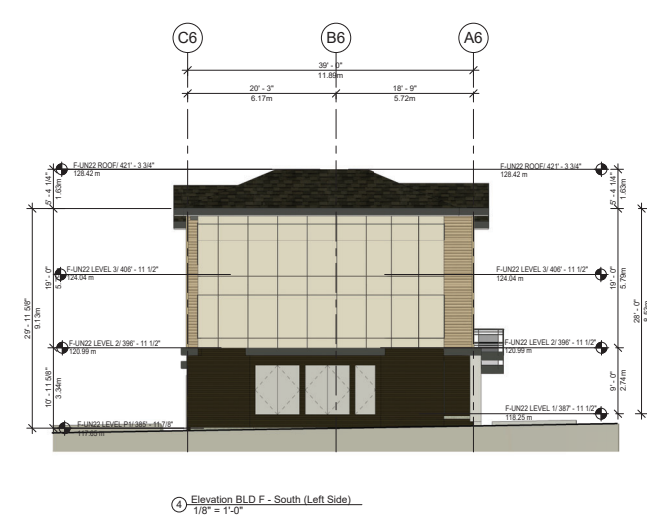
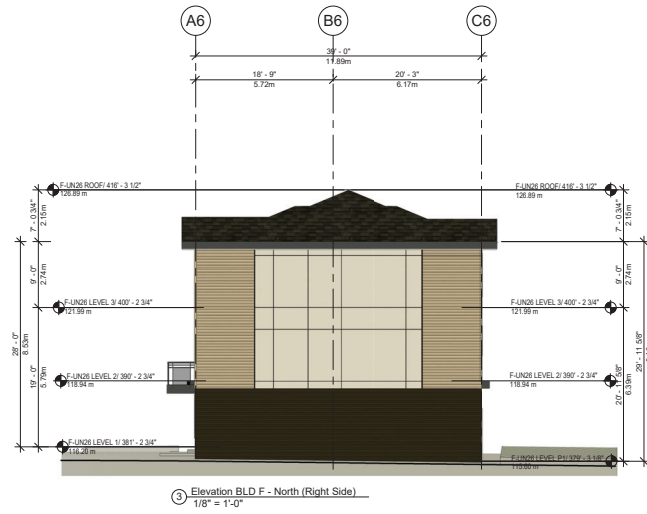


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VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 / Email: matthew@mail.ca

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Revision:



1	2024-12-03	DP SUBMISSION	NG MC
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REV	BY/APP'D	DESCRIPTION	DATE

Architect's Sign and Seal

Project Title  
**PROPOSED**  
**30-UNIT**  
**TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title  
**BLD F -**  
**ELEVATIONS**

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

Drawn: DCS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

Print Code: 408

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:42:47 AM

Draw. No.:

**A6.3**

**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.

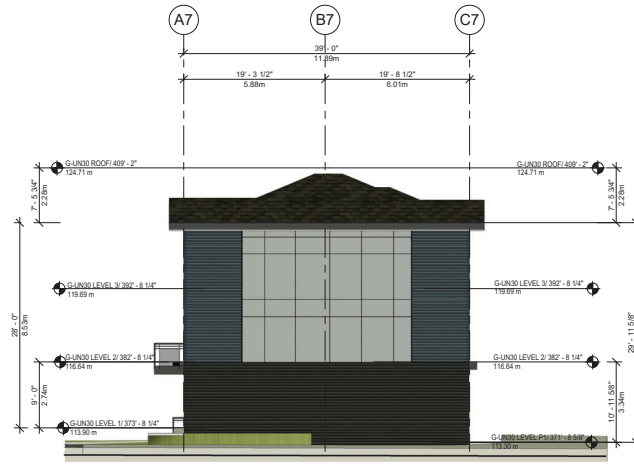
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2G9  
Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

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Revision:



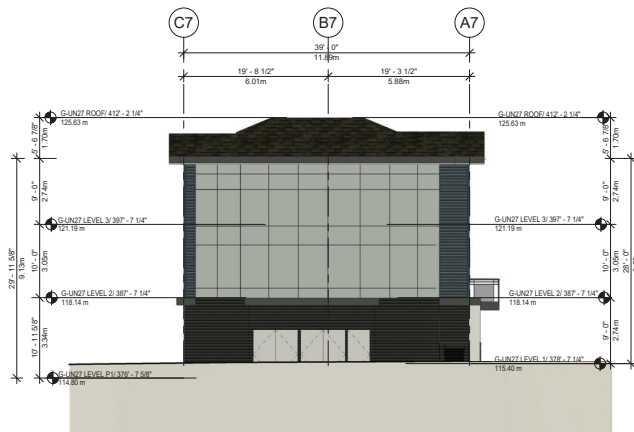
3 Elevation BLD G - East  
1/8" = 1'-0"



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
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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 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:

11/26/2024 9:55:16 AM

Draw. No.:

A7.2



**NORTH-EAST 3D VIEW**



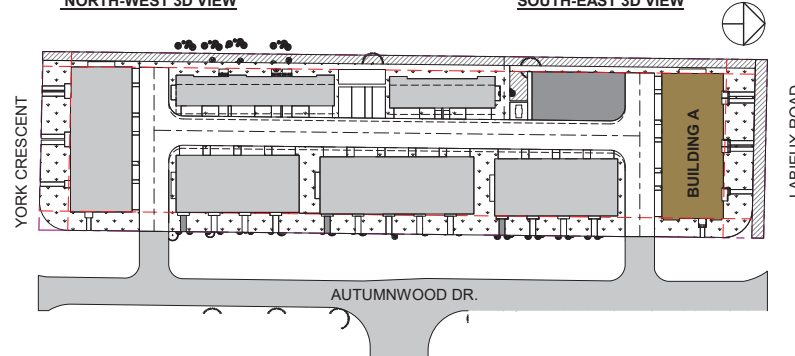
**NORTH-WEST 3D VIEW**



**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:

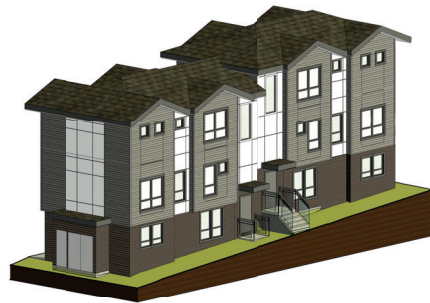
11/26/2024 9:30:07 AM

Diag. No.:

A1.0



**NORTH-EAST 3D VIEW**



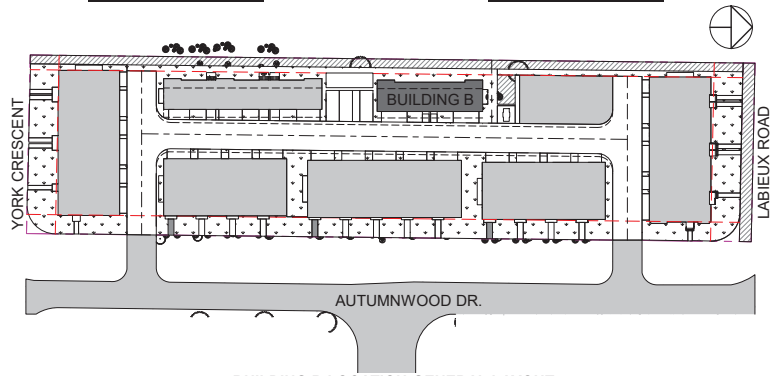
**NORTH-WEST 3D VIEW**



**SOUTH-EAST 3D VIEW**



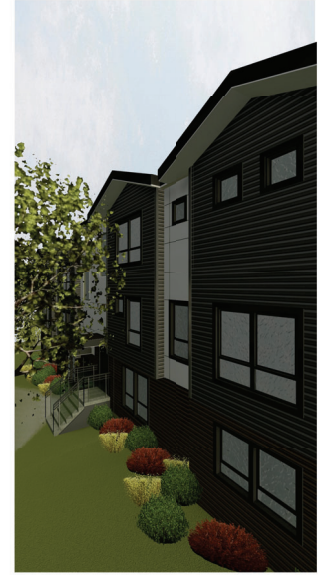
**SOUTH-WEST 3D VIEW**



**BUILDING B LOCATION-GENERAL LAYOUT**



**EXTERIOR PERSPECTIVE BUILDING B**



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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
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REV	YR-MM-DD	DESCRIPTION	DRWN/CHK

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

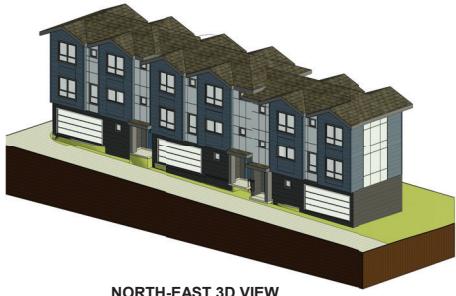
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Project Number: 22NTH01  
Print Code: 40B

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

Draw. No.:  
**A2.0**



**NORTH-EAST 3D VIEW**



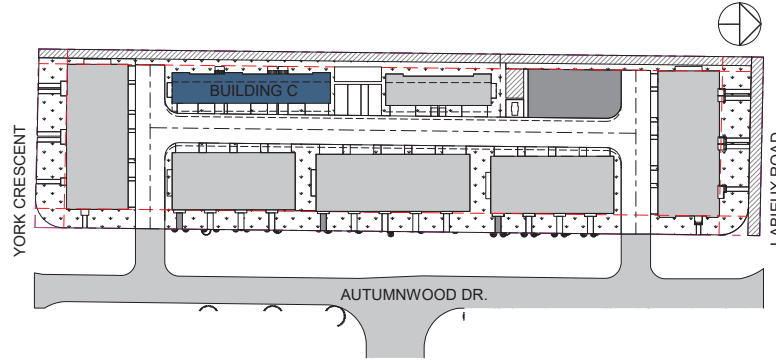
**NORTH-WEST 3D VIEW**



**SOUTH-EAST 3D VIEW**



**SOUTH-WEST 3D VIEW**



**BUILDING C LOCATION-GENERAL LAYOUT**



**MATTHEW CHENG ARCHITECT INC.**

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

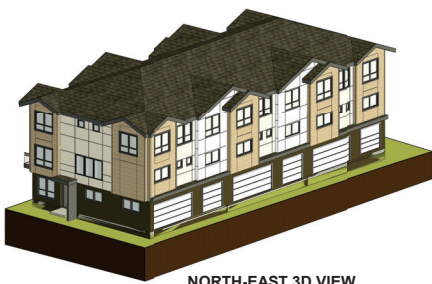
Revision Date: 2024-11-26

Print Date: 11/29/2024 9:06:24 AM

Diag. No.:

