



**DEVELOPMENT PERMIT NO. DP001398**

**0760408 B.C. LTD., INC.NO. 0760408  
Owner of Land (Permittee)**

**380 & 385 WATFIELD AVENUE  
Civic Address**

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

Legal Descriptions:

**LOT A, SECTION 1, NANAIMO DISTRICT, PLAN EPP125538  
PID NO. 031-929-711**

**LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP125538  
PID NO. 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 shall form a part thereof.

**Schedule A Subject Properties 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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

### 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 on 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 on Schedule C.

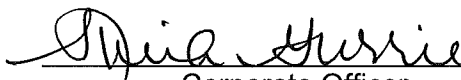
The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 6.1.b Required Number of Loading Spaces* – to reduce the minimum required number of off-street loading spaces from 2 to 0.
2. *Section 7.2 All Other Uses Parking Table* – to reduce the minimum required number of off-street vehicle parking spaces from 15 to 9.

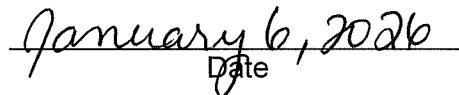
### CONDITIONS OF PERMIT

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-MAR-24, 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, and prior to building permit issuance the following shall be submitted:
  - an itemized landscape cost estimate prepared by a qualified landscape professional; and
  - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.

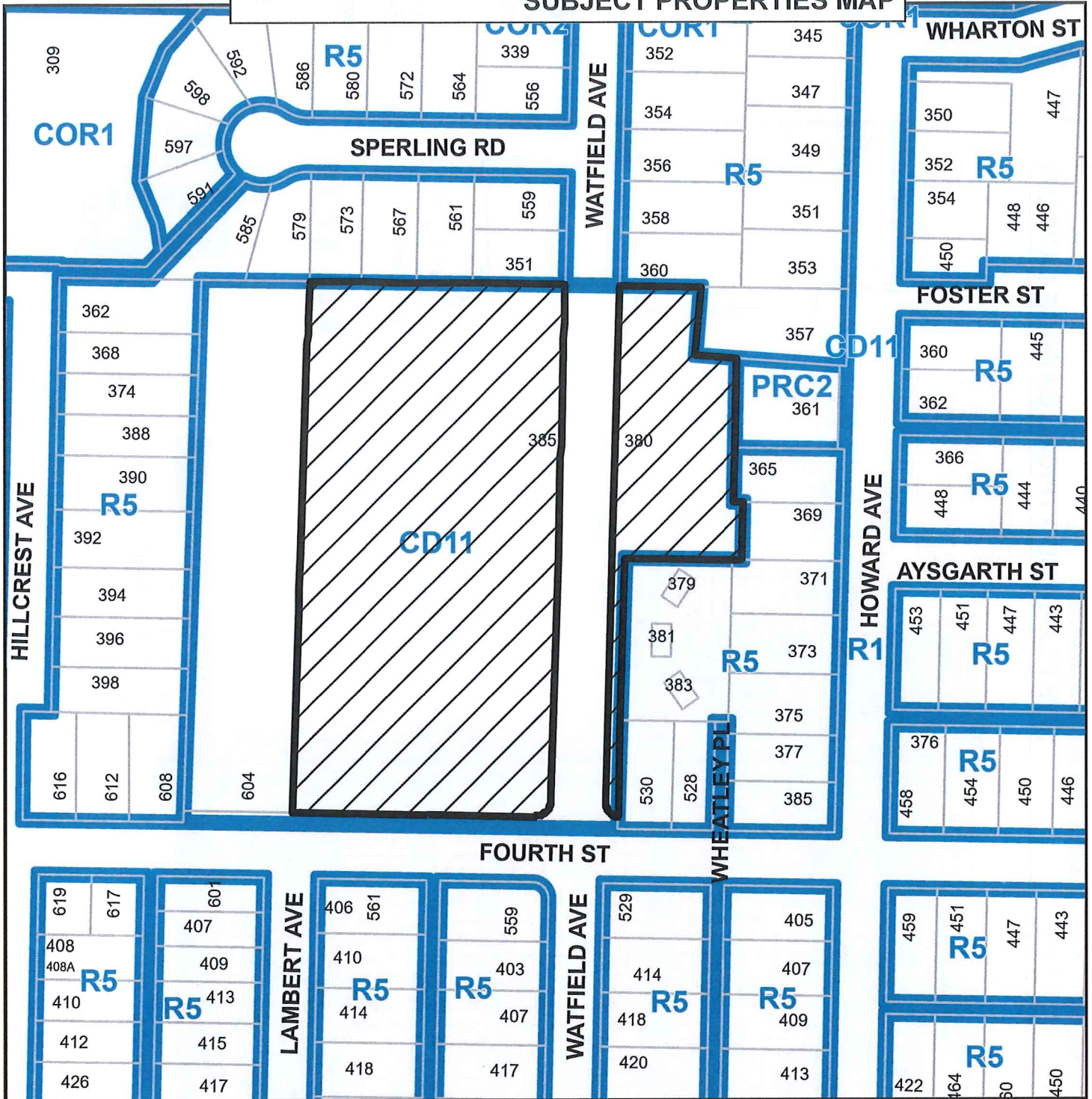
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 15TH DAY OF DECEMBER, 2025.

  
Corporate Officer

Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date

**SUBJECT PROPERTIES MAP**



380 AND 385 WATFIELD AVENUE

Location of Proposed Side Yard Setback Variance for Building 19

Location of Proposed Side Yard Setback Variance for Amenity Building

SITE PLAN AND TYPICAL GARAGE LAYOUT

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:  
 NO. DATE DESCRIPTION

FIGURE:  
 DATE DESCRIPTION  
 SHEET: SHEET NO. SHEET NAME  
 TITLE: SHEET NO. SHEET NAME  
 INDEX: SHEET NO. SHEET NAME

CICOZZI ARCHITECTURE

100 FLOOR  
 100 WEST PENDER STREET  
 VANCOUVER, B.C.  
 CANADA, V6E 2M6  
 TEL: 604-674-4741

RECEIVED  
 DP1398  
 2026-SEP-16  
 Current Planning

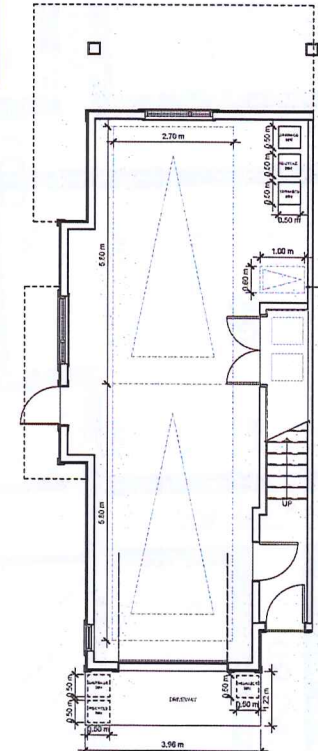
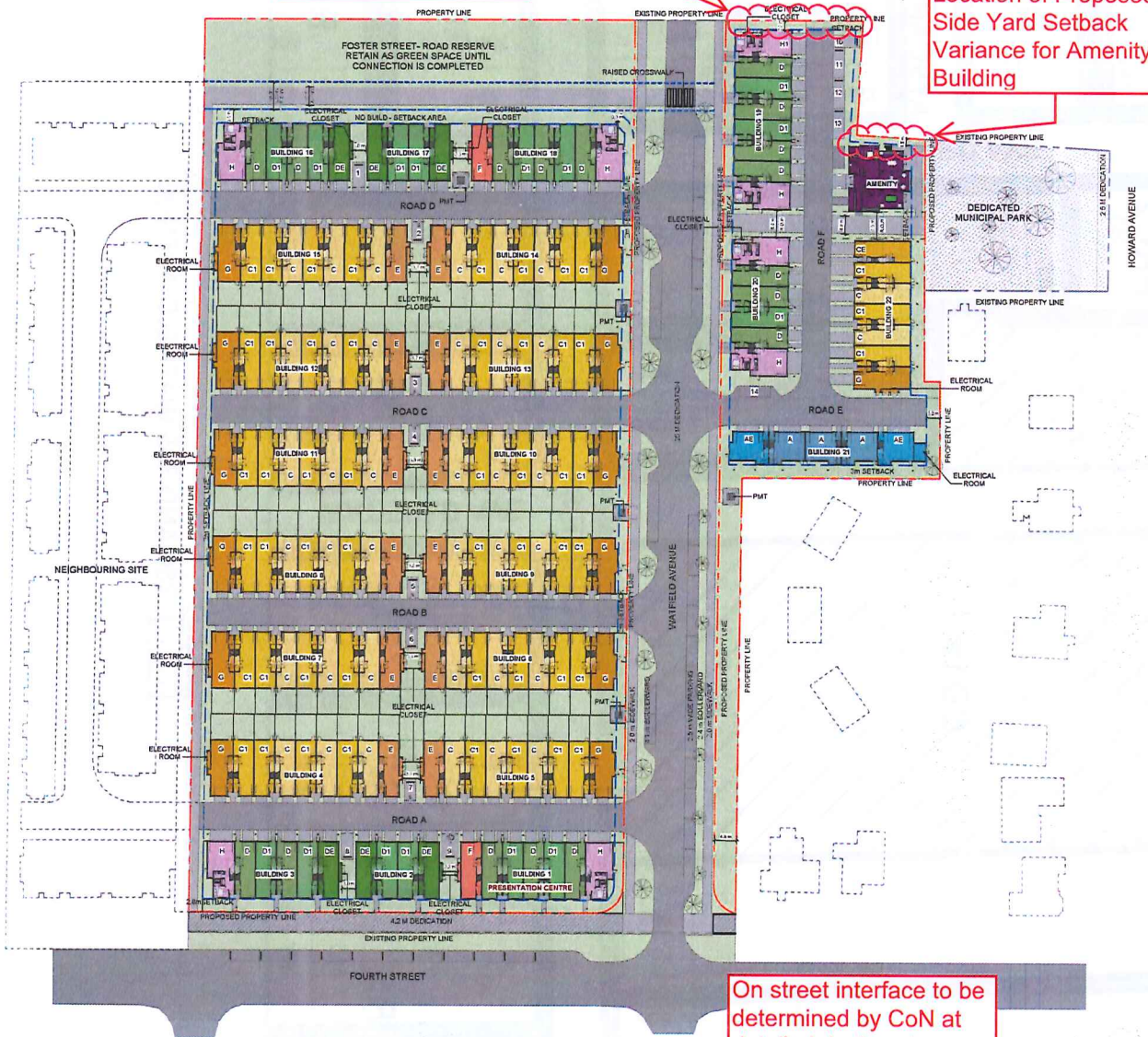
PROJECT  
 PARK & 4TH

500 FOURTH STREET &  
 361 HOWARD AVE

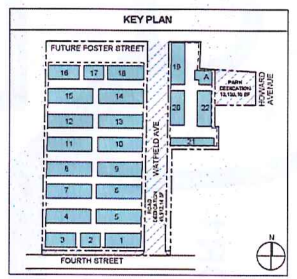
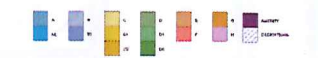
DESIGNER: ML/KC PROJECT NO: AW  
 SCALE: As indicated PROJECT NO: 725

SHEET TITLE  
 SITE PLAN

REV. NO. SHEET NO.  
 2 A1.0



2 GARBEAGE STAGING PLAN  
 1:50



On street interface to be determined by CoN at detailed design stage.

