



DEVELOPMENT PERMIT NO. DP001284

0760408 BC LTD
Owner(s) of Land (Permittee)

380 & 385 WATFIELD AVENUE
Civic Address(es)

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures and other developments thereon:

Legal Description:

LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP125538
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP125538
PID No. 031-929-711 & 031-929-729

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Subject Property Map
Schedule B Site Plan and Typical Garage Layout
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

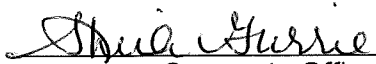
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

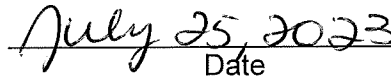
1. *Section 16.11.5.3 Siting of Buildings* – to reduce the minimum required side yard setback from 3.0m to 2.0m for Building 19 and from 3.0m to 1.5m for the amenity building as identified in Schedule B.
2. *Section 16.11.6 Height of Buildings* – to increase the maximum permitted height of a building with a sloped roof from 11.7m to 12.2m for the buildings identified as Buildings 1 through 22 in Schedule B.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Typical Garage Layout prepared by Ciccozzi Architecture, dated 2023-MAR-24 as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Ciccozzi Architecture, dated 2023-JUN-15, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2023-APR-20, as shown on Schedule D.

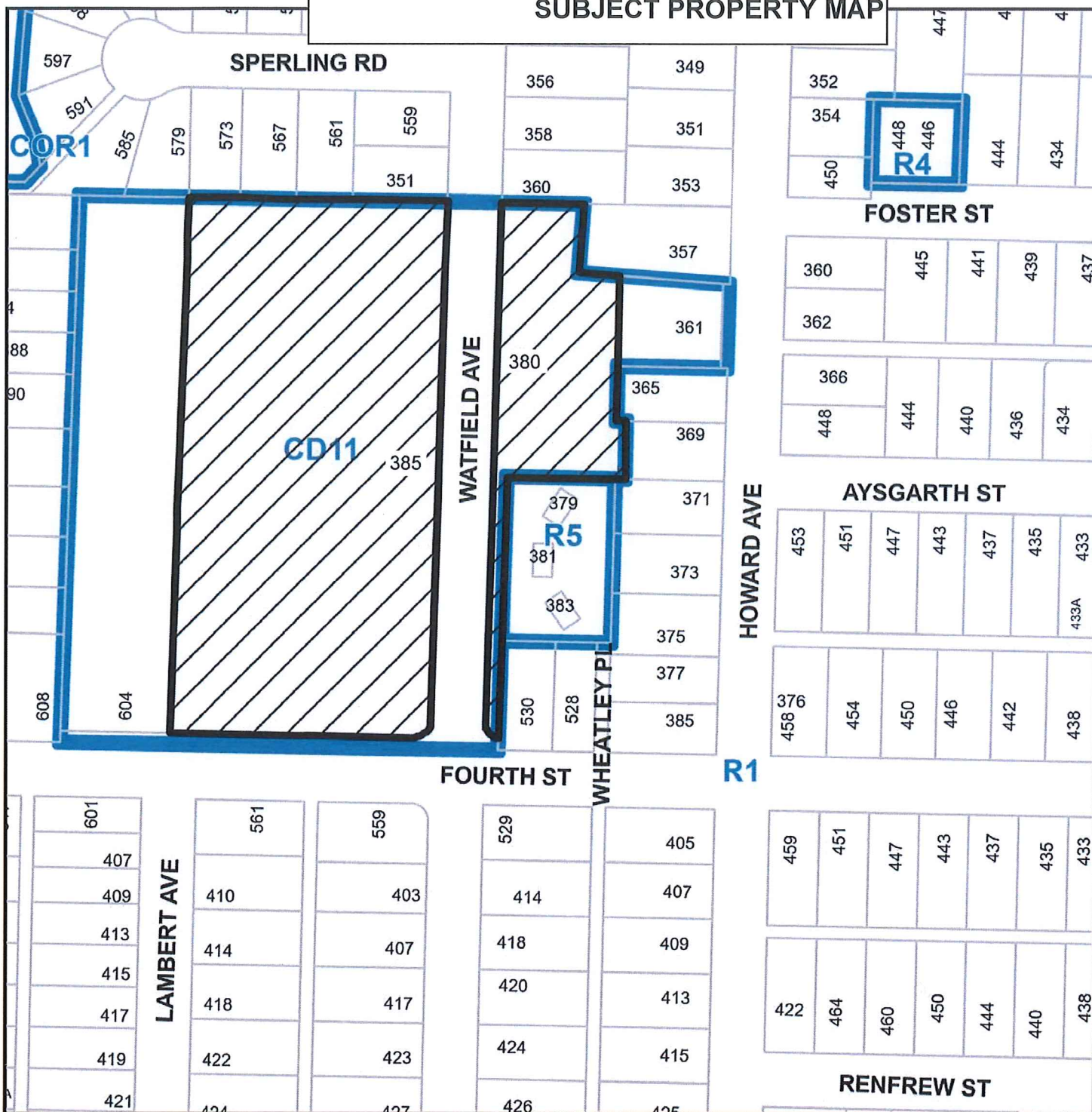
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 10TH DAY OF JULY, 2023.