**A3.0**





**NORTH-EAST 3D VIEW**



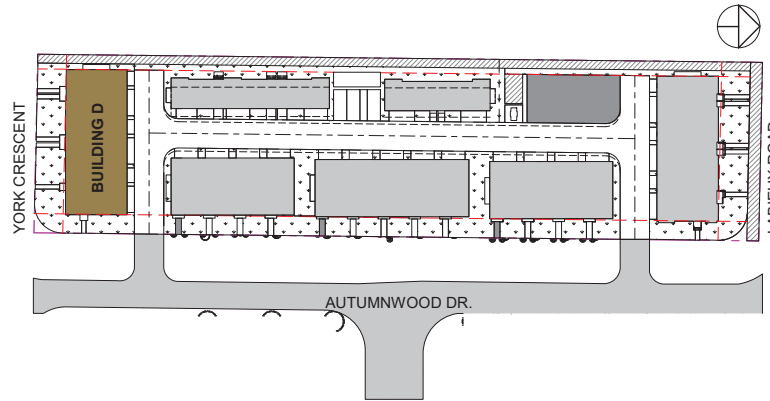
**NORTH-WEST 3D VIEW**



**SOUTH-EAST 3D VIEW**



**SOUTH-WEST 3D VIEW**



**BUILDING D LOCATION-GENERAL LAYOUT**



**MATTHEW CHENG ARCHITECT INC.**

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VANCOUVER, BC V6A 2H9  
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REV	YR-MM-DD	DESCRIPTION	DRW/CHK

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:

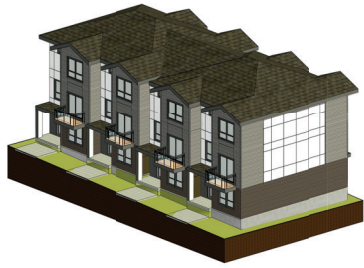
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Print Date:

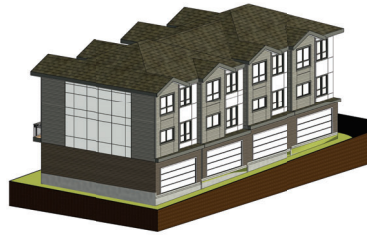
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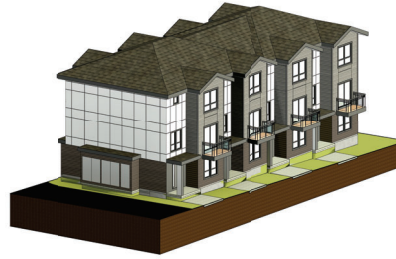
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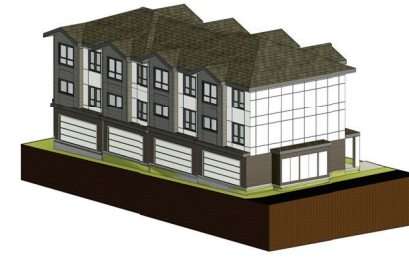
**NORTH-EAST 3D VIEW**



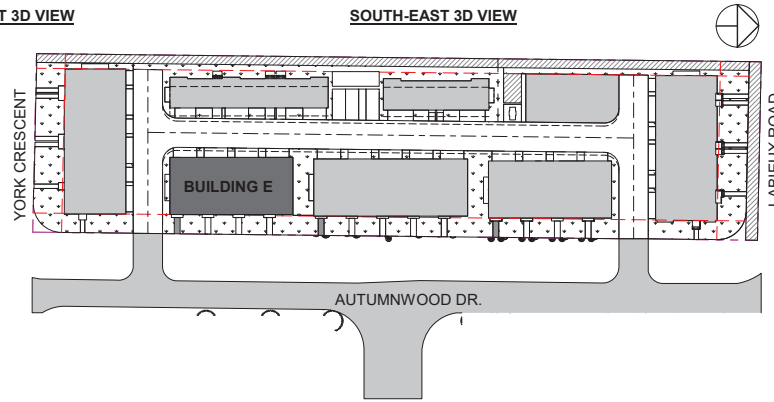
**NORTH-WEST 3D VIEW**



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

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Revision:

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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 @  
AUTUMNWOOD  
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**



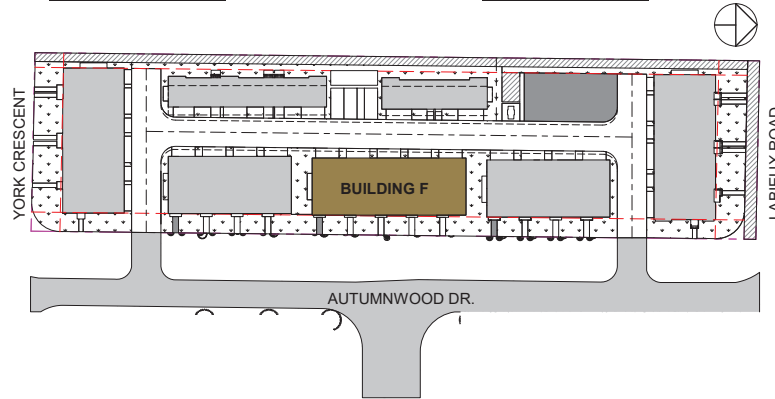
**NORTH-WEST 3D VIEW**



**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@mc.ai.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

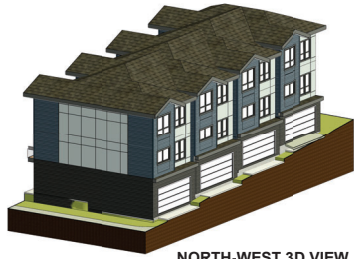
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Desig. No.:

**A6.0**



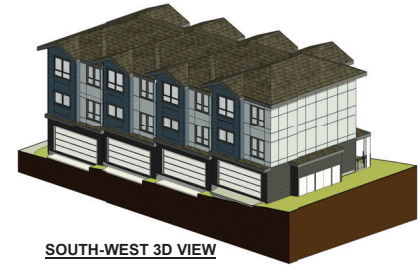
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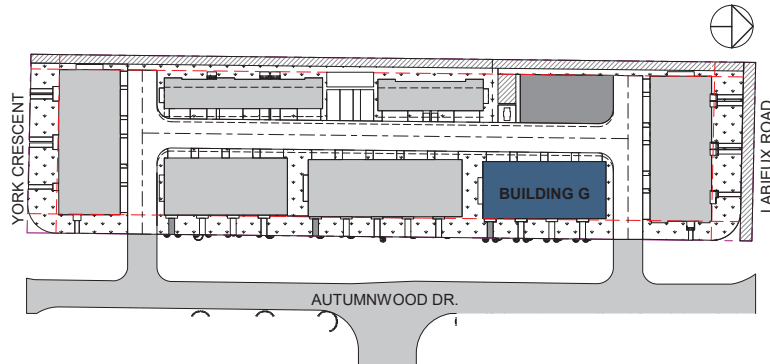
**NORTH-WEST 3D VIEW**



**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:

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

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REV	YEAR/NO	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

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

11/26/2024 9:02:47 AM

Draw. No.:

A7.0



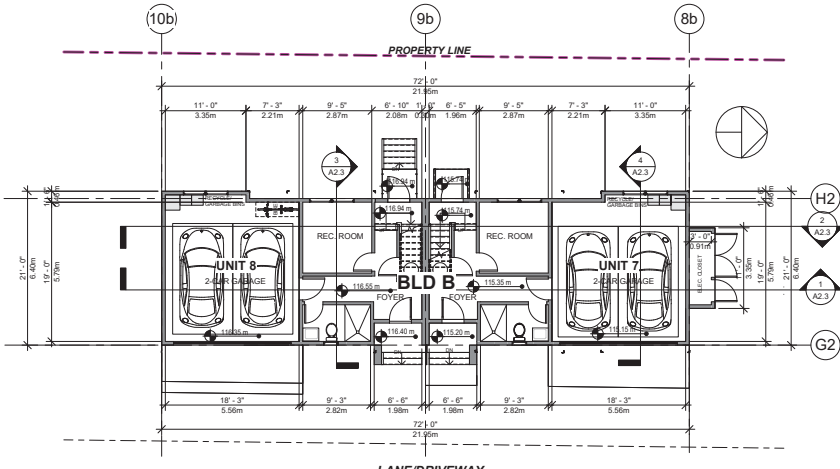


**MATTHEW CHENG ARCHITECT INC.**

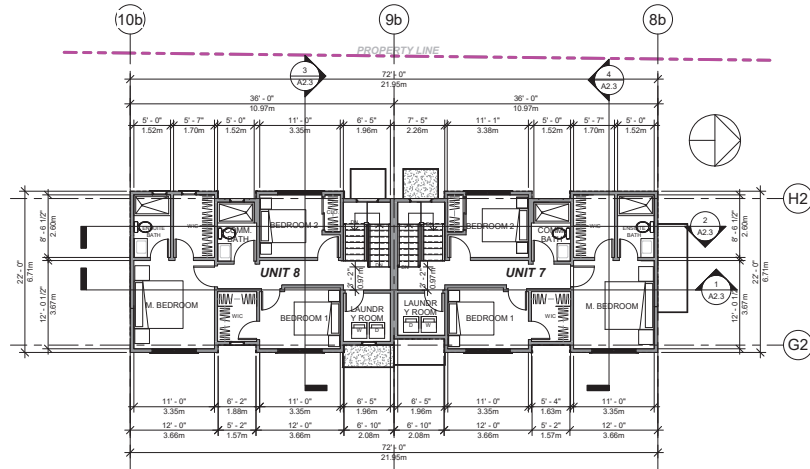
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 | Email: matthew@mail.ca