1 SITE PLAN  
 1:40



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIED AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOSZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: |                    |
|-----------|--------------------|
| NO.       | DATE / DESCRIPTION |
|           |                    |
|           |                    |

| ISSUE:  |                    |
|---------|--------------------|
| DATE    | DESCRIPTION        |
| 2020-07 | ISSUED FOR PERMITS |
| 2020-07 | OPENING/DOOR/FIT   |
| 2020-07 | UP RESPONSE        |
| 2020-07 | UP RESPONSE        |



**CICCOSZI**  
ARCHITECTURE

159 FLOOR  
1055 WEST FOSTER STREET  
VANCOUVER, B.C.  
CANADA V6E 5M5  
TEL: (604) 697-4741

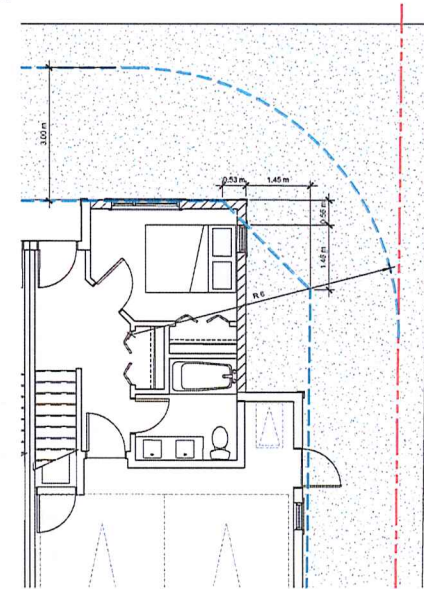
RECEIVED  
DP1398  
2025-SEP-15  
CICCOZZI ARCHITECTURE

PROJECT  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

|   |                    |
|---|--------------------|
| DESIGNER<br>ML                            | CHECKED BY<br>AW   |
| SCALE<br>As Indicated                     | PROJECT NO.<br>735 |
| SHEET TITLE<br><b>PARTIAL SITE PLAN 1</b> |                    |

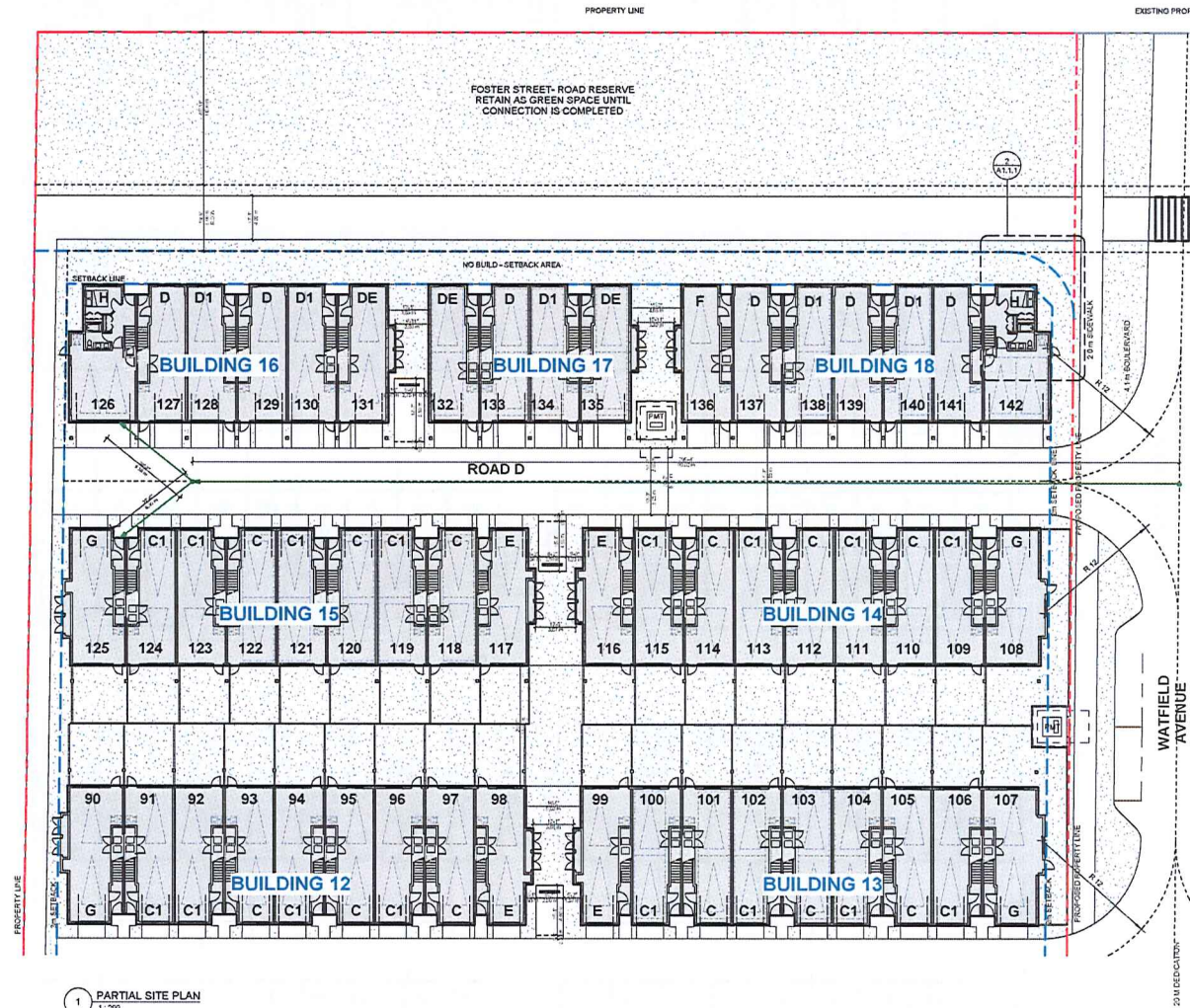
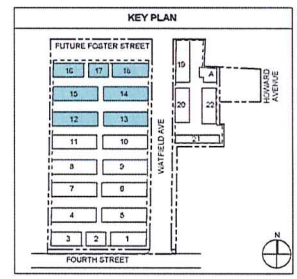
|                      |                            |
|----------------------|----------------------------|
| REV. NO.<br><b>2</b> | SHEET NO.<br><b>A1.1.1</b> |
|----------------------|----------------------------|



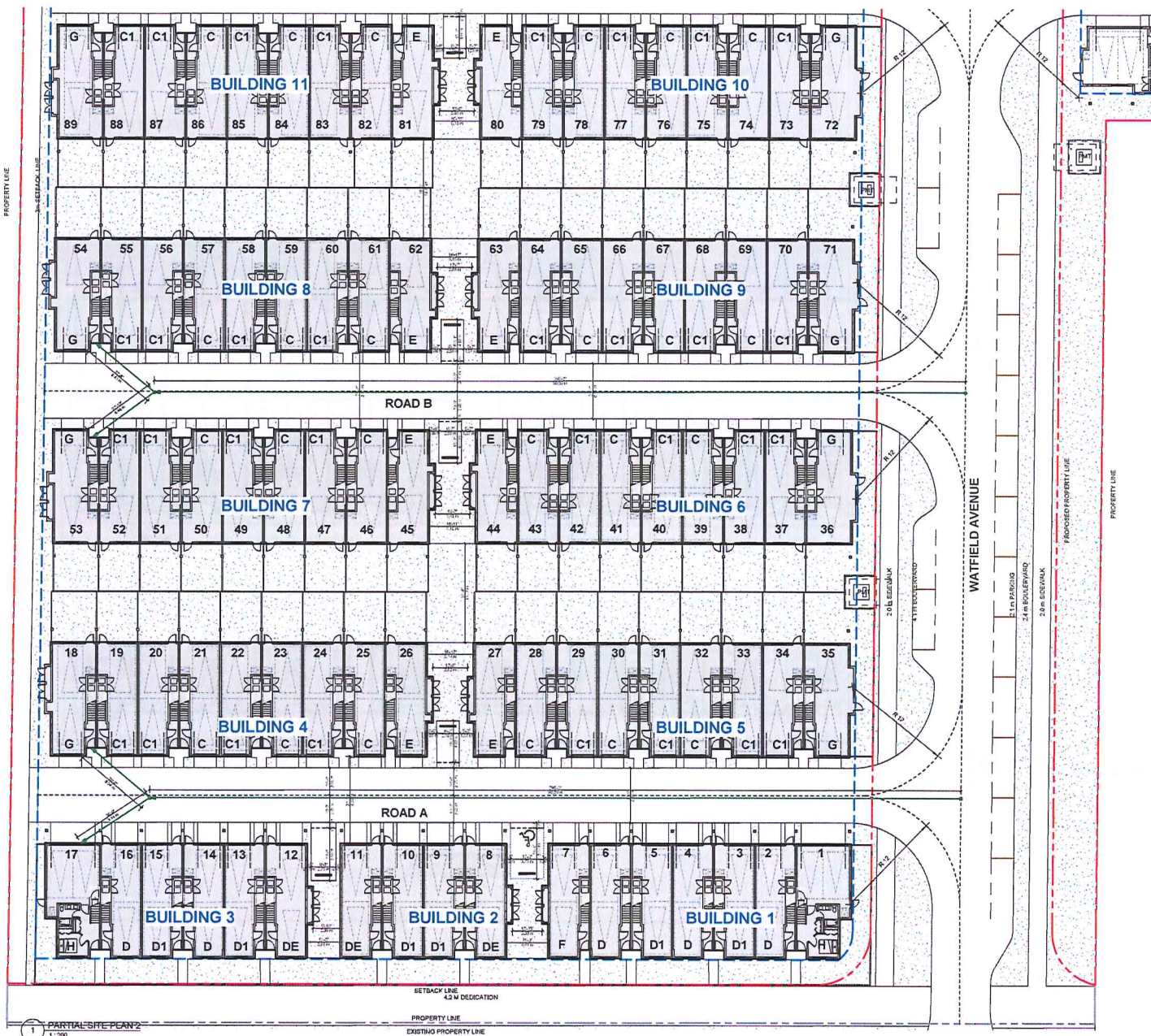
2 BUILDING 18 CORNER SETBACK ENCROACHMENT  
1:50