Corporate Officer


Date

CH/bb

Prospero attachment: DP001284

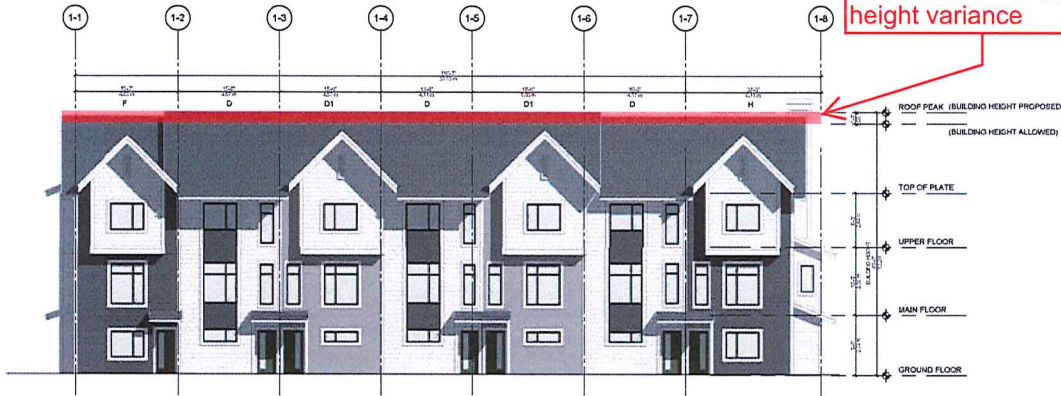


 380 + 385 Watfield Ave

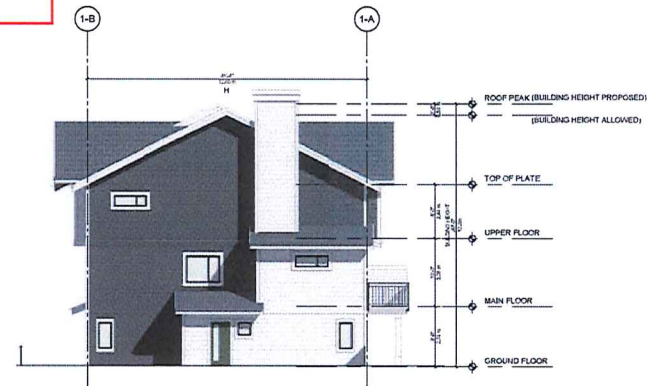


BUILDING ELEVATIONS AND DETAILS

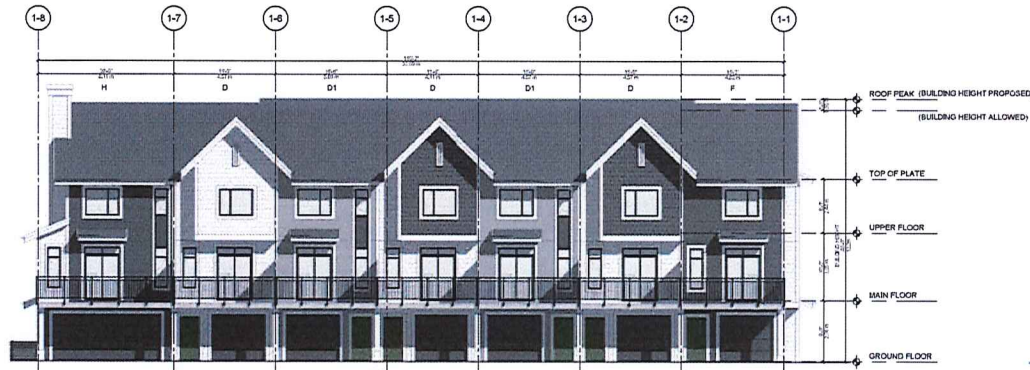
Proposed building height variance



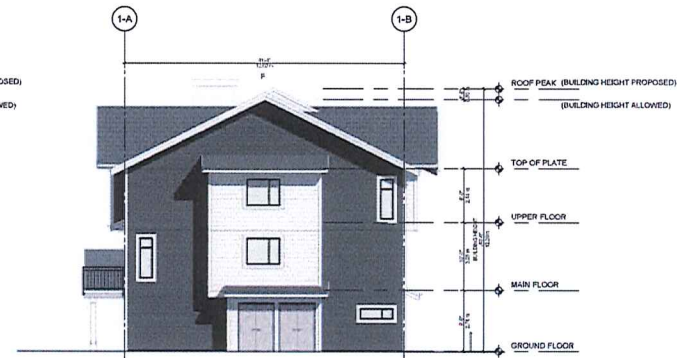
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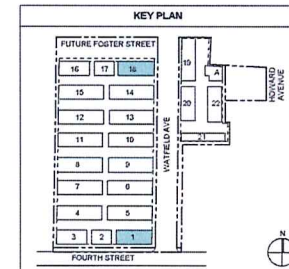
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2 NORTH ELEVATION - BUILDING 1 & 18
1:100



4 WEST ELEVATION - BUILDING 1 & 18
1:100



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REVISION:
NO. DATE DESCRIPTION

DATE: DESCRIPTION:
DRAWN: CICCOTZI ARCHITECTURE
CHECKED: CICCOTZI ARCHITECTURE
APPROVED: CICCOTZI ARCHITECTURE



CICCOTZI
ARCHITECTURE

12th FLOOR
1055 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 657-4741

PARK & 4TH

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DP1284
2023-JUN-23
CICOTZI ARCHITECTURE

560 FOURTH STREET &
381 HOWARD AVE

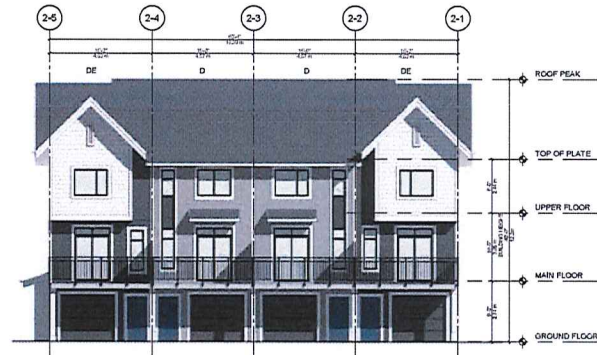
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SHEET NO. 725