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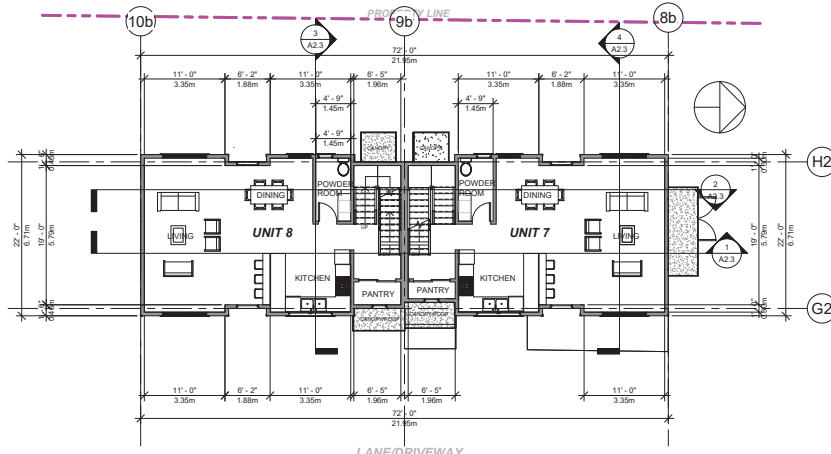
Revision:



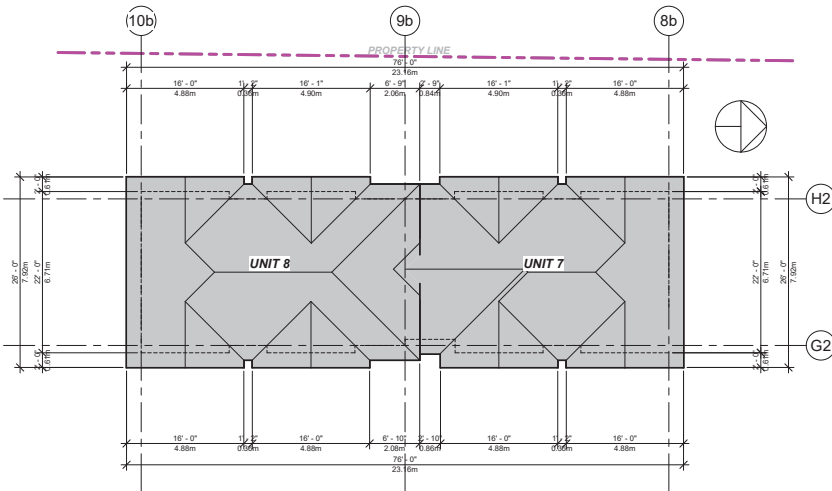
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3 BLD B - Level 3  
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2 BLD B - Level 2  
1/8" = 1'-0"



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

Print Code: 40B

Revision Date:  
2024-11-26

Print Date:  
11/26/2024 9:39:29 AM

Desig. No.:

**A2.1**

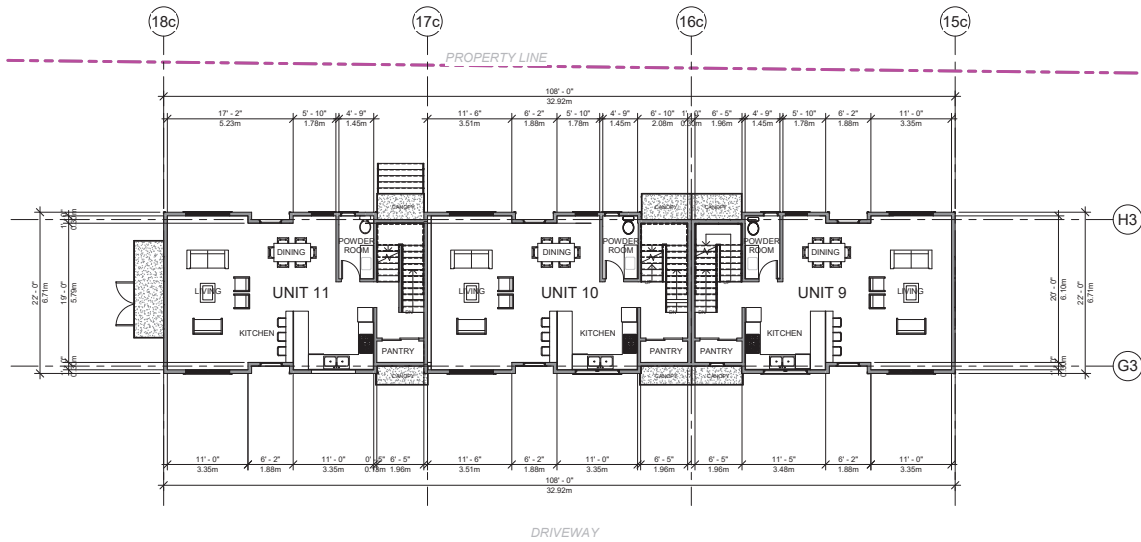
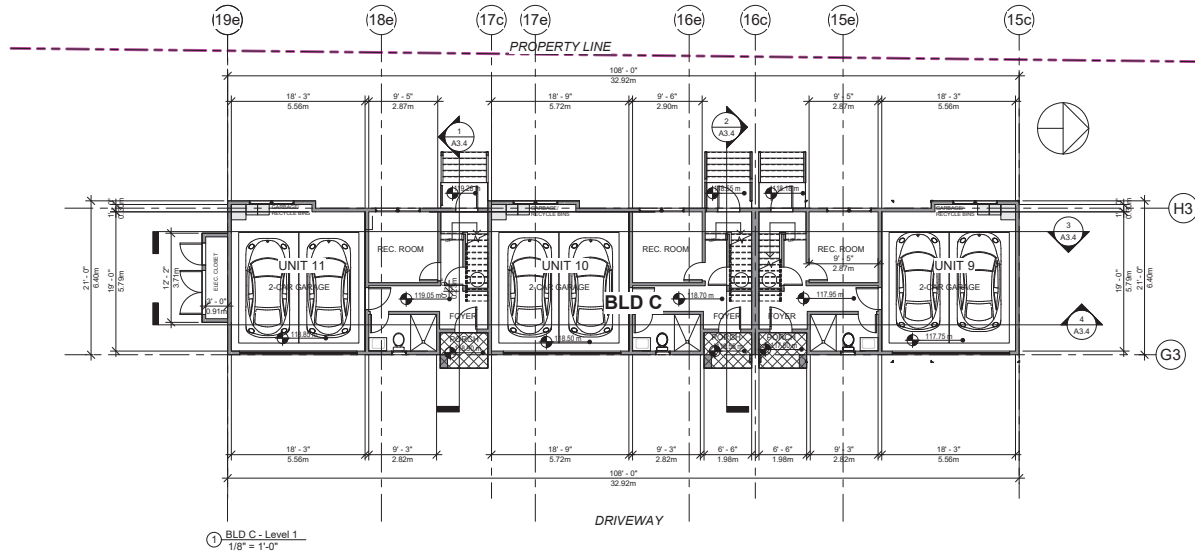


**MATTHEW CHENG ARCHITECT INC.**

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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
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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

Print Date:

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Draw. No.:

**A3.1**

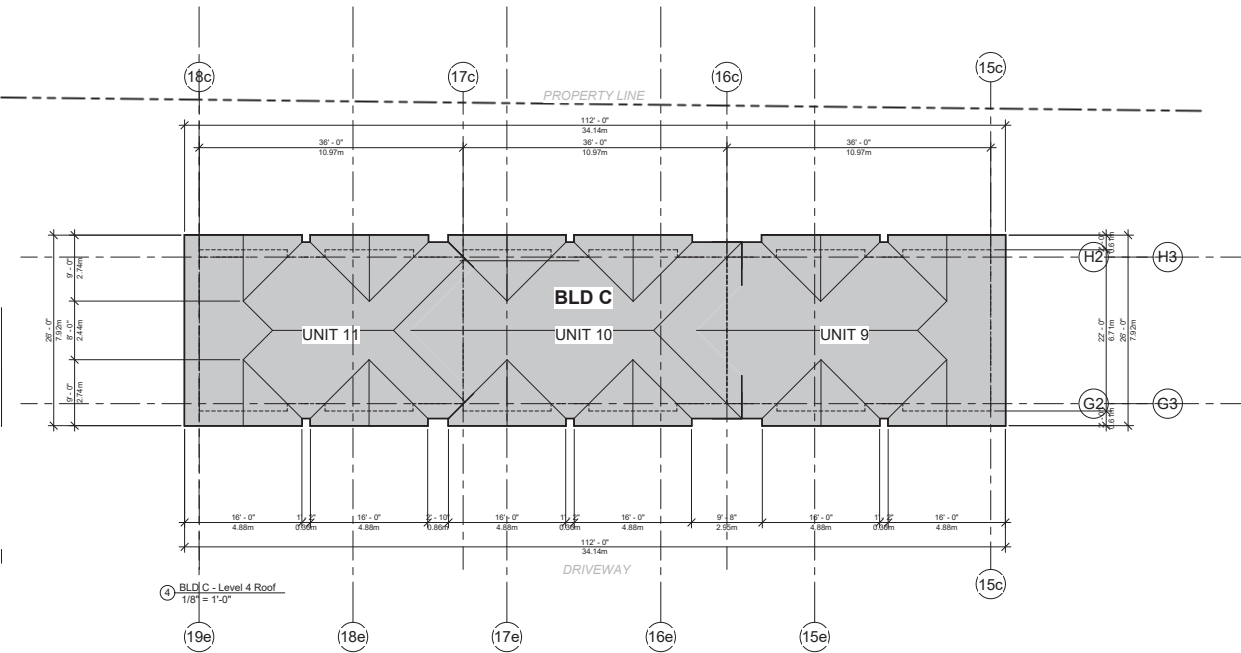
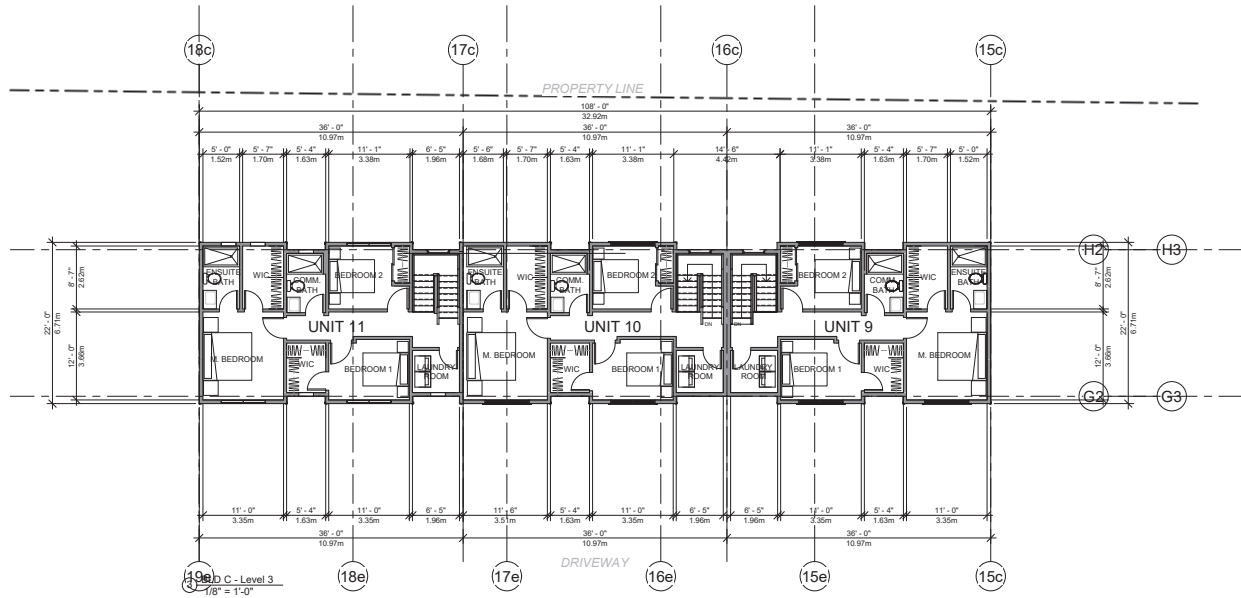