**LEGEND**

- PH ON-SITE FIRE HYDRANT
- OFF-SITE FIRE HYDRANT
- MFE + MAIN FLOOR ELEVATION
- GFE + GROUND FLOOR ELEVATION
- PMT PAD MOUNTED TRANSFORMER
- ECL ELECTRICAL CLOSET
- TLC TELECOM CLOSET



1 PARTIAL SITE PLAN  
1:200



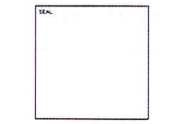
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOSZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

ISSUE:

| DATE       | DESCRIPTION       |
|------------|-------------------|
| 2016-02-01 | ISSUE FOR I/P     |
| 2016-02-01 | FOR PERMITS/DP-47 |
| 2016-02-01 | FOR PERMITS/DP-47 |
| 2016-02-01 | FOR PERMITS/DP-47 |



**CICCOSZI**  
ARCHITECTURE

15th FLOOR  
1055 WEST HENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2J6  
TEL: 604 681-7441

RECEIVED  
DP1398  
2025-SEP-15  
CURRENT PLANNING

PROJECT  
**PARK & 4TH**

560 FOURTH STREET &  
381 HOWARD AVE

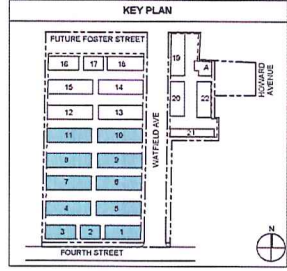
DRAWN: ML CHECKED: AW  
SCALE: As indicated PROJECT NO: 725

SHEET TITLE  
**PARTIAL SITE PLAN 2**

SHEET NO. **2** SHEET TOTAL **A1.1.2**

LEGEND

- PH ON SITE FIRE HYDRANT
- OFF SITE FIRE HYDRANT
- MF = MAIN FLOOR ELEVATION
- GFE = GROUND FLOOR ELEVATION
- PTM PAD MOUNTED TRANSFORMER
- ECL ELECTRICAL CLOSET
- TLC TELECOM CLOSET



PARTIAL SITE PLAN 2  
1:200

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISED: |             |
|----------|-------------|
| NO.      | DESCRIPTION |
|          |             |
|          |             |

| ISSUE: |                    |
|--------|--------------------|
| DATE   | DESCRIPTION        |
| 202407 | ISSUED FOR DP      |
| 202407 | DP REVISIONS: DP-1 |
| 202407 | DP REVISIONS       |
| 202407 | DP REVISIONS       |



**CICOZZI**  
ARCHITECTURE

15th FLOOR  
1056 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 657-4741

RECEIVED  
DP1398  
2025-SEP-15  
CICCOZZI ARCHITECTURE

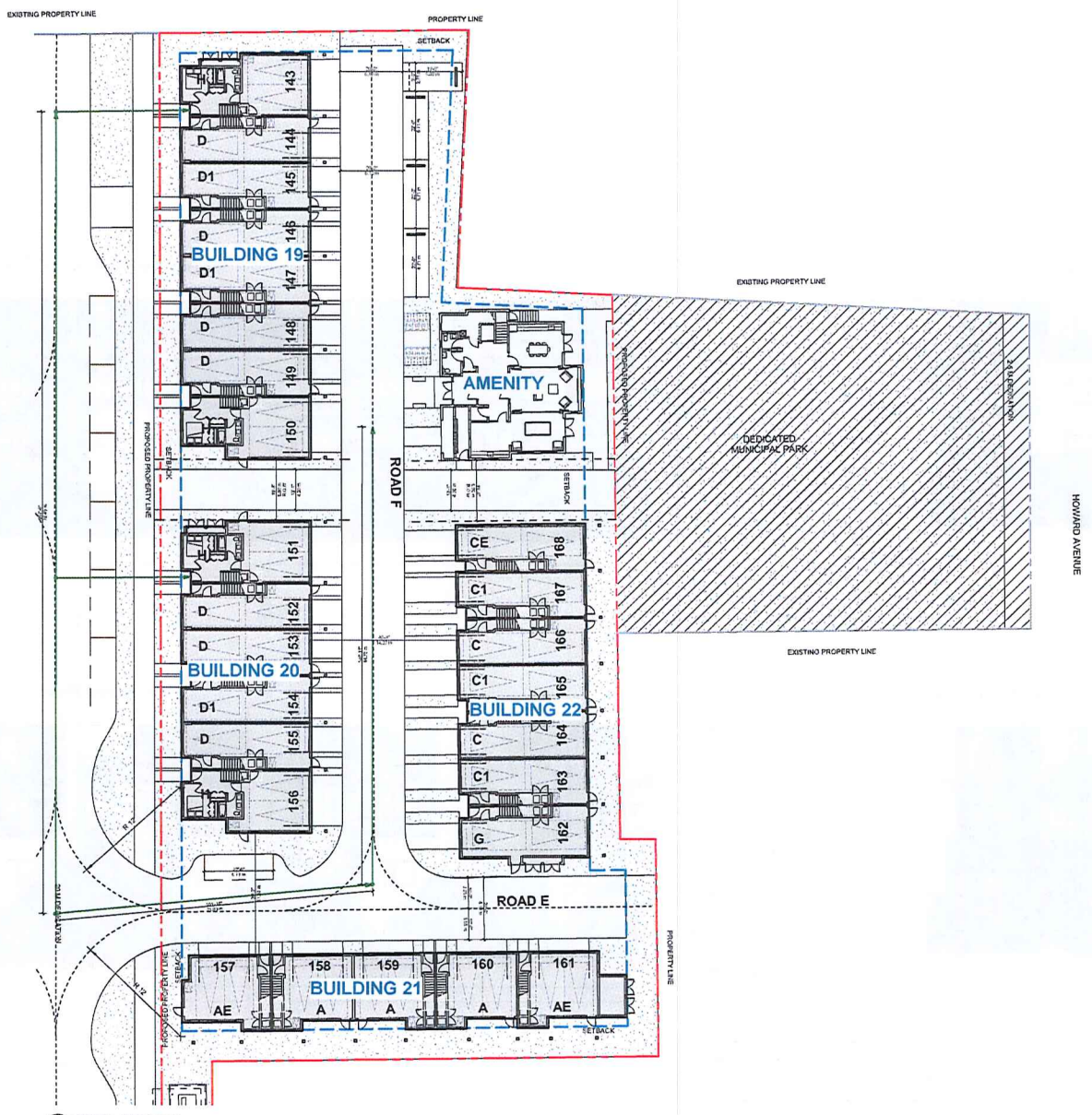
PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
301 HOWARD AVE

|           |              |              |     |
|-----------|--------------|--------------|-----|
| DRAWN BY: | MLAC         | CHECKED BY:  | AW  |
| SCALE:    | As Indicated | PROJECT NO.: | 725 |

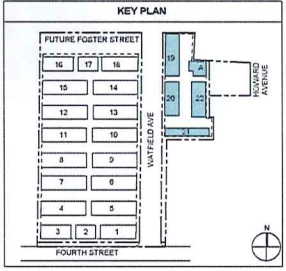
SHEET TITLE:  
**PARTIAL SITE PLAN 3**

|           |  |            |               |
|-----------|--|------------|---------------|
| REV. NO.: |  | SHEET NO.: | <b>A1.1.3</b> |
|-----------|--|------------|---------------|



**LEGEND**

- ONSITE FIRE HYDRANT
- OFFSITE FIRE HYDRANT
- MFE = MAIN FLOOR ELEVATION
- GFE = GROUND FLOOR ELEVATION
- PMT = PAD MOUNTED TRANSFORMER
- ECL = ELECTRICAL CLOSET
- TLC = TELECOM CLOSET