ELEVATIONS &
SECTIONS
BUILDINGS 1 & 18

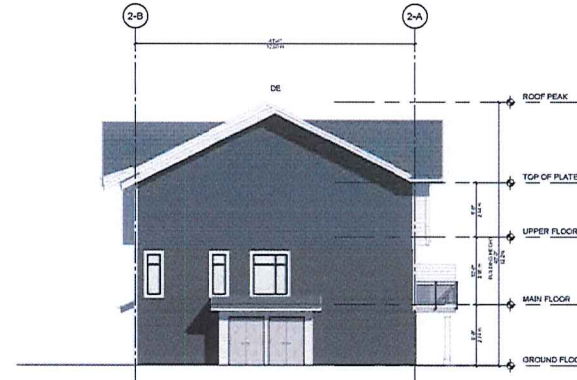
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SHEET NO. A2.B1.4



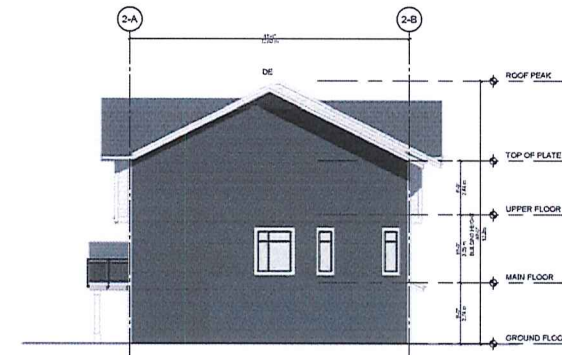
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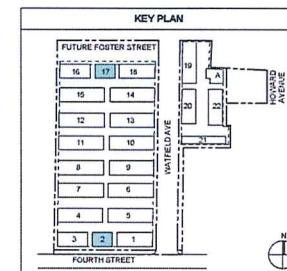
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3 EAST ELEVATION - BUILDING 2 & 17
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4 WEST ELEVATION - BUILDING 2 & 17
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NO.	DESCRIPTION

REVISION	
DATE	DESCRIPTION



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TEL: 604 651-4741

PARK & 4TH

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DP1284
2023-JUN-17

560 FOURTH STREET &
381 HOWARD AVENUE

CADRENER	PROJECT NO.
MURC	AW
SCALE	PROJECT NO.
1:100	725
SHEET TITLE	
ELEVATIONS & SECTIONS BUILDINGS 2 & 17	

REV. NO.	SHEET NO.
1	A2.B2.4

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REVISION:
NO. DATE DESCRIPTION

ISSUE:
DATE DESCRIPTION
DESIGNER: CICCOTZI ARCHITECTURE
ARCHITECT: CICCOTZI ARCHITECTURE
ENGINEER: CICCOTZI ARCHITECTURE
COUNCILOR: CICCOTZI ARCHITECTURE



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PARK & 4TH

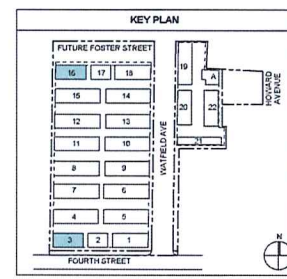
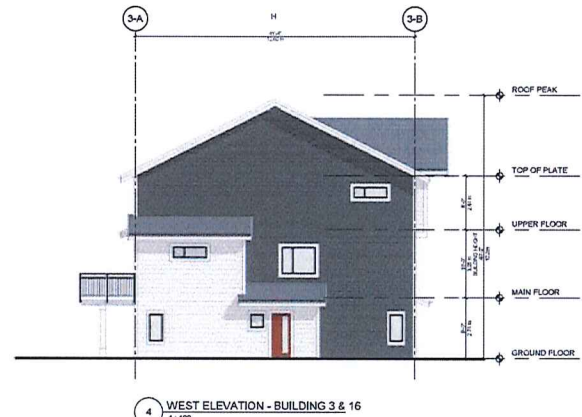
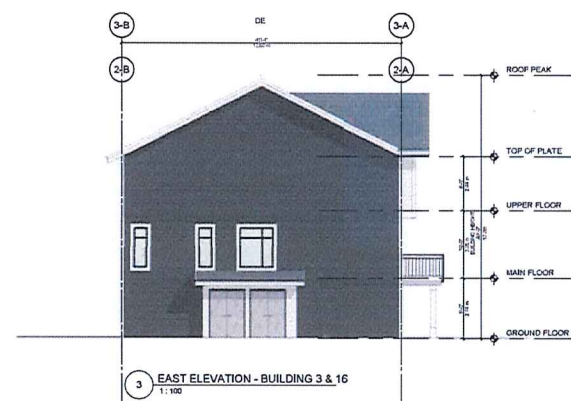
RECEIVED
01284
2023-JUN-17

560 FOURTH STREET &
381 HOWARD AVE

DATE	PROJECT NO.
1:100	725

**ELEVATIONS &
SECTIONS
BUILDINGS 3 & 16**

KEY NO.	SHEET NO.
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REVISION	NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
2023-01-10	ISSUED FOR PERMIT
2023-01-10	REVISED FOR PERMIT
2023-01-10	REVISED FOR PERMIT
2023-01-10	REVISED FOR PERMIT



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1ST FLOOR
1055 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 657-4741