**MATTHEW CHENG ARCHITECT INC.**

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VANCOUVER, BC V6S 2H9  
Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

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Revision:



1	2024-12-03	DP SUBMISSION	NG/MC
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REV	DATE	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  
**BLD C - LEVEL 3  
& ROOF 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

Print Date:  
11/26/2024 9:40:09 AM

Desig. No.:

**A3.2**





**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 | 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

Print Code: 408

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:40:48 AM

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 408

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:40:48 AM

Drawn: Author

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

Project Number: 22NTH01

Print Code: 408

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:40:48 AM

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 408

Revision Date: 2024-11-26

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Drawn: Author

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Project Number: 22NTH01

Print Code: 408

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Print Date: 11/26/2024 9:40:48 AM



**MATTHEW CHENG ARCHITECT INC.**

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

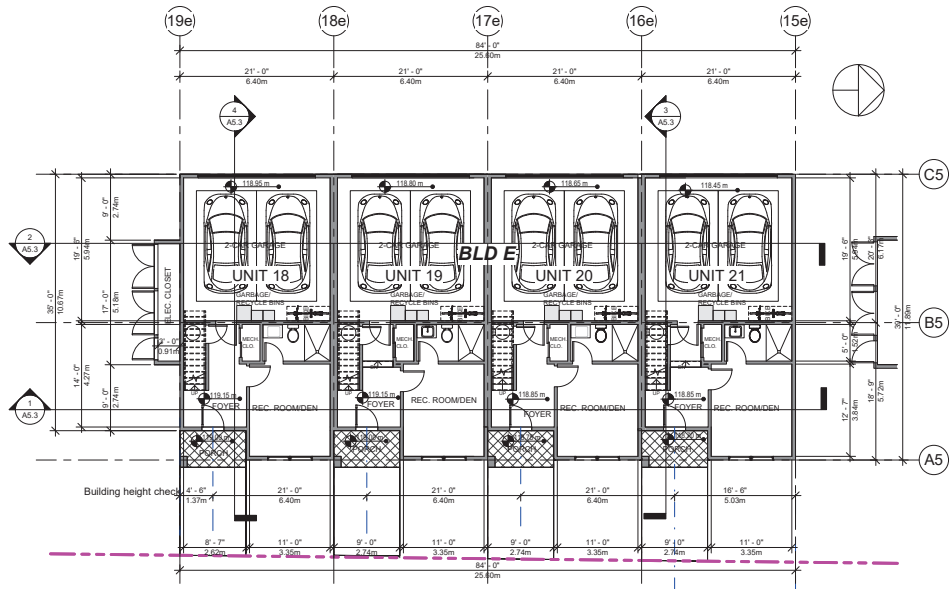
Project Number: 22NTH01

Print Code: 40B

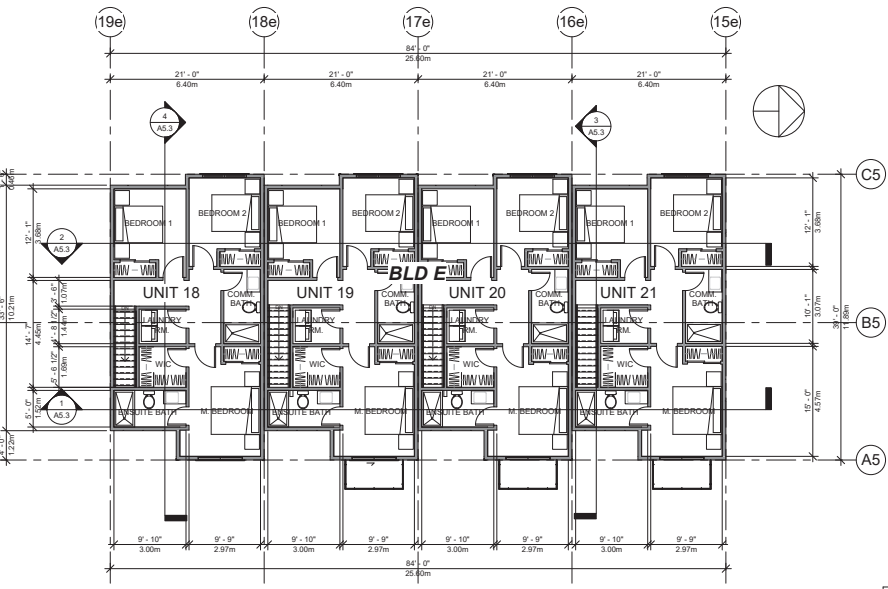
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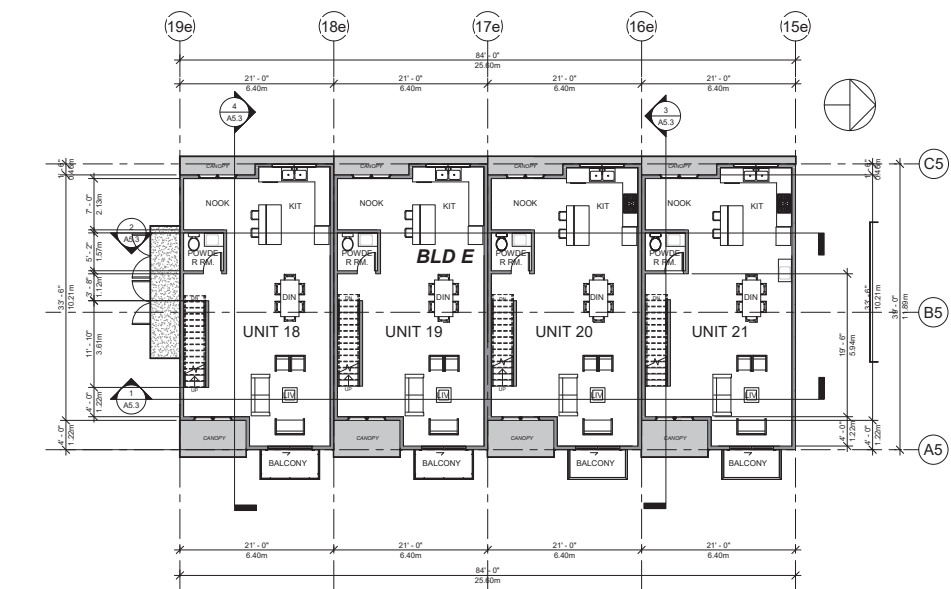
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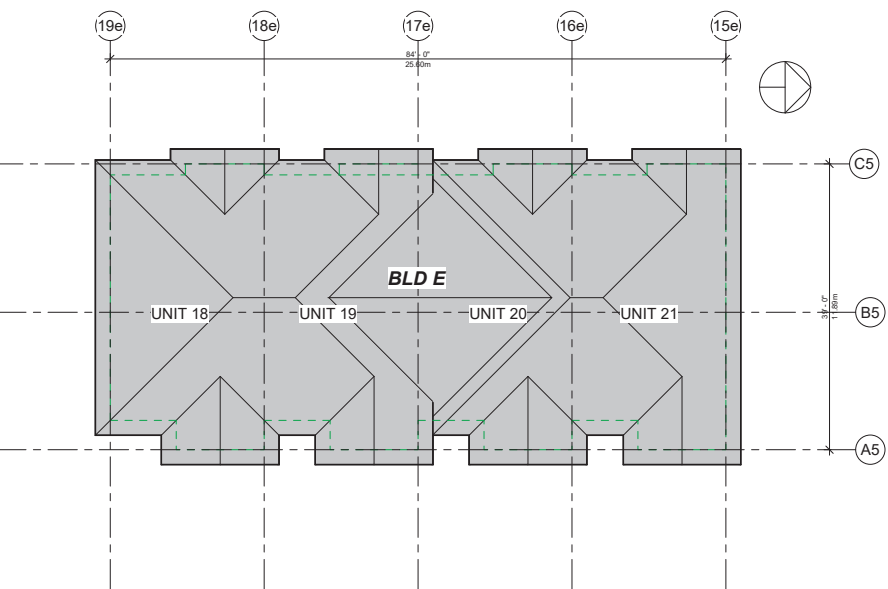
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3 BLD E - Level 3  
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2 BLD E - Level 2  
1/8" = 1'-0"