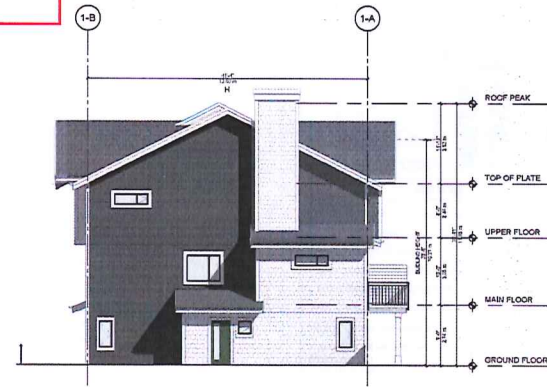
1 PARTIAL SITE PLAN 3  
1:200

**BUILDING ELEVATIONS AND DETAILS**

Proposed building height variance



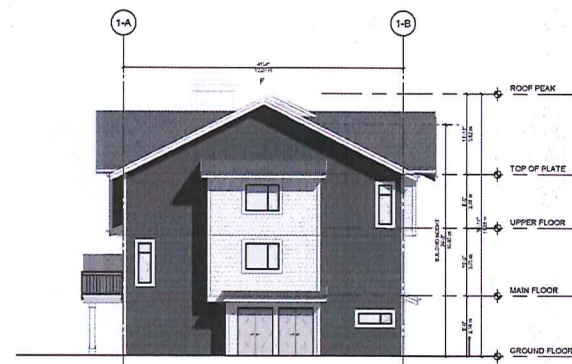
1 SOUTH ELEVATION - BUILDING 1 & 18  
1:100



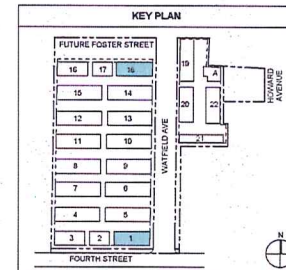
3 EAST ELEVATION - BUILDING 1 & 18  
1:100



2 NORTH ELEVATION - BUILDING 1 & 18  
1:100



4 WEST ELEVATION - BUILDING 1 & 18  
1:100

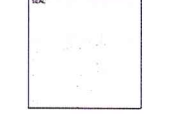


RECEIVED  
 DP1398  
 2025-SEP-15  
 Curious Planning

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |

| ISSUE:     |                    |
|------------|--------------------|
| DATE       | DESCRIPTION        |
| 2024-01-23 | FILED FOR DP       |
| 2024-02-23 | DP RECEIVED - DP#1 |
| 2024-03-23 | DP RECEIVED        |
| 2024-07-23 | DP RECEIVED        |



**CICOZZI**  
 ARCHITECTURE

15th FLOOR  
 1050 WEST PENDER STREET  
 VANCOUVER, B.C.  
 CANADA V6E 2J6  
 TEL: 604 681-4341

PROJECT  
**PARK & 4TH**  
 560 FOURTH STREET &  
 381 HOWARD AVE

|                |                    |
|----------------|--------------------|
| OWNER<br>MLRC  | DESIGNER<br>AW     |
| SCALE<br>1:100 | PROJECT NO.<br>725 |

SHEET TITLE  
**ELEVATIONS &  
 SECTIONS  
 BUILDINGS 1 & 18**

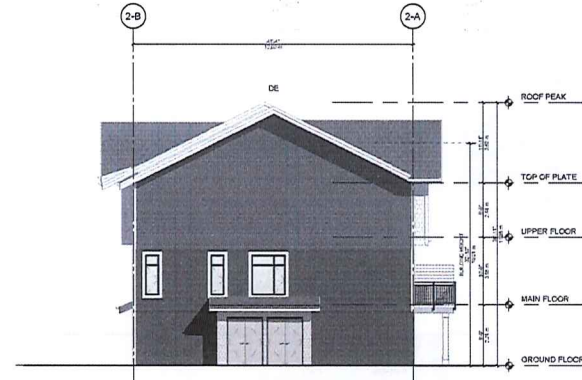
|                       |                               |
|-----------------------|-------------------------------|
| SHEET NO.<br><b>1</b> | SHEET TOTAL<br><b>A2.B1.4</b> |
|-----------------------|-------------------------------|



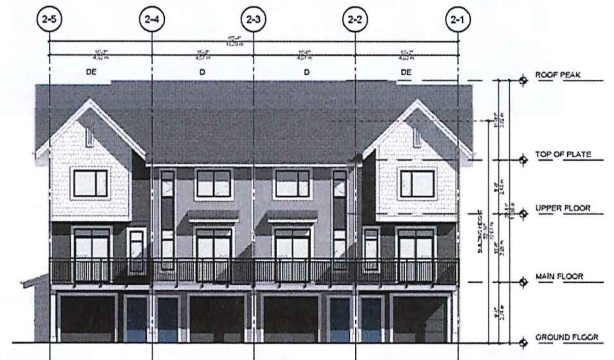
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



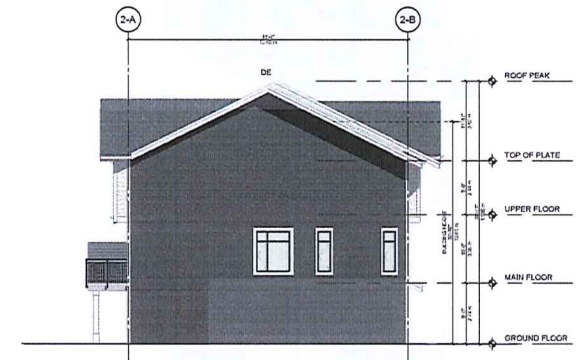
1 SOUTH ELEVATION - BUILDING 2 & 17  
1:100



3 EAST ELEVATION - BUILDING 2 & 17  
1:100



2 NORTH ELEVATION - BUILDING 2 & 17  
1:100



4 WEST ELEVATION - BUILDING 2 & 17  
1:100

| REVISION: |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |

| ISSUE      |                  |
|------------|------------------|
| DATE       | DESCRIPTION      |
| 2024-07-10 | ISSUED FOR I/P   |
| 2024-07-10 | EXHIBITION: DP-1 |
| 2024-07-10 | EXHIBITION       |
| 2024-07-10 | EXHIBITION       |



**CICOZZI**  
ARCHITECTURE

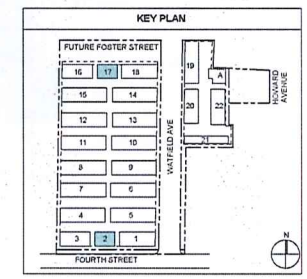
15th FLOOR  
1055 WEST FENDLER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 693-4741

PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|                  |                    |
|------------------|--------------------|
| DRAWN BY<br>MUKC | CHECKED BY<br>AW   |
| SCALE<br>1:100   | PROJECT NO.<br>725 |

SHEET TITLE  
**ELEVATIONS &  
SECTIONS  
BUILDINGS 2 & 17**

|                      |                             |
|----------------------|-----------------------------|
| REV. NO.<br><b>1</b> | SHEET NO.<br><b>A2.B2.4</b> |
|----------------------|-----------------------------|



RECEIVED  
DP1398  
2025-SEP-15  
Cultural Planning

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |

| ISSUE      |                   |
|------------|-------------------|
| DATE       | DESCRIPTION       |
| 2025-09-15 | ISSUE FOR P.P.    |
| 2025-09-15 | CONTRACTOR REVIEW |
| 2025-09-15 | CONTRACTOR REVIEW |



**CICCOTZI**  
ARCHITECTURE

10th FLOOR  
1056 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M5  
TEL: 604-687-4741

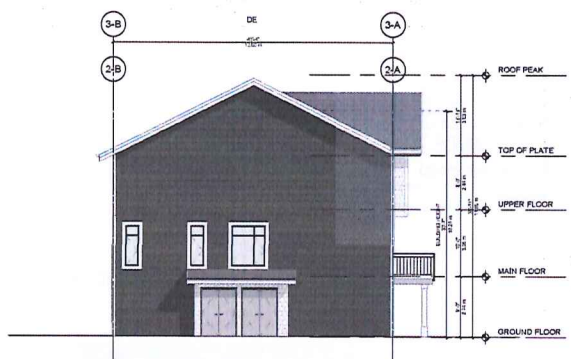
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|  |                    |
|--|--------------------|
| DRAWN BY<br>MLACC  | CHECKED BY<br>AW   |
| SCALE<br>1:100   | PROJECT NO.<br>725 |
| SHEET TITLE<br><b>ELEVATIONS &amp; SECTIONS<br/>BUILDINGS 3 &amp; 16</b> |                    |

|                      |                             |
|----------------------|-----------------------------|
| REV. NO.<br><b>1</b> | SHEET NO.<br><b>A2.B3.4</b> |
|----------------------|-----------------------------|



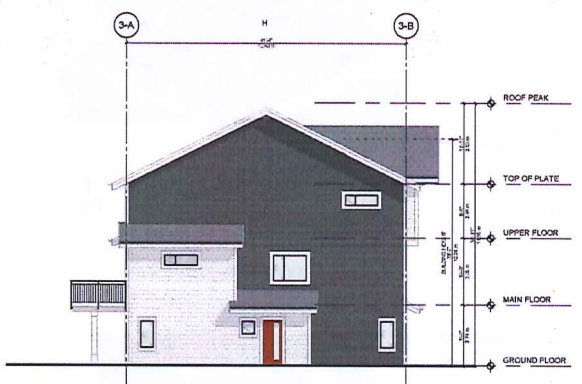
**1 SOUTH ELEVATION - BUILDING 3 & 16**  
1:100



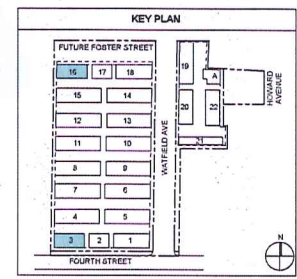
**3 EAST ELEVATION - BUILDING 3 & 16**  
1:100