PARK & 4TH

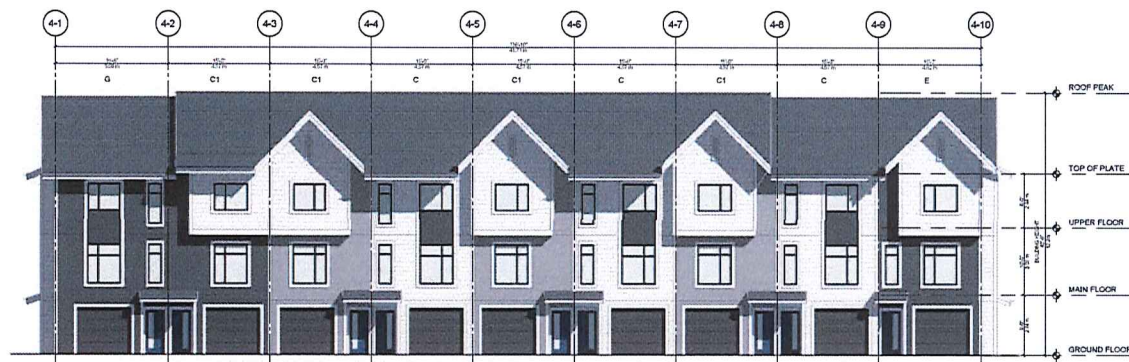
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DP1284
2023-JUN-17

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381 HOWARD AVE

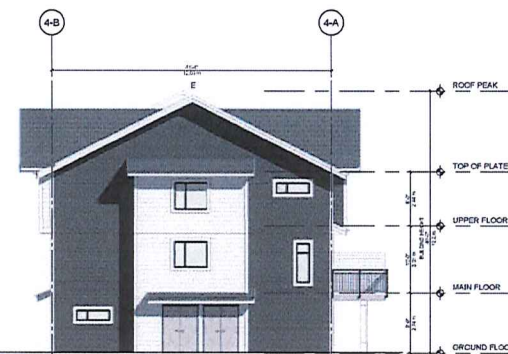
DRAWN BY	CHECKED BY
MUNC	AW
SCALE	PROJECT NO.
1:100	725

**ELEVATIONS &
SECTIONS BUILDING
4, 7, 8, 11, 12 & 15**

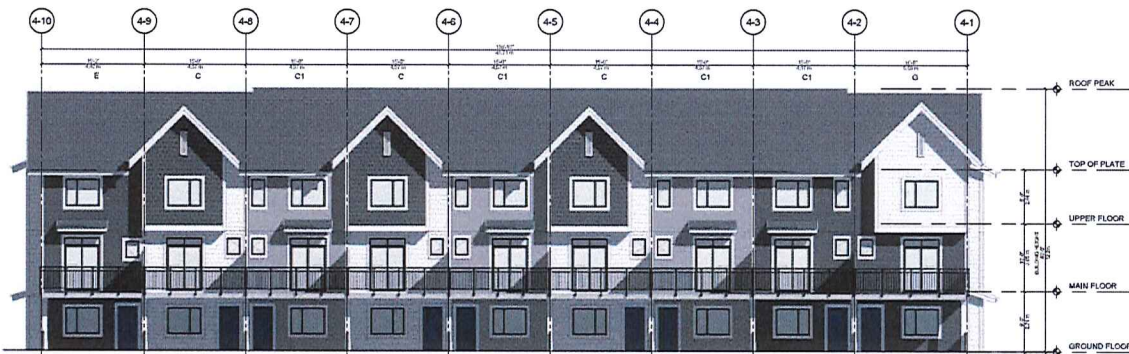
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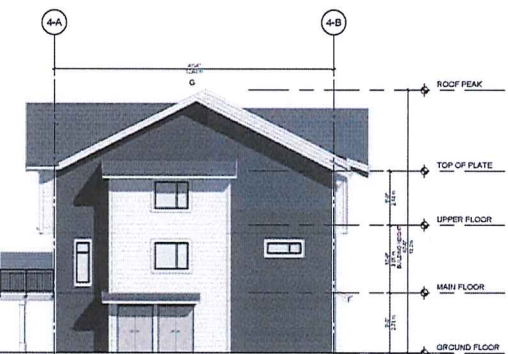
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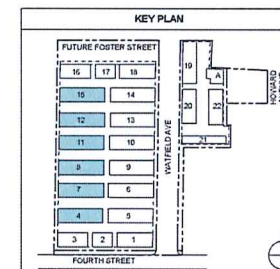
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2 NORTH ELEVATIONS - BUILDING 4, 7, 8, 11, 12 & 15
1:100



4 WEST ELEVATIONS - BUILDING 4, 7, 8, 11, 12 & 15
1:100



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REVISION:
NO. DATE DESCRIPTION

DATE DESCRIPTION
DRAWN: ELIZABETH P. D.P.
CHECKED: G.P. (PREPARED: G.P.)*
DESIGNED: G.P. (RELEASED: G.P.)*
REVISION: G.P. (RELEASED: G.P.)*
NOTED: G.P. (RELEASED: G.P.)*



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PROJECT
PARK & 4TH

RECEIVED
CIP 1204
2023-JUN-17
CICCOTZI ARCHITECTURE

560 FOURTH STREET &
381 HOWARD AVE

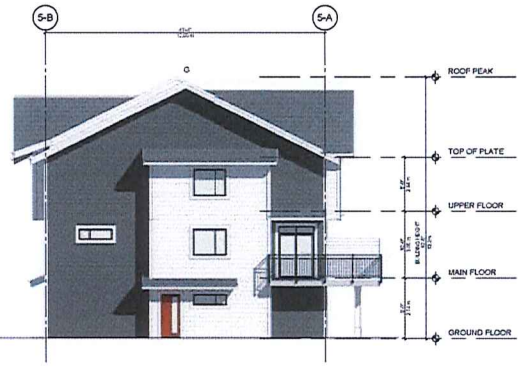
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SCALE: 1:100
PROJECT NO.: 725