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

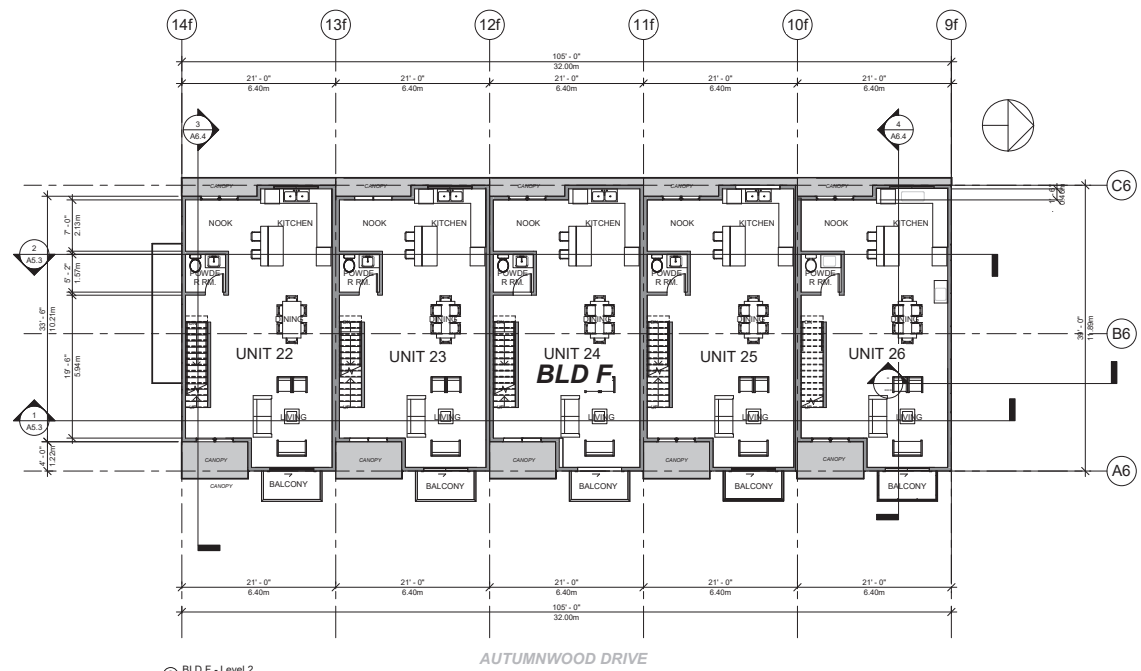
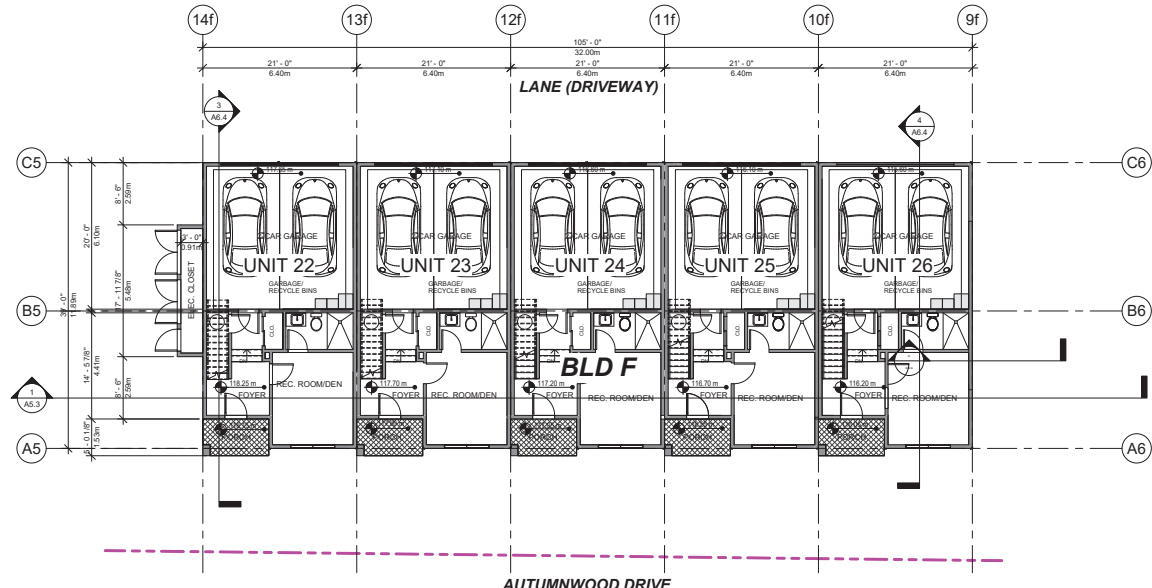


**MATTHEW CHENG ARCHITECT INC.**

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



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

REV | YEAR | DESCRIPTION | DRAWN | CHECKED

Architect's Sign and Seal

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

Checked: MC

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

Project Number: 22NTH01  
Print Code: 40B

Revision Date:  
2024-11-26

Print Date:  
11/26/2024 9:42:15 AM

Draw. No.:

**A6.1**

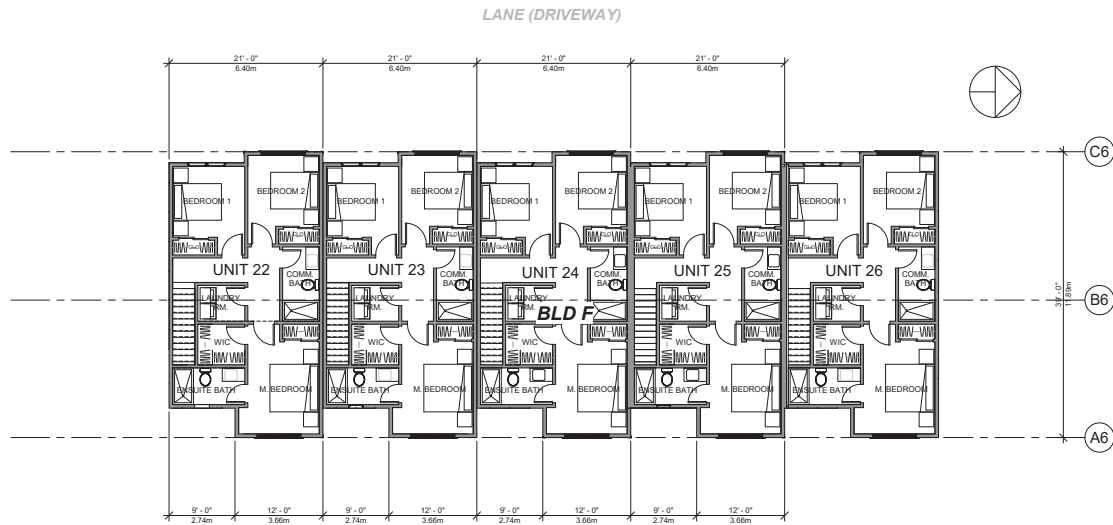


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Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 / Email: matthew@mc.ai.ca

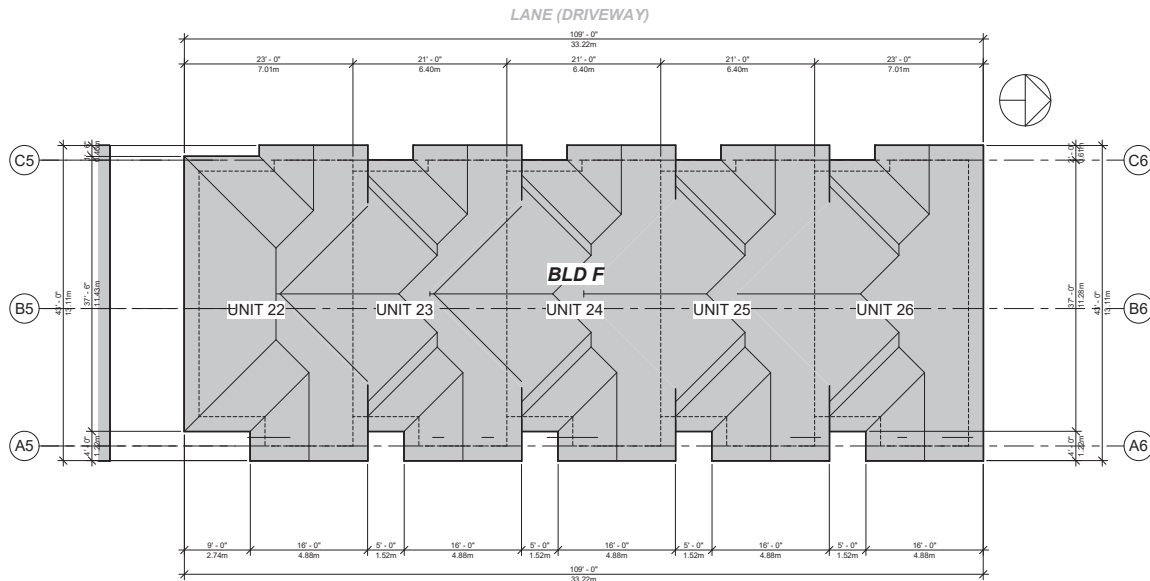
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Revision:



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 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 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**