**2 NORTH ELEVATION - BUILDING 3 & 16**  
BUILDING 3 NORTH ELEVATION  
1:100

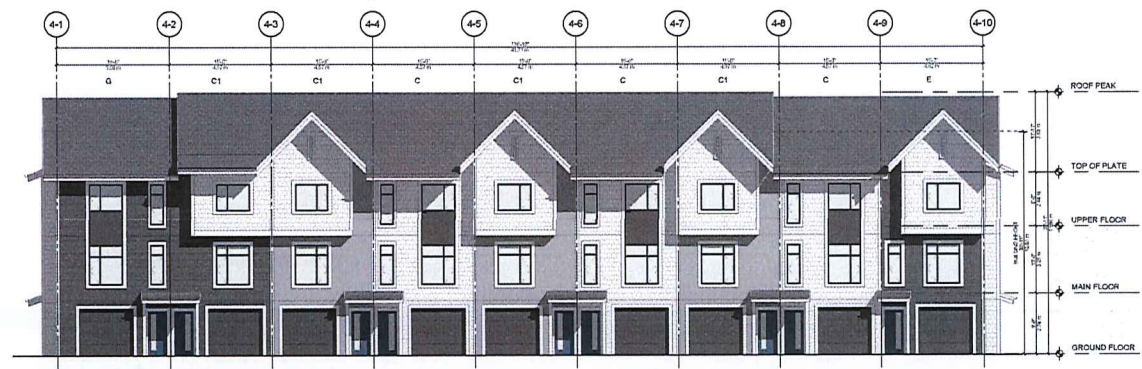


**4 WEST ELEVATION - BUILDING 3 & 16**  
1:100

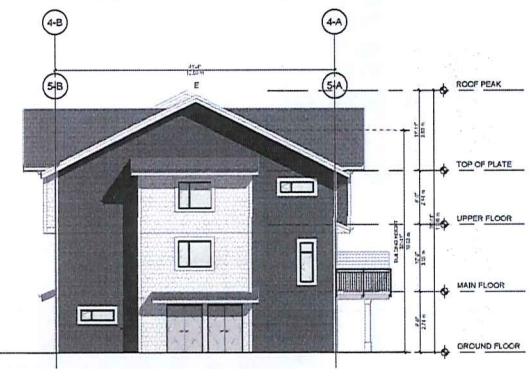


RECEIVED  
DP1398  
2025-SEP-15  
Current Planning

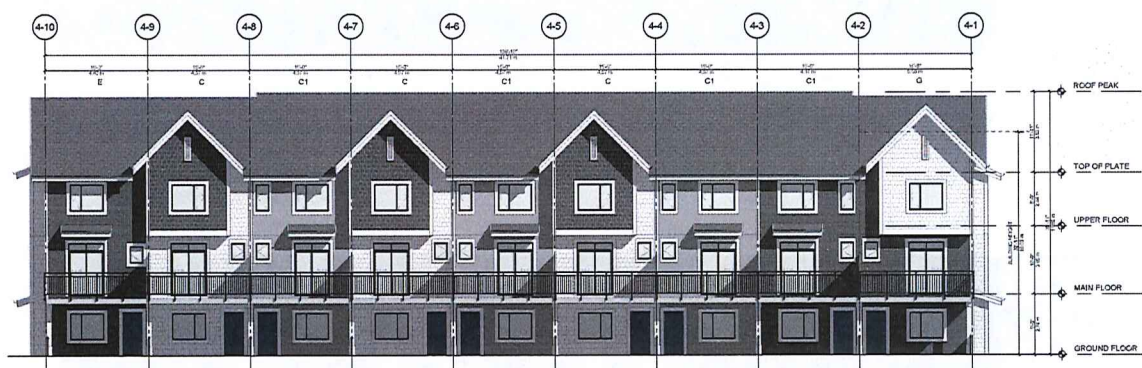
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WHAT SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



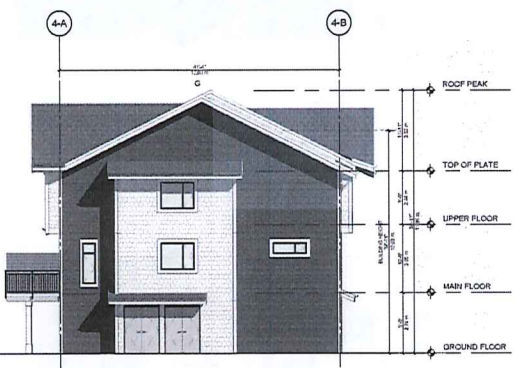
1 SOUTH ELEVATIONS - BUILDING 4, 7, 8, 11, 12 & 15  
1:100



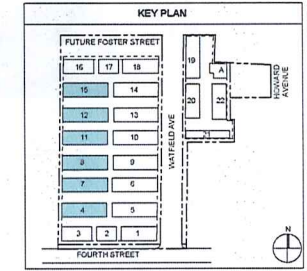
3 EAST ELEVATION - BUILDING 4, 7, 8, 11, 12 & 15  
1:100



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



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



RECEIVED  
DP1398  
2025-SEP-2  
CICOZZI ARCHITECTURE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

| DATE       | DESCRIPTION       |
|------------|-------------------|
| 2025-09-02 | ISSUED FOR PERMIT |
| 2025-09-02 | FOR PERMIT        |
| 2025-09-02 | FOR PERMIT        |

SCALE

**CICOZZI**  
ARCHITECTURE

10th FLOOR  
1055 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M5  
TEL: 604 687-4741

PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
361 HOWARD AVE

|        |              |
|--------|--------------|
| DATE:  | DATE:        |
| SCALE: | PROJECT NO.: |
| 1:100  | 725          |

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

|           |              |
|-----------|--------------|
| REV. NO.: | DRAWING NO.: |
| 1         | A2.B4.4      |

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

ISSUE:

| DATE   | DESCRIPTION        |
|--------|--------------------|
| 202402 | EXHIBIT FORM       |
| 202403 | EXHIBIT FORM (REV) |
| 202403 | EXHIBIT FORM       |
| 202407 | EXHIBIT FORM       |



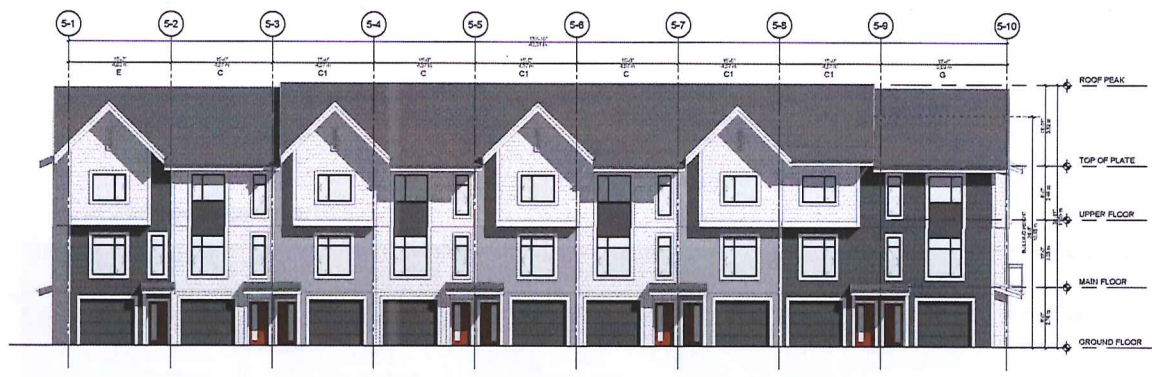
**CICOZZI**  
ARCHITECTURE

15th FLOOR  
1050 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2W6  
TEL: 604-687-4241

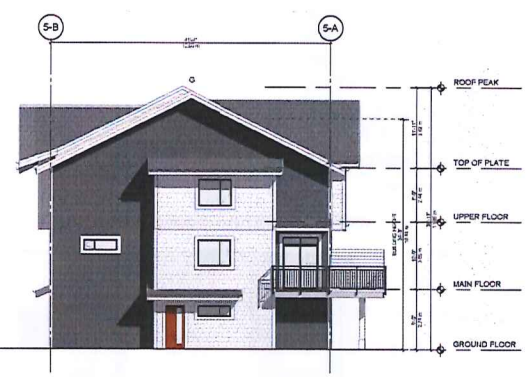
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|  |       |              |     |
|--|-------|--------------|-----|
| OWNER:   | MILAC | ARCHITECT:   | AW  |
| SCALE:   | 1:100 | PROJECT NO.: | 725 |
| SHEET TITLE:<br><b>ELEVATIONS &amp; SECTIONS BUILDING 5, 6, 9, 10, 13 &amp; 14</b> |       |              |     |

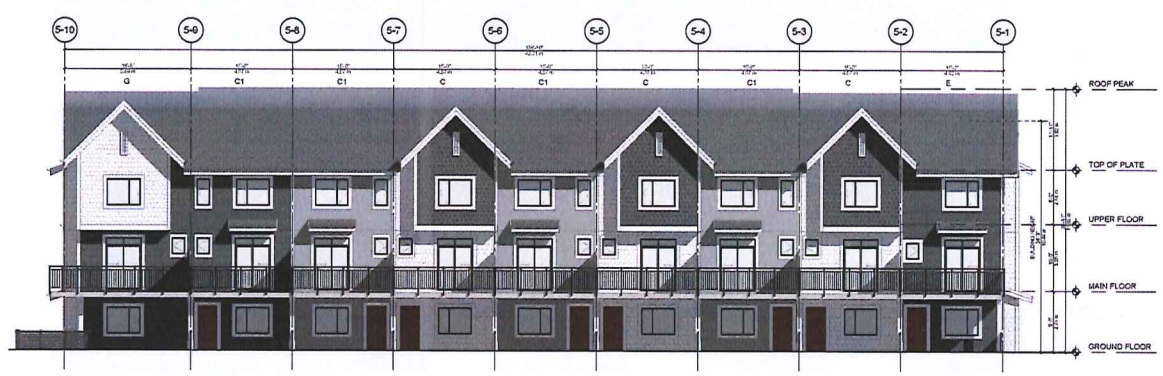
|           |   |            |         |
|-----------|---|------------|---------|
| REV. NO.: | 1 | SHEET NO.: | A2.B5.4 |
|-----------|---|------------|---------|



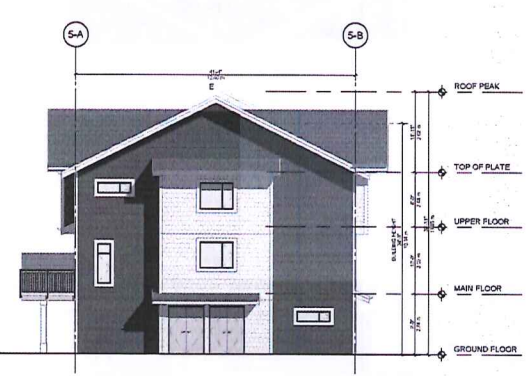
1 SOUTH ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14  
1:100