SHEET TITLE
**ELEVATIONS &
SECTIONS BUILDING
5, 6, 9, 10, 13 & 14**

SHEET NO.: 1
SHEET TOTAL: A2.B5.4



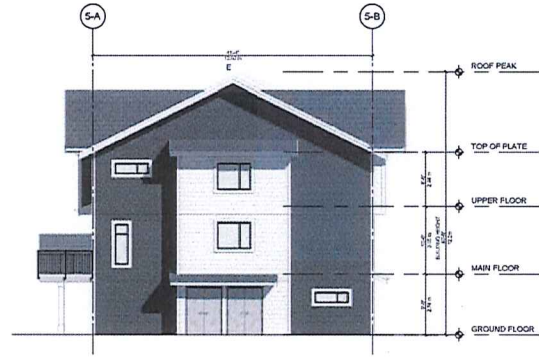
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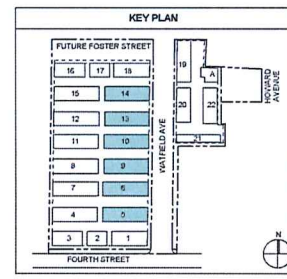
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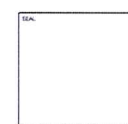
4 WEST ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14
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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
20/07/23	ISSUED FOR DP
08/08/23	DP PREPARED BY DP-17
08/08/23	DP PREPARED BY DP-17
08/08/23	DP PREPARED BY DP-17
08/08/23	DP PREPARED BY DP-17



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PROJECT
PARK & 4TH

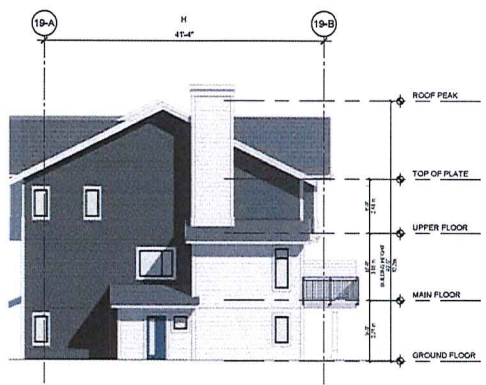
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DP1204
2023-JUN-17

560 FOURTH STREET &
381 HOWARD AVE

AUTHOR		CHECKER	
NAME	1: 100	NAME	725

**BUILDING 19
ELEVATIONS &
SECTION**

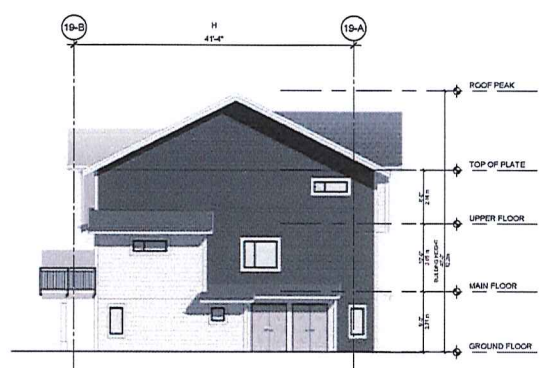
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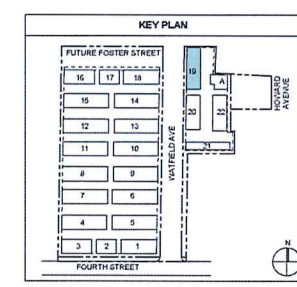
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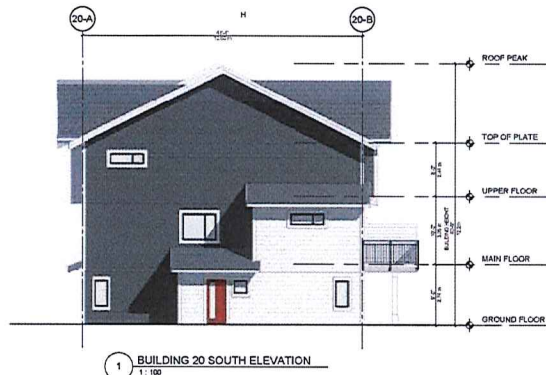


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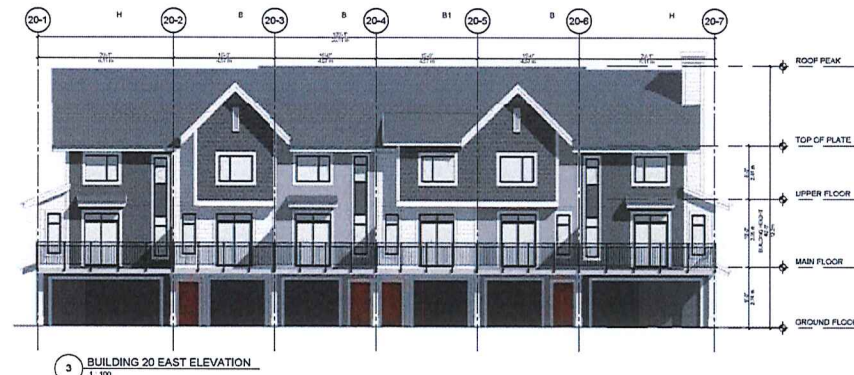