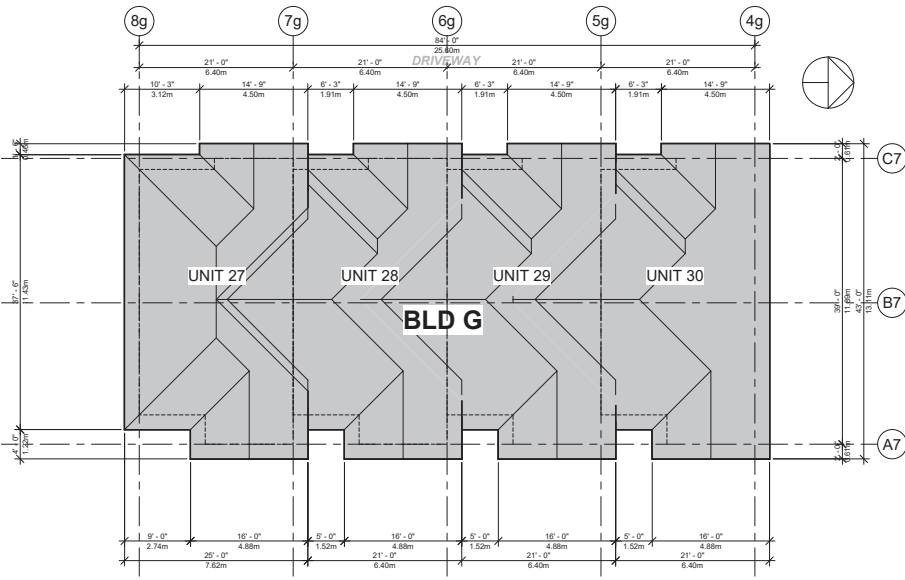
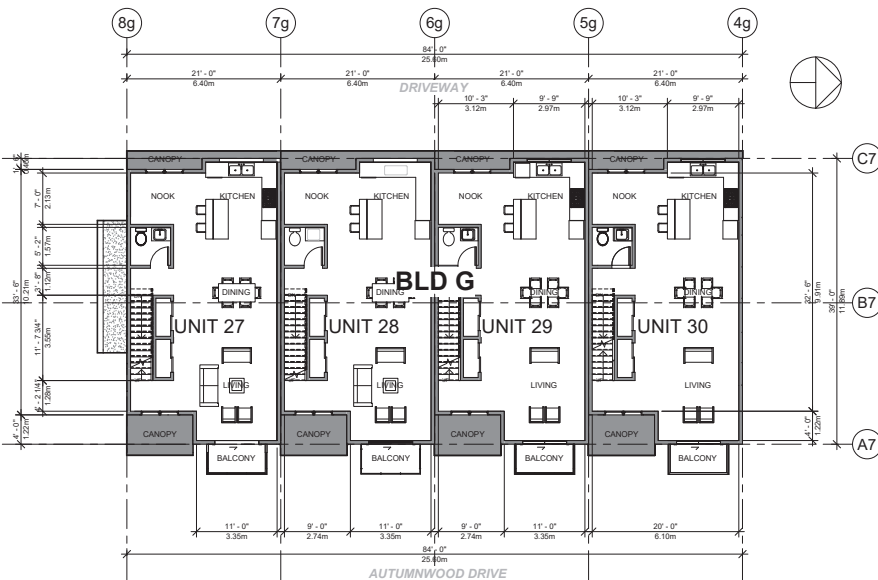
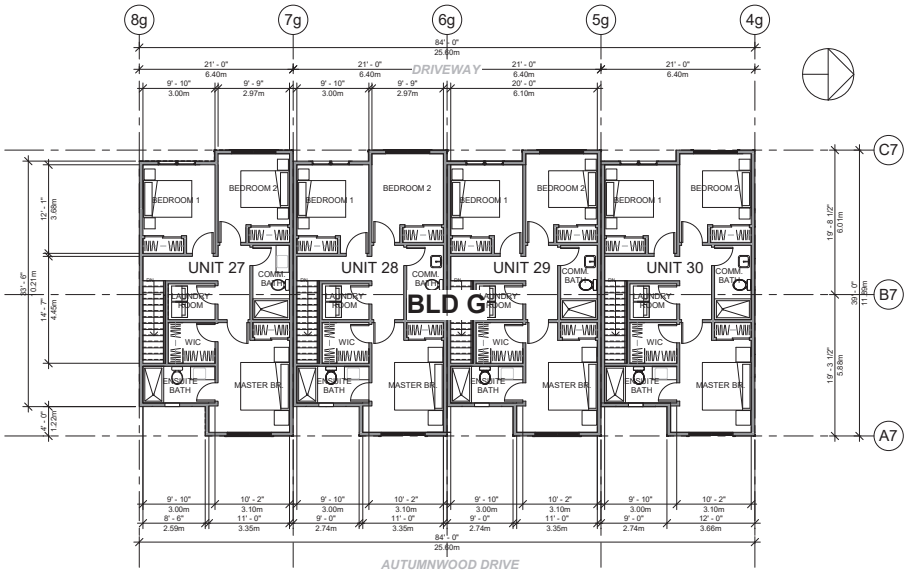
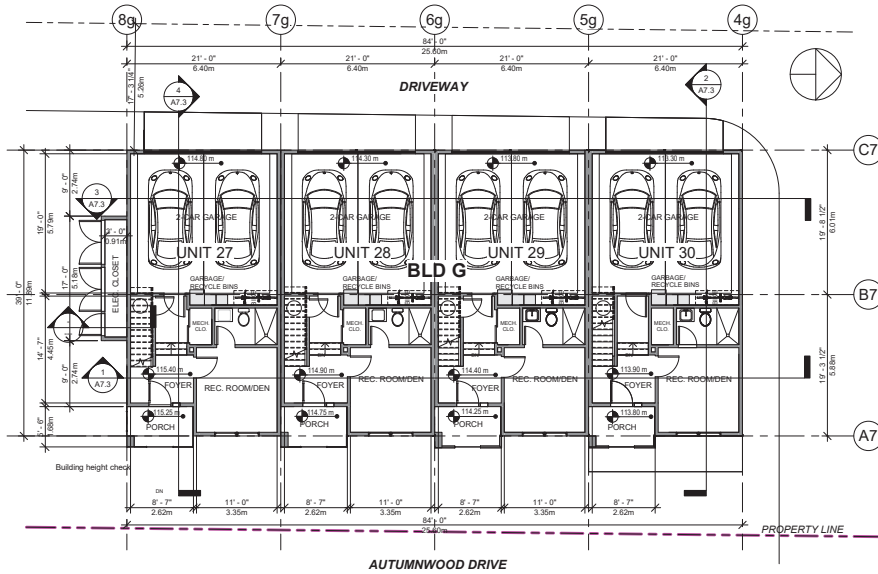


**MATTHEW CHENG ARCHITECT INC.**

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

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Revision:



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

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  
**BLD G - FLOOR  
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 9:43:08 AM

Dwg. No.:

A7.1

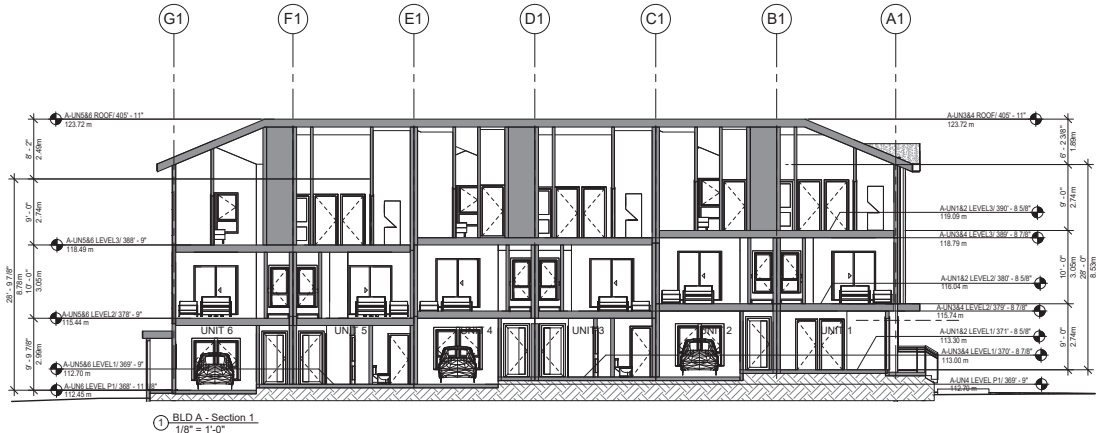


**MATTHEW CHENG ARCHITECT INC.**

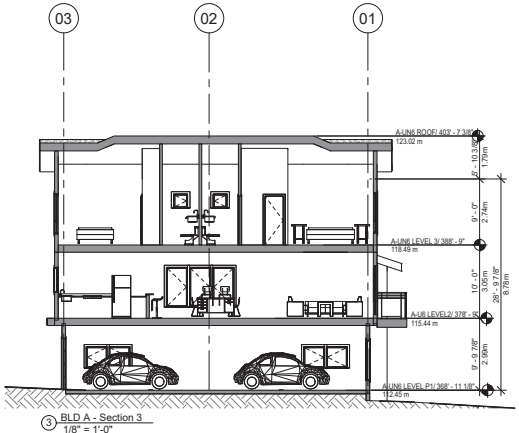
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 / Email: matthew@mail.ca

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Revision:



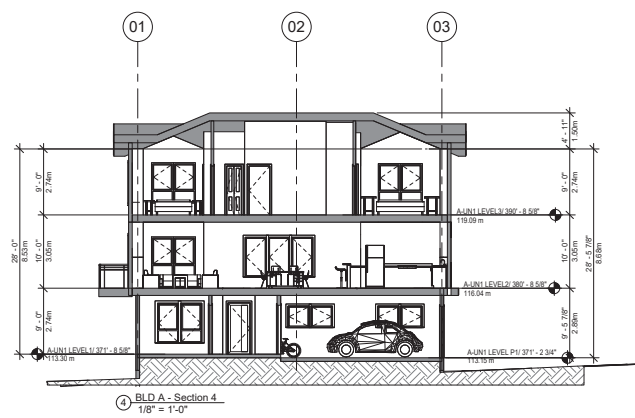
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3 BLD A - Section 3  
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2 BLD A - Section 2  
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4 BLD A - Section 4  
1/8" = 1'-0"

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

Architect's Sign and Seal

Project Title  
**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title  
**BLD A -  
SECTIONS**

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

Dwg. No.:  
**A1.3**



**MATTHEW CHENG ARCHITECT INC.**

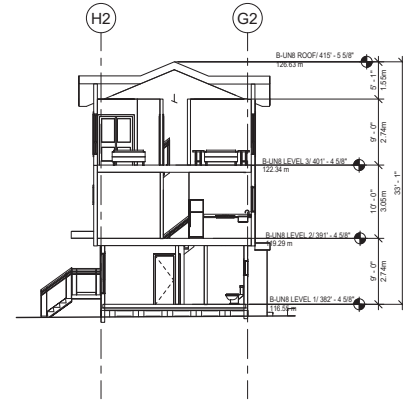
Unit: 302 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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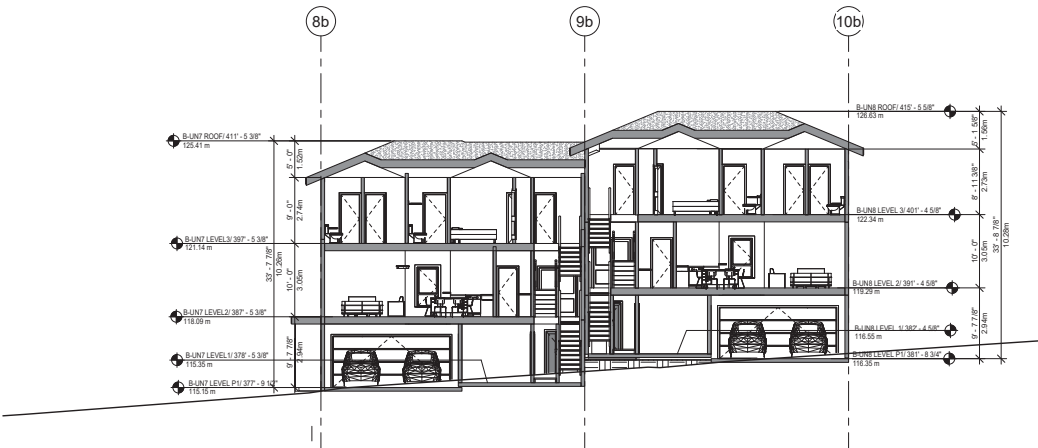
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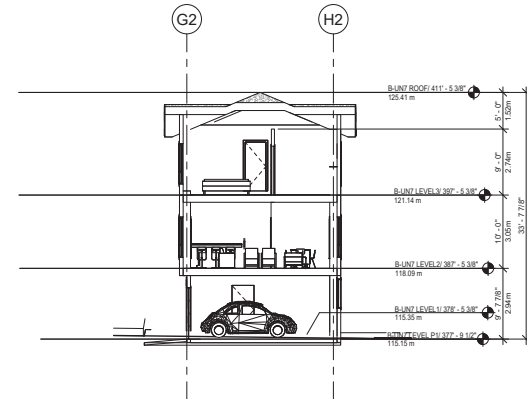
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1/8" = 1'-0"