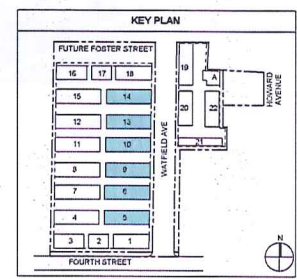
3 EAST ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14  
1:100



2 NORTH ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14  
1:100



4 WEST ELEVATION - BUILDING 5, 6, 9, 10, 13 & 14  
1:100

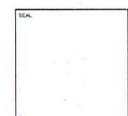


RECEIVED  
DP1398  
2025-SEP-15  
Current Planning

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |

| ISSUE:   |                  |
|----------|------------------|
| DATE     | DESCRIPTION      |
| 20/07/20 | ISSUED FOR DP    |
| 09/08/20 | EP-PROVIDE-CHM-1 |
| 09/08/20 | EP-PROVIDE       |
| 24/09/20 | EP-PROVIDE       |



**CICOZZI**  
ARCHITECTURE

10th FLOOR  
1055 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 681-7411

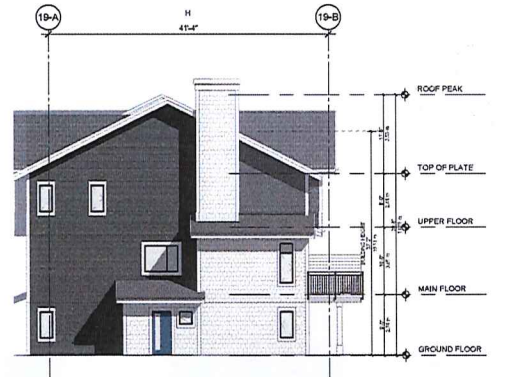
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
361 HOWARD AVE

| DATE | BY     | CHECKED BY |
|------|--------|------------|
|      | Author | Checker    |

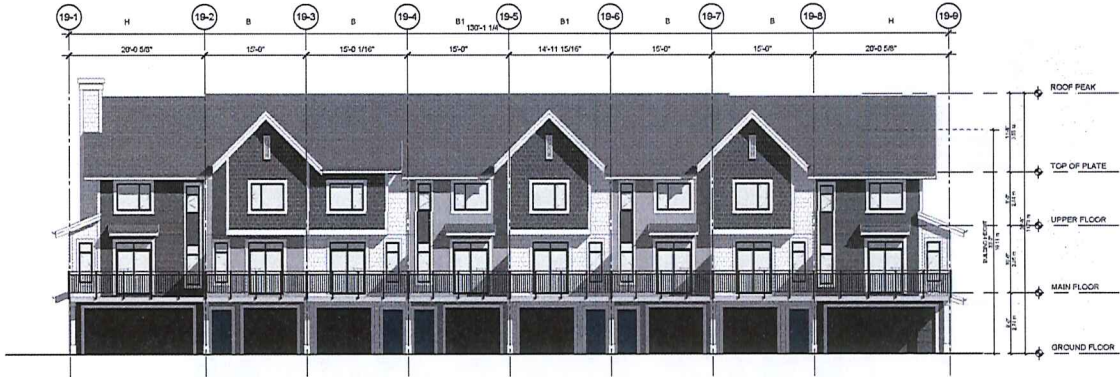
SCALE: 1:100 PROJECT NO: 725

SHEET TITLE:  
**BUILDING 19  
ELEVATIONS &  
SECTION**

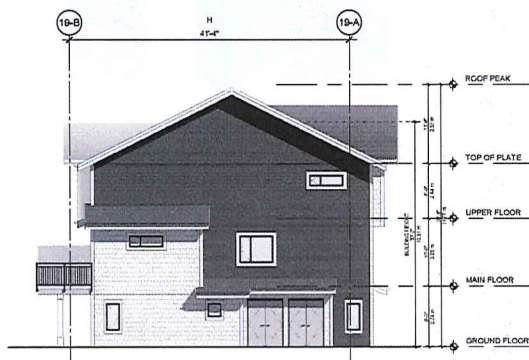
| REV. NO. | SHEET NO. |
|----------|-----------|
| 1        | A2.B19.4  |



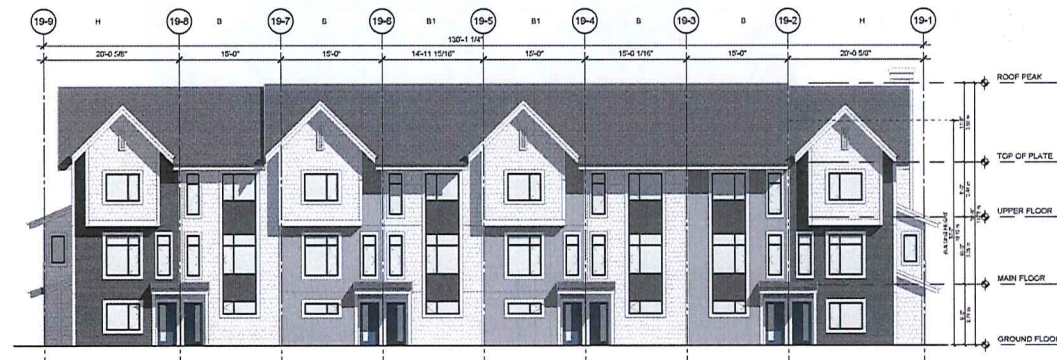
1 BUILDING 19 SOUTH ELEVATION  
1:100



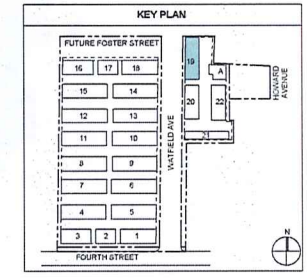
3 BUILDING 19 EAST ELEVATION  
1:100



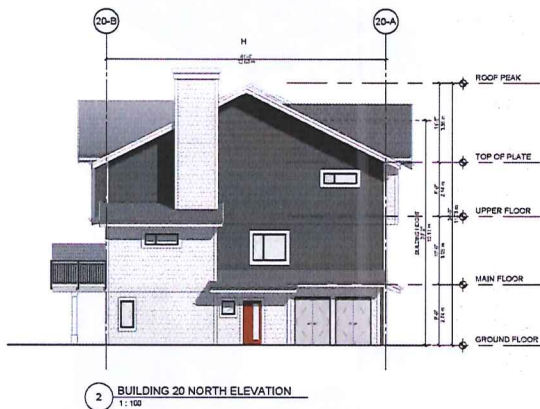
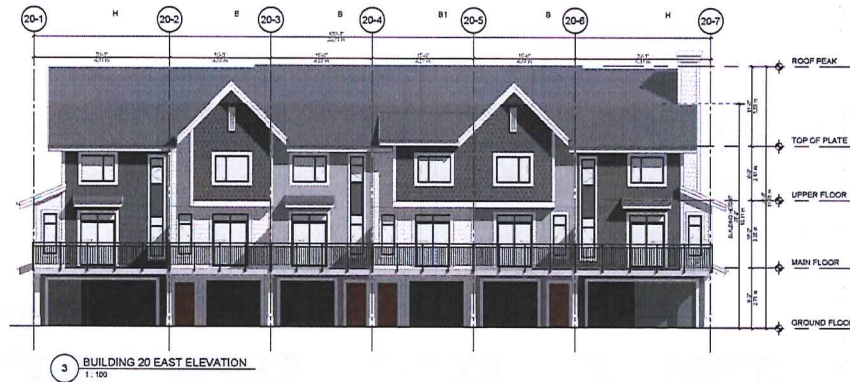
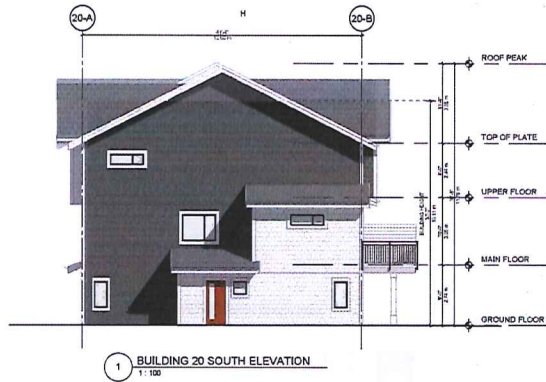
2 BUILDING 19 NORTH ELEVATION  
1:100



4 BUILDING 19 WEST ELEVATION  
1:100



RECEIVED  
DP1398  
2025-SEP-15  
Current Planning



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

SUBJECT:

| DATE       | DESCRIPTION    |
|------------|----------------|
| 2016-07-01 | PERMIT FOR OP. |
| 2016-07-01 | PERMIT FOR OP. |
| 2016-07-01 | PERMIT FOR OP. |
| 2016-07-01 | PERMIT FOR OP. |



**CICOZZI**  
ARCHITECTURE

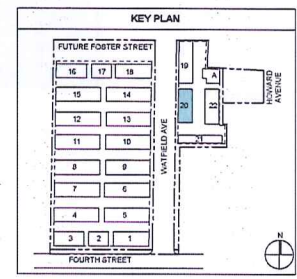
15th FLOOR  
1055 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2S6  
TEL: 604-681-7411

PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|                |                    |
|----------------|--------------------|
| DRAWN BY<br>ML | CHECKED BY<br>AW   |
| SCALE<br>1:100 | PROJECT NO.<br>725 |