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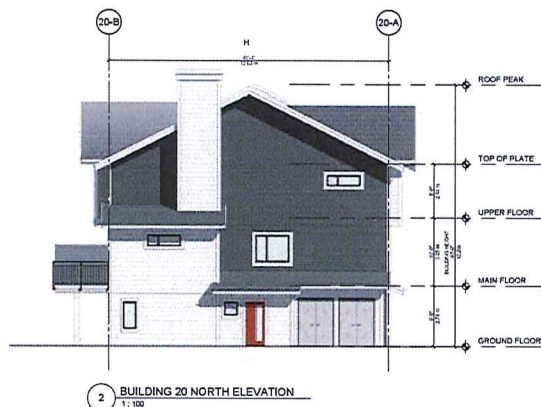




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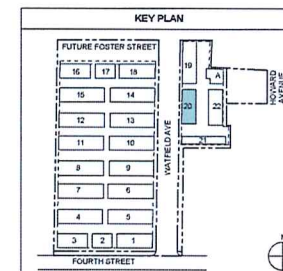
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2 BUILDING 20 NORTH ELEVATION
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4 BUILDING 20 WEST ELEVATION
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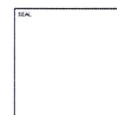
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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2023-01-10	ISSUED FOR DP
2023-01-10	DP PREPARED BY DP-1
2023-01-10	DP PREPARED BY DP-1
2023-01-10	DP PREPARED BY DP-1
2023-01-10	DP PREPARED BY DP-1



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ARCHITECTURE

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PROJECT
PARK & 4TH

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DP1204
2023-JUN-17

560 FOURTH STREET &
381 HOWARD AVE

CADASTRE	ML	PROVIDED BY	AW
SCALE	1:100	PROJECT NO.	725

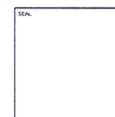
SHEET TITLE
**BUILDING 20
ELEVATIONS &
SECTIONS**

REV. NO.	SHEET NO.
1	A2.B20.4

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NO.	DATE

ISSUE	
DATE	DESCRIPTION



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ARCHITECTURE

15th FLOOR
1055 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2A6
TEL: 604 687-4741

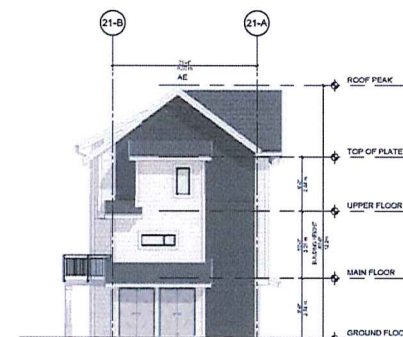
PROJECT
PARK & 4TH

RECEIVED
DP1284
2023-JUN-17

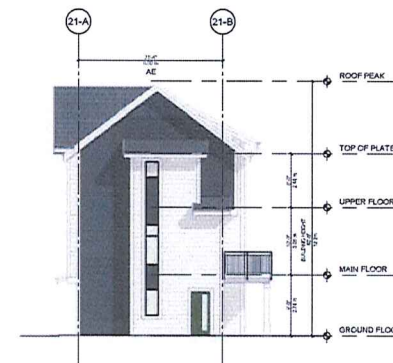
560 FOURTH STREET &
381 HOWARD AVENUE

DATE	DATE
1: 100	7/25
SHEET TITLE	
BUILDING 21 ELEVATIONS & SECTIONS	

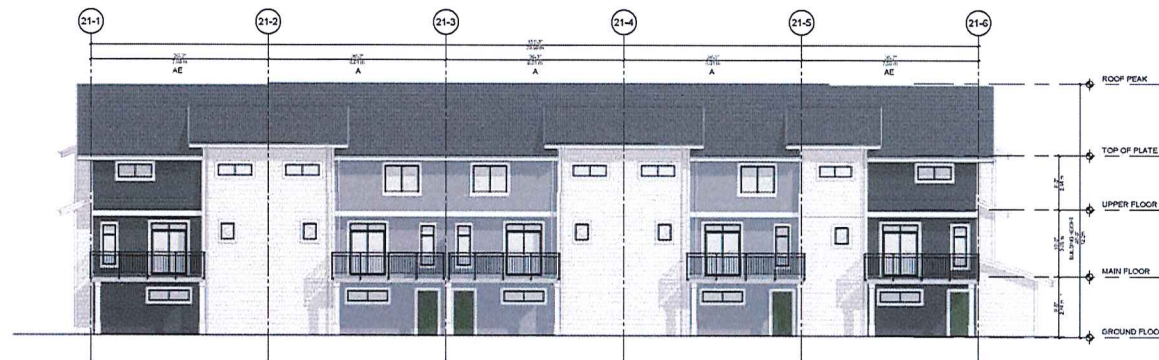
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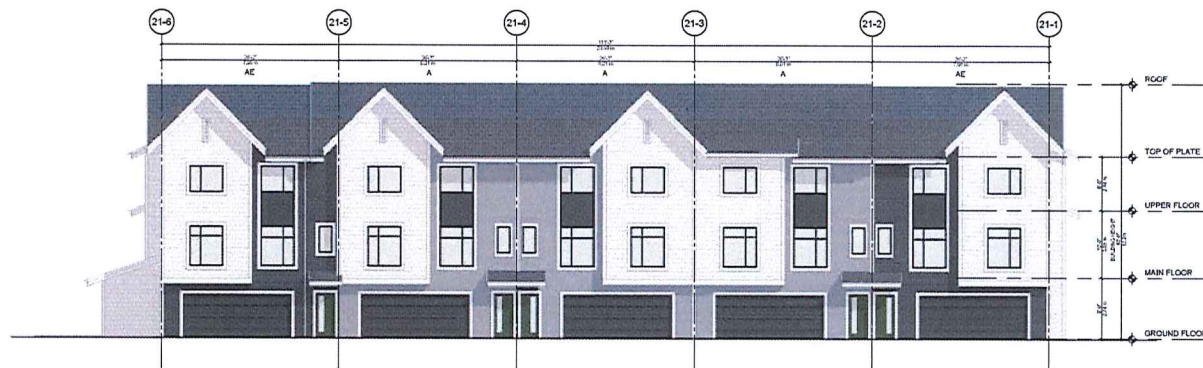
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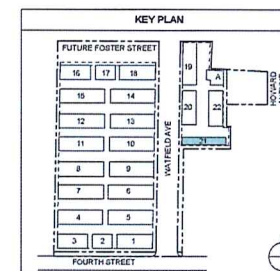
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1 BUILDING 21 SOUTH ELEVATION
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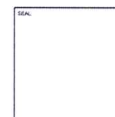
2 BUILDING 21 NORTH ELEVATION
1: 100