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 YR MM DD DESCRIPTION DRAWN/CHECK

Architect's Sign and Seal

Project Title  
**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title  
**BLD B -  
SECTIONS**

**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

Print Date:

11/26/2024 9:39:58 AM

Desig. No.:

A2.3





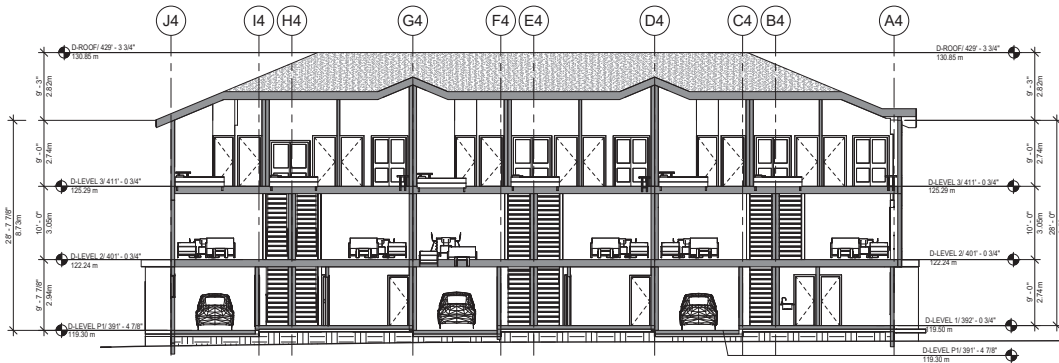


**MATTHEW CHENG ARCHITECT INC.**

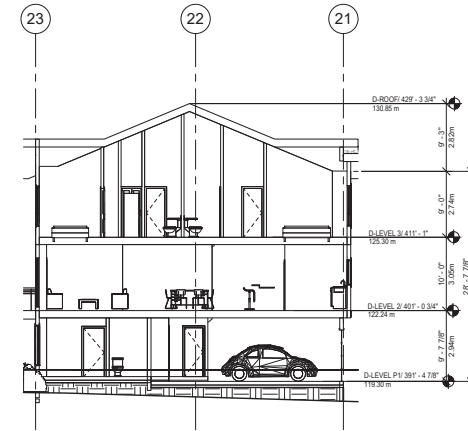
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2H9  
Tel: (604) 751-3012 / Email: matthew@mcai.ca

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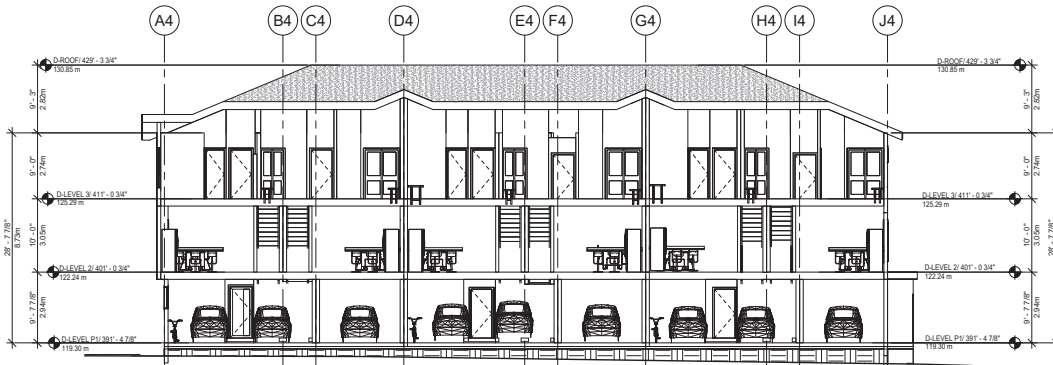
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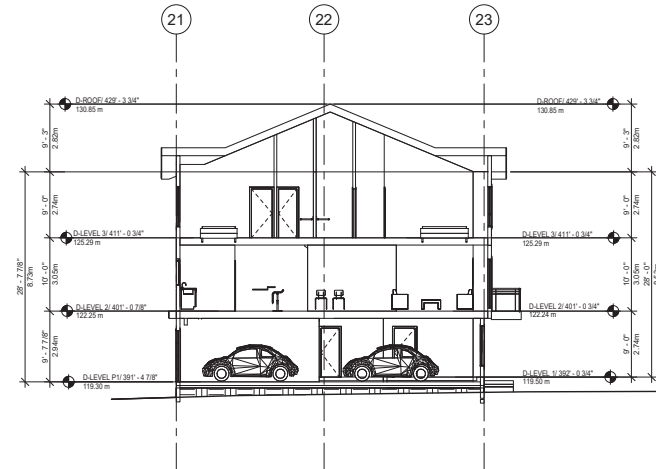
1 BLD D - Section 1  
1/8" = 1'-0"



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

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 D -  
SECTIONS**

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

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Checked: Checker

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

Project Number: 22NTH01

Print Code: 40B

Revision Date: 2024-11-26

Print Date: 11/26/2024 9:41:31 AM

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**A4.3**



**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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Architect's Sign and Seal

Project Title

**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title

**BLD E -  
SECTIONS**

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

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 40B

Revision Date:

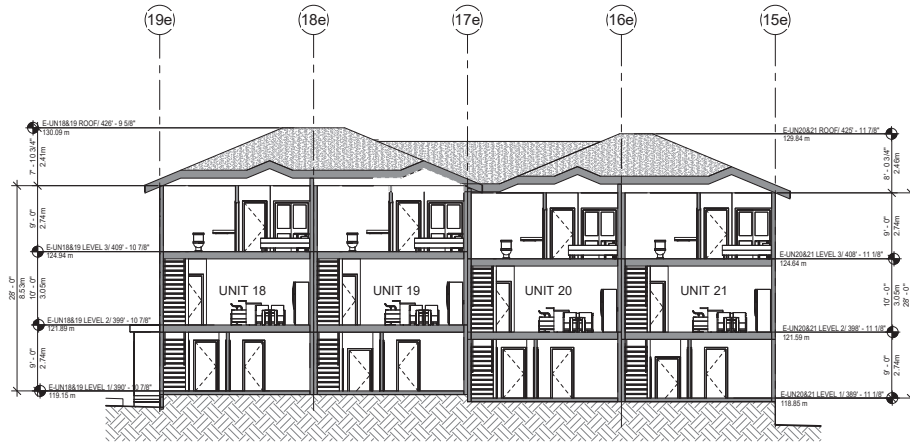
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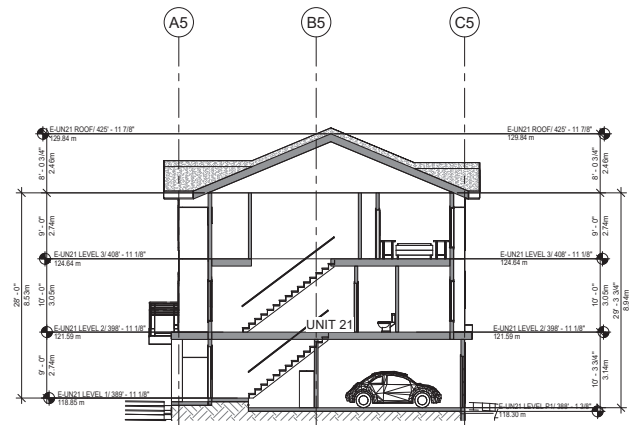
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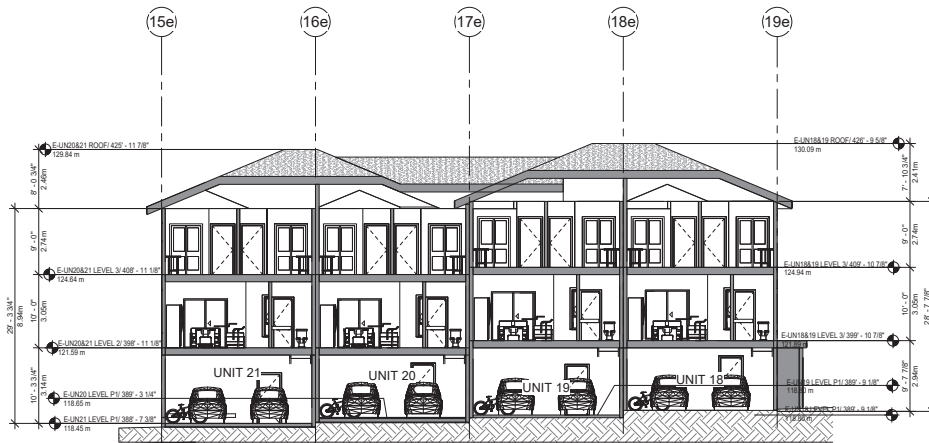
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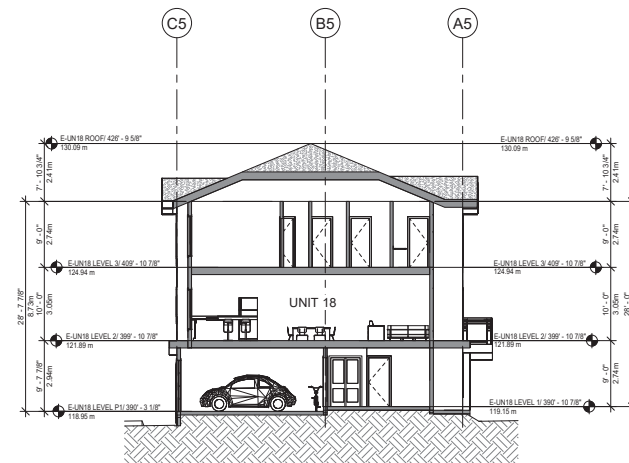
① BLD E - Section 1  
1/8" = 1'-0"