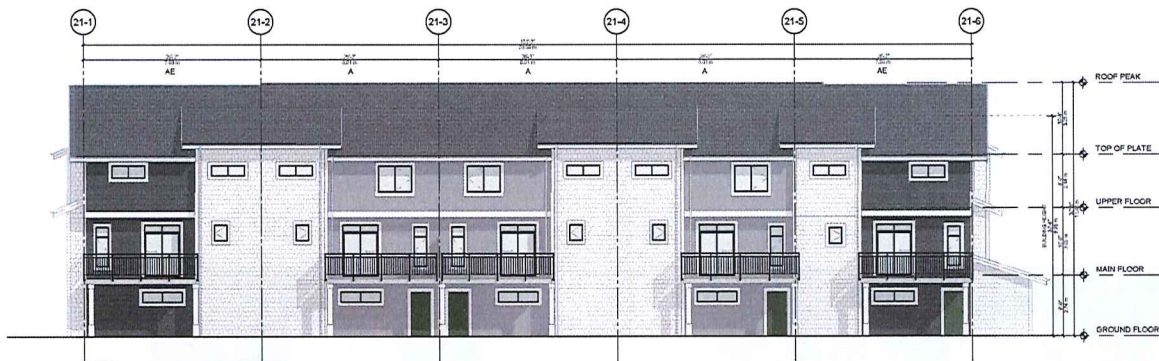
SHEET TITLE  
**BUILDING 20  
ELEVATIONS &  
SECTIONS**

|               |                       |
|---------------|-----------------------|
| REV. NO.<br>1 | SHEET NO.<br>A2.B20.4 |
|---------------|-----------------------|

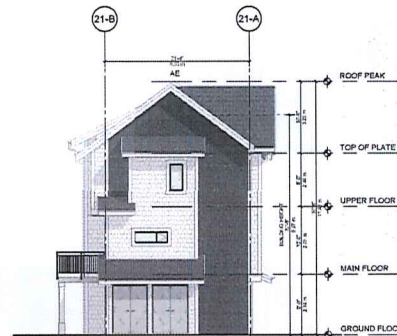


RECEIVED  
DP1398  
2025-SEP-15  
CULTURE PLANNING

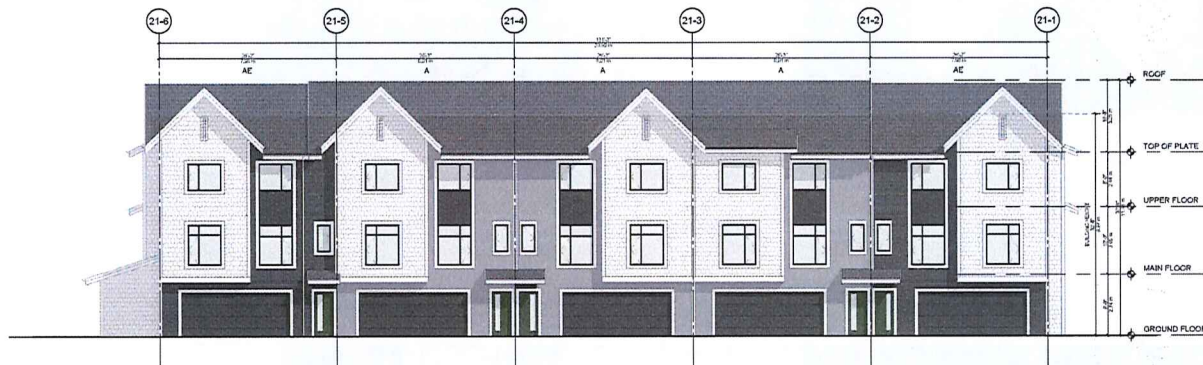
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



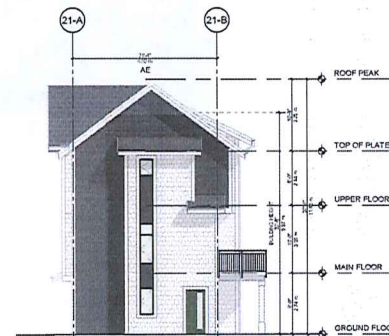
1 BUILDING 21 SOUTH ELEVATION  
1:100



3 BUILDING 21 EAST ELEVATION  
1:100



2 BUILDING 21 NORTH ELEVATION  
1:100



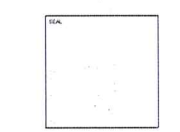
4 BUILDING 21 WEST ELEVATION  
1:100

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

ISSUE:

| DATE | DESCRIPTION |
|------|-------------|
|      |             |



**CICOZZI**  
ARCHITECTURE

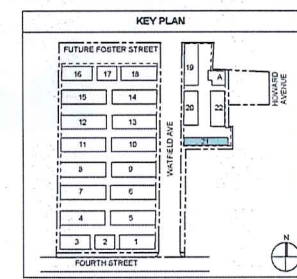
106 FLOOR  
1066 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2A6  
TEL: 604 687-4741

PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

|  |                     |
|--|---------------------|
| DESIGNED BY:<br>MLAC   | CHECKED BY:<br>ASW  |
| SCALE:<br>1:100  | PROJECT NO.:<br>725 |
| SHEET TITLE:<br><b>BUILDING 21<br/>ELEVATIONS &amp;<br/>SECTIONS</b> |                     |

|           |                 |
|-----------|-----------------|
| REV. NO.: | SHEET NO.:      |
| <b>1</b>  | <b>A2.B21.4</b> |



RECEIVED  
DP1398  
2025-SEP-15  
CICCOZZI ARCHITECTURE

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: |      |
|-----------|------|
| NO.       | DATE |
|           |      |
|           |      |
|           |      |

| SIGNATURE: |             |
|------------|-------------|
| DATE       | DESCRIPTION |
|            |             |
|            |             |
|            |             |



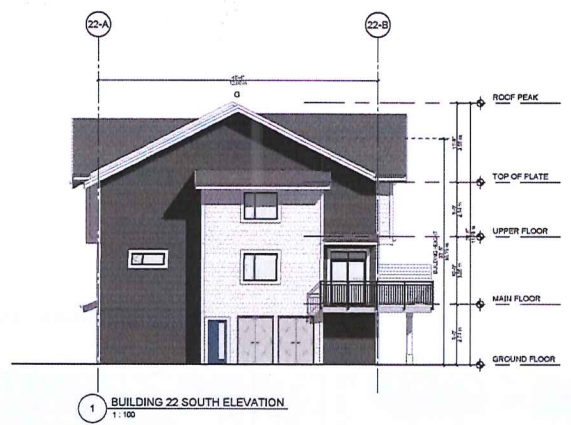
**CICCOTZI**  
ARCHITECTURE

15th FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: (604) 683-4741

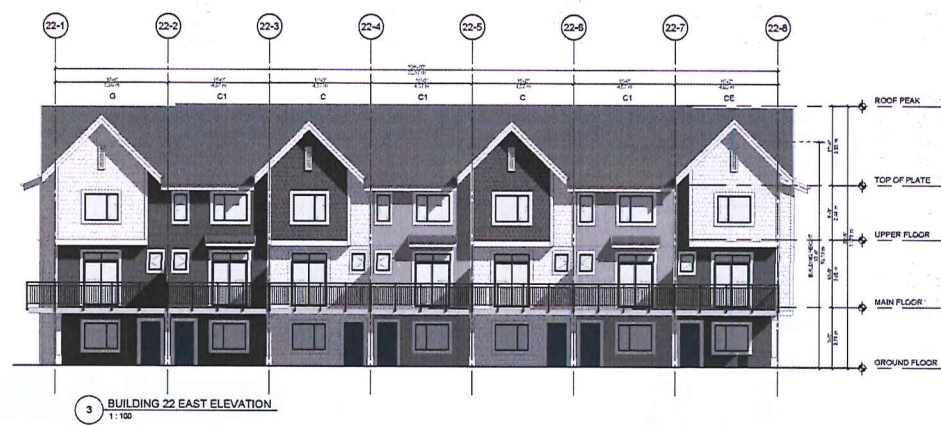
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|  |                  |
|--|------------------|
| DRAWN BY: MLKC   | CHECKED BY: AW   |
| SCALE: 1:100   | PROJECT NO.: 725 |
| SHEET TITLE:<br><b>BUILDING 22<br/>ELEVATIONS &amp;<br/>SECTIONS</b> |                  |

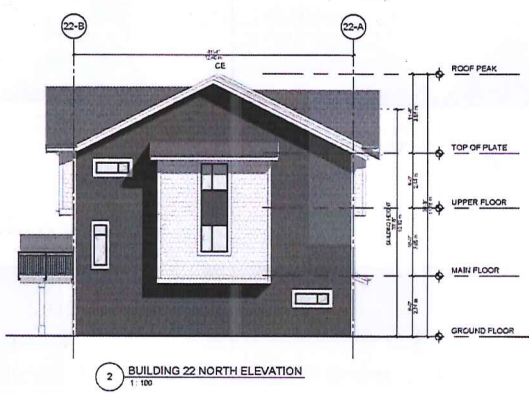
|                       |                              |
|-----------------------|------------------------------|
| REV. NO.:<br><b>1</b> | SHEETIAL:<br><b>A2.B22.4</b> |
|-----------------------|------------------------------|



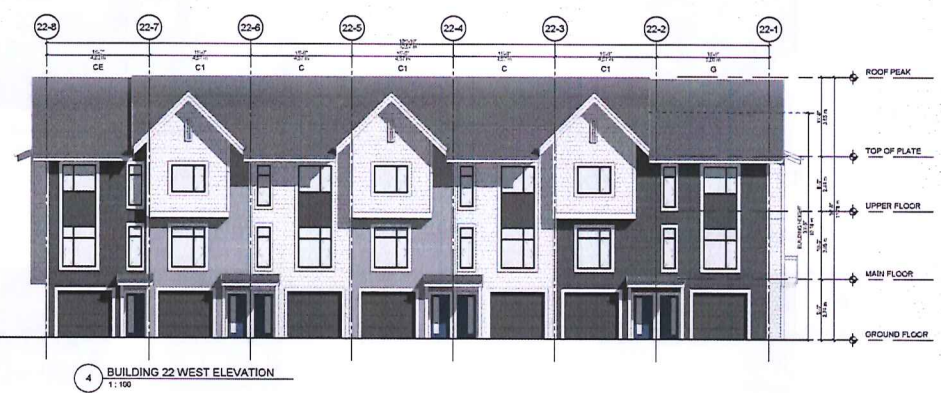
1 BUILDING 22 SOUTH ELEVATION  
1:100



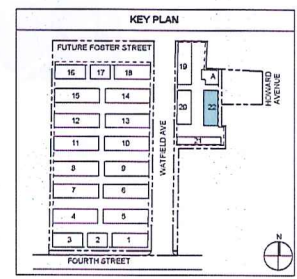
3 BUILDING 22 EAST ELEVATION  
1:100



2 BUILDING 22 NORTH ELEVATION  
1:100



4 BUILDING 22 WEST ELEVATION  
1:100



RECEIVED  
DP1398  
2025-SEP-15  
Current Planning



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

ISSUE:

| DATE   | DESCRIPTION      |
|--------|------------------|
| 201607 | PROJECT APPROVED |
| 201607 | CONCEPT DRAFT    |
| 201607 | SF INTERIOR      |
| 201607 | SF EXTERIOR      |