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REVISION	NO.	DATE	DESCRIPTION

ISSUE	DATE	DESCRIPTION
ISSUED		
REVISED		
REVISED		
REVISED		
REVISED		



CICCOTZI
ARCHITECTURE

1501 FLOOR
1055 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741

PROJECT
PARK & 4TH

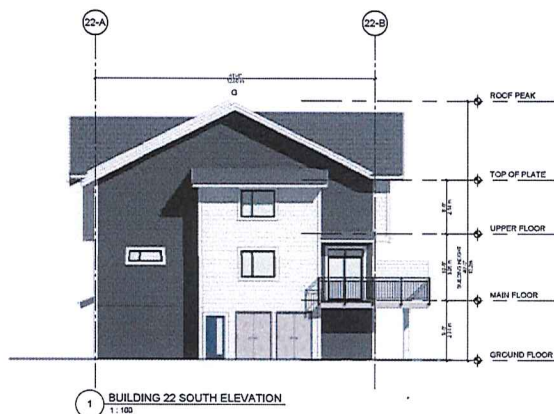
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DP1284
2023-JUN-17

560 FOURTH STREET &
381 HOWARD AVE

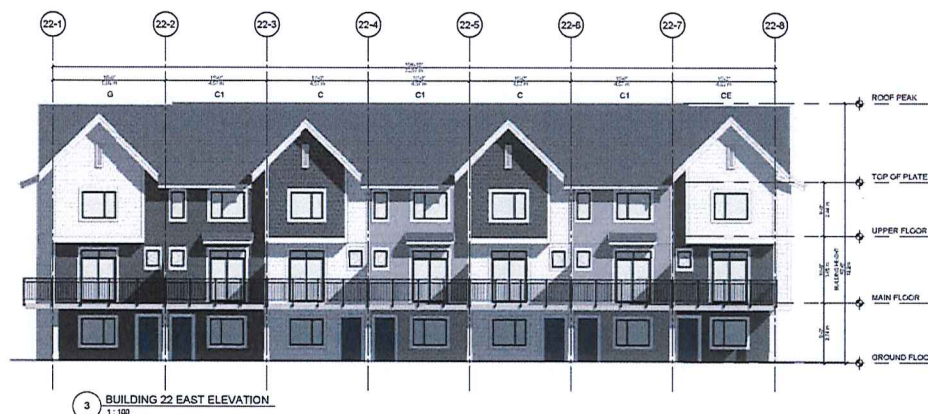
DRAWN BY	CHECKED BY
MLAC	AW
SCALE	PROJECT NO.
1 : 100	725

SHEET TITLE
**BUILDING 22
ELEVATIONS &
SECTIONS**

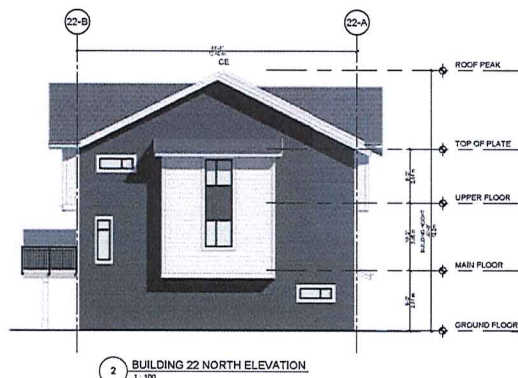
REV. NO.	SHEET NO.
1	A2.B22.4



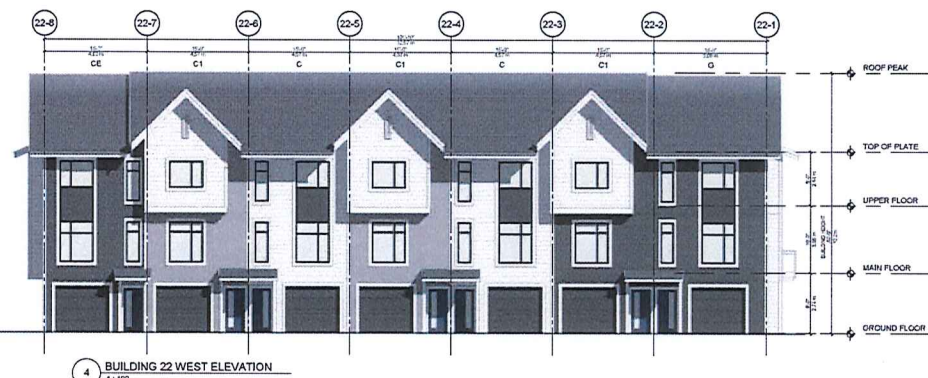
1 BUILDING 22 SOUTH ELEVATION
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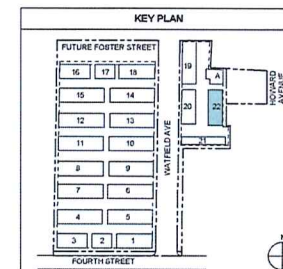
3 BUILDING 22 EAST ELEVATION
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2 BUILDING 22 NORTH ELEVATION