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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Revision:

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REV | YEAR | DD | DESCRIPTION | DRAWN | OK

Architect's Sign and Seal

Project Title

**PROPOSED  
30-UNIT  
TOWNHOUSES**

2453 LABIEUX RD.,  
NANAIMO, B.C.

Sheet Title

**BLD F -  
SECTIONS**

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

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Checked: MC

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

Project Number: 22NTH01

Print Code: 40B

Revision Date:

2024-11-26

Print Date:

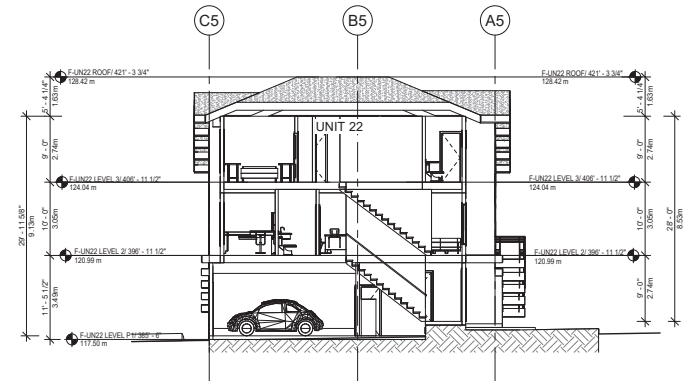
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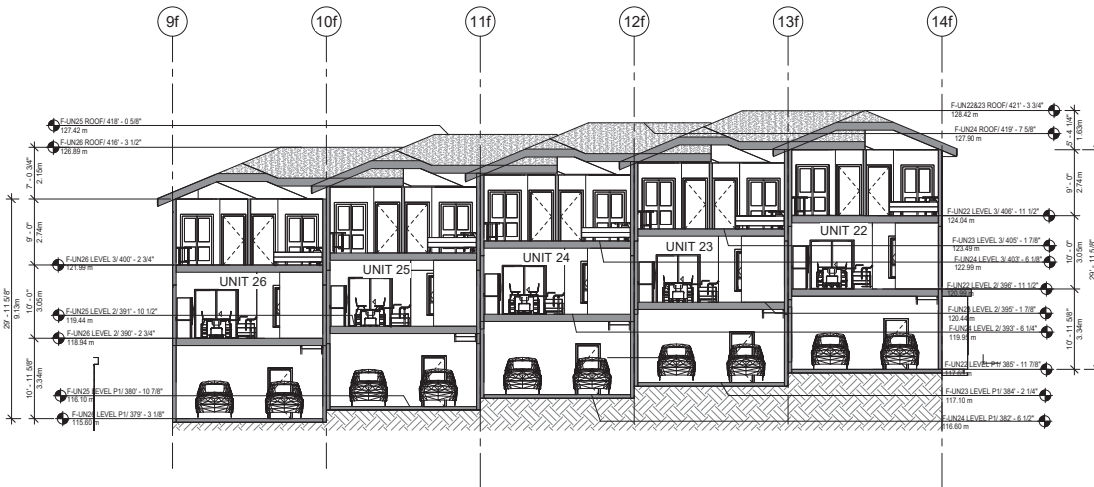
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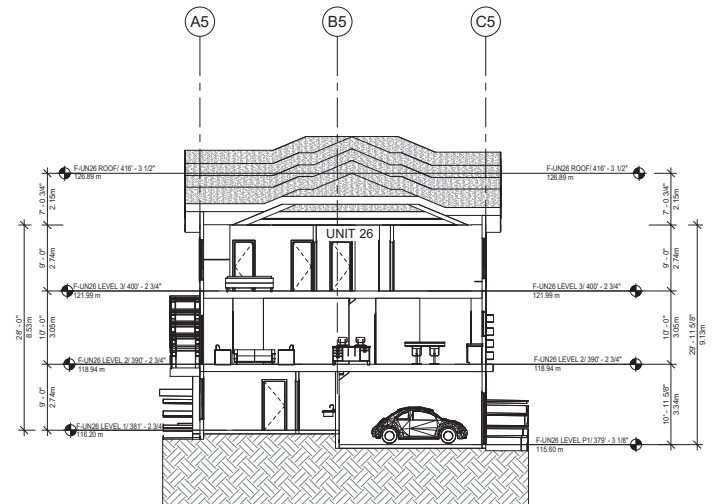
① BLD F - Section 1  
1/8" = 1'-0"



③ BLD F - Section 3  
1/8" = 1'-0"



② BLD F - Section 2  
1/8" = 1'-0"



④ BLD F - Section 4  
1/8" = 1'-0"

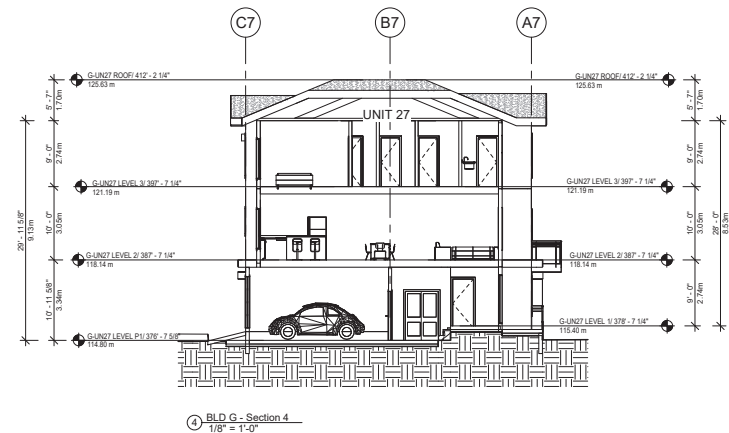
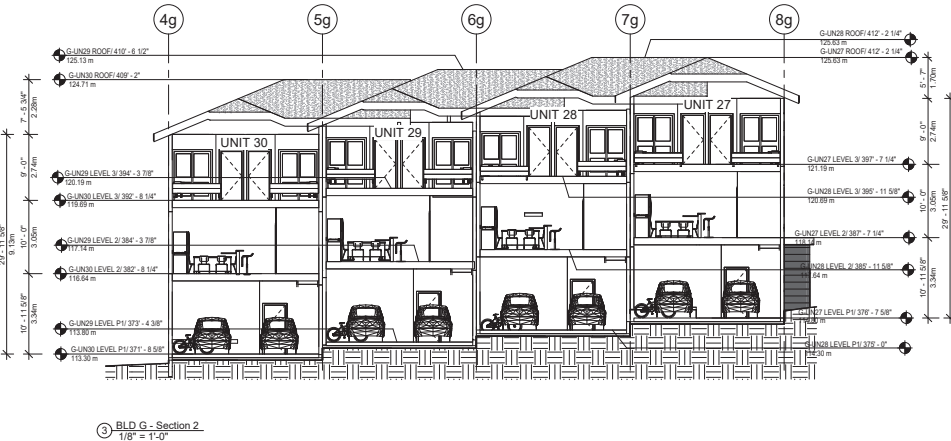
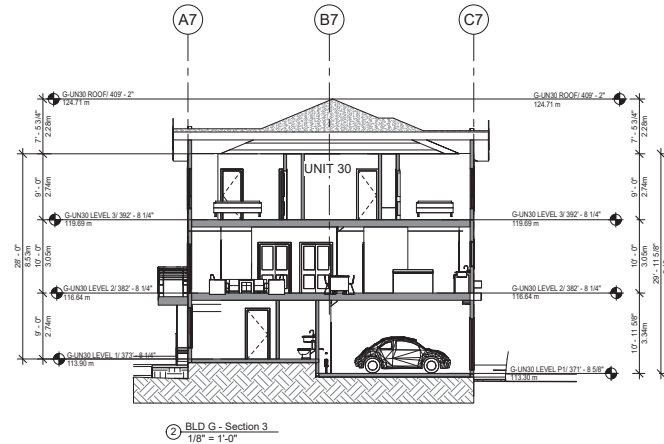
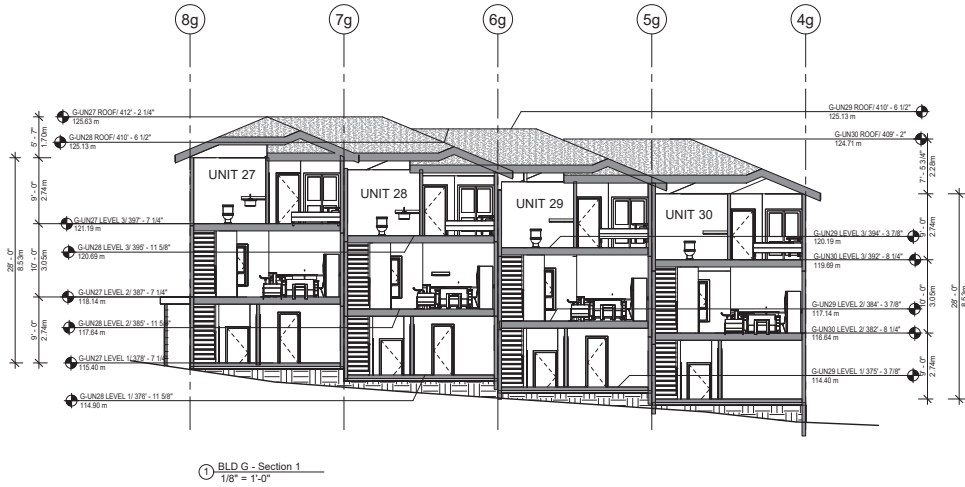


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Revision:



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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**

**RECEIVED**  
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A7.3