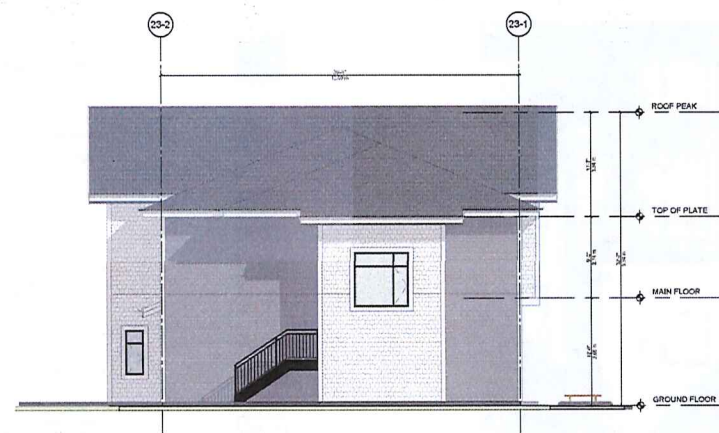
**CICOZZI**  
ARCHITECTURE

10th FLOOR  
1055 WEST FOSTER STREET  
VANCOUVER, B.C.  
CANADA V6E 2M6  
TEL: 604 681-4741

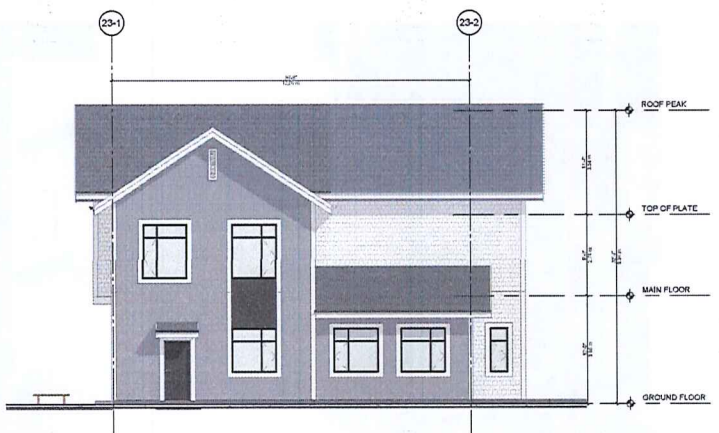
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
301 HOWARD AVE

|   |                       |
|---|-----------------------|
| DESIGNED BY<br>Author                             | CHECKED BY<br>Checker |
| SCALE<br>1:75                                     | PROJECT NO.<br>725    |
| SHEET TITLE<br><b>AMENITY BUILDING ELEVATIONS</b> |                       |

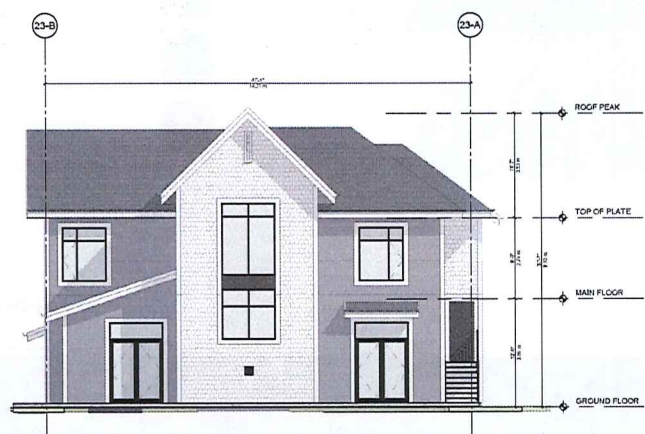
|                      |                              |
|----------------------|------------------------------|
| REV. NO.<br><b>1</b> | SHEET NO.<br><b>A2.B23.2</b> |
|----------------------|------------------------------|



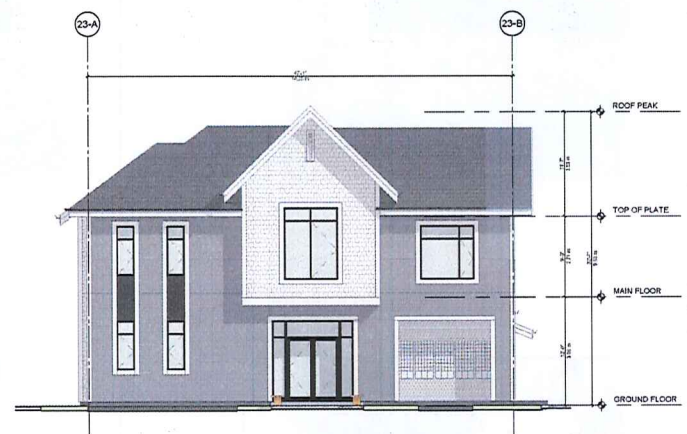
1 AMENITY - NORTH ELEVATION  
1:75



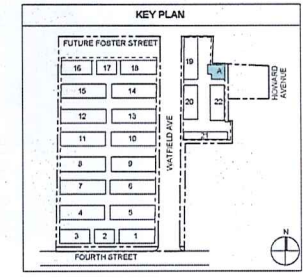
3 AMENITY - SOUTH ELEVATION  
1:75



2 AMENITY - EAST ELEVATION  
1:75



4 AMENITY - WEST ELEVATION  
1:75



RECEIVED  
DP1398  
2025-SEP-15  
Current Planning

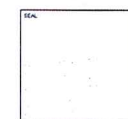
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORKS EXISTING ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

ISSUE

| DATE  | DESCRIPTION       |
|-------|-------------------|
| 2016C | REVISED FOR CP    |
| 2016D | EXTERIOR LIGHTING |
| 2016E | EXTERIOR FINISHES |
| 2016F | EXTERIOR FINISHES |



**CICCOTZI**  
ARCHITECTURE

10th FLOOR  
1055 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 2A6  
TEL: (604) 687-7471

RECEIVED  
DP1398  
2025-SEP-15  
Current Planning

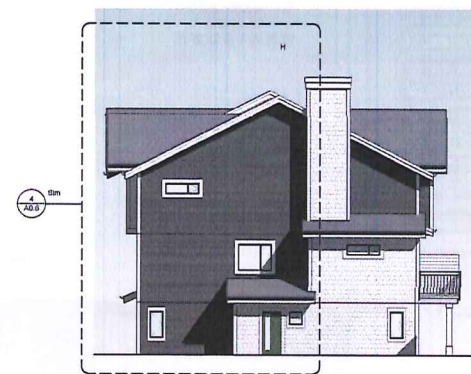
PROJECT  
**PARK & 4TH**  
  
560 FOURTH STREET &  
381 HOWARD AVE

|                                      |                    |
|--------------------------------------|--------------------|
| OWNER<br>MLKC                        | DESIGNER<br>RC     |
| SCALE<br>As Indicated                | PROJECT NO.<br>725 |
| SHEET TITLE<br><b>MATERIAL BOARD</b> |                    |

|          |                          |
|----------|--------------------------|
| REV. NO. | SHEET NO.<br><b>A0.6</b> |
|----------|--------------------------|

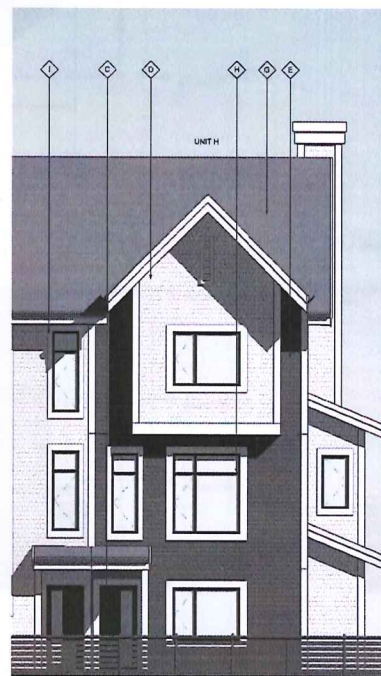


1 BUILDING 1 - NORTH ELEVATION  
1:100



2 BUILDING 1 - EAST ELEVATION  
1:100

| MATERIAL LEGEND               |   |  |
|-------------------------------|---|--|
| ◇ ENTRY DOOR                  | PAINTED - BM - 2007-10 - SMOLDERING RED |  |
| ◇ ENTRY DOOR                  | PAINTED - BM - CSP-065 - INCI CO-00     |  |
| ◇ ENTRY DOOR                  | PAINTED - BM - 630 - MARTHA'S VINEYARD  |  |
| ◇ JAMES HARRIE SHINGLE SIDING | BM - OC-117 - SIMPLY WHITE              |  |
| ◇ JAMES HARRIE SHINGLE SIDING | BM 1603 GRAPHITE                        |  |
| ◇ JAMES HARRIE SHINGLE SIDING | BM 1460 SILVER DOLLAR                   |  |
| ◇ ASPHALT ROOF SHINGLE        | BM 1603 GRAPHITE                        |  |
| ◇ WINDOWS & PATIO DOOR        | BLACK PRE-FINISHED VINYL FRAME          |  |
| ◇ GARAGE DOORS                | PAINTED - BM - 1003 GRAPHITE            |  |



4 BUILDING 1 - SOUTH ELEVATION - UNIT H  
1:50



3 BUILDING 1 - NORTH ELEVATION - UNIT H  
1:50