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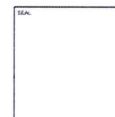
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REVISION NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
202403	ISSUED FOR PERMIT
202403	REVISED FOR PERMIT
202403	REVISED FOR PERMIT
202403	REVISED FOR PERMIT



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1055 WEST PENDER STREET
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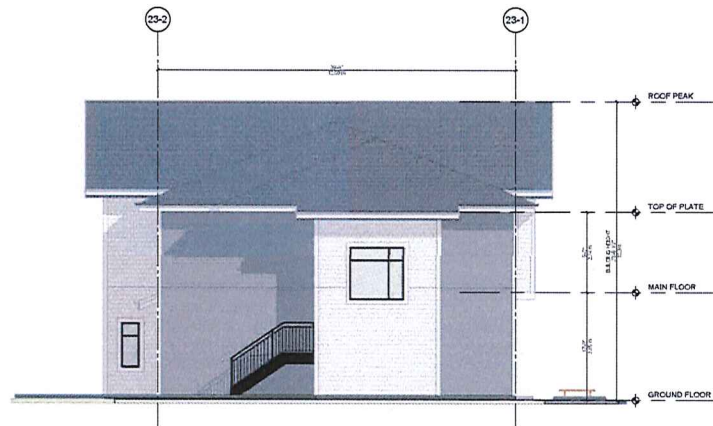
PROJECT
PARK & 4TH

RECEIVED
DP1284
2023-JUN-17

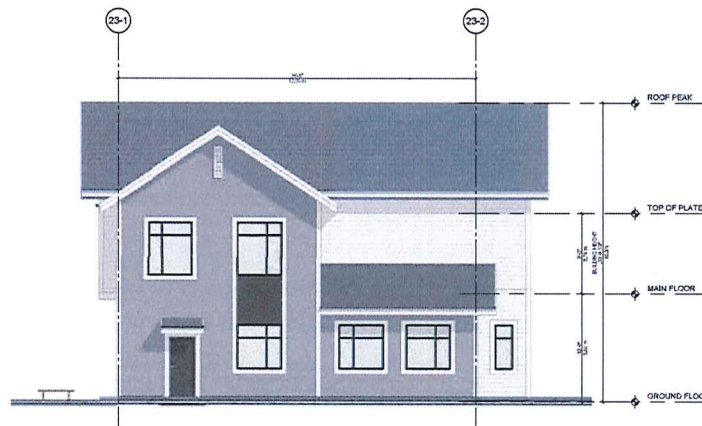
560 FOURTH STREET &
381 HOWARD AVE

CHECKED BY	CHECKED BY
Author	Checker
SCALE 1:75	PROJECT NO. 725
AMENITY BUILDING ELEVATIONS	

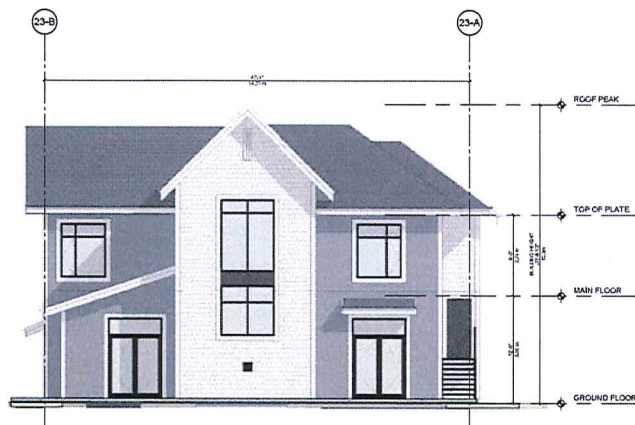
REV. NO.	SHEET NO.
1	A2.B23.2



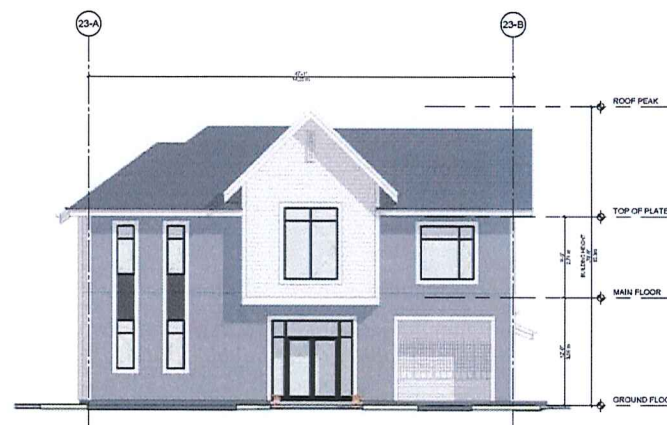
1 AMENITY - NORTH ELEVATION
1:75



3 AMENITY - SOUTH ELEVATION
1:75



2 AMENITY - EAST ELEVATION
1:75



4 AMENITY - WEST ELEVATION
1:75

