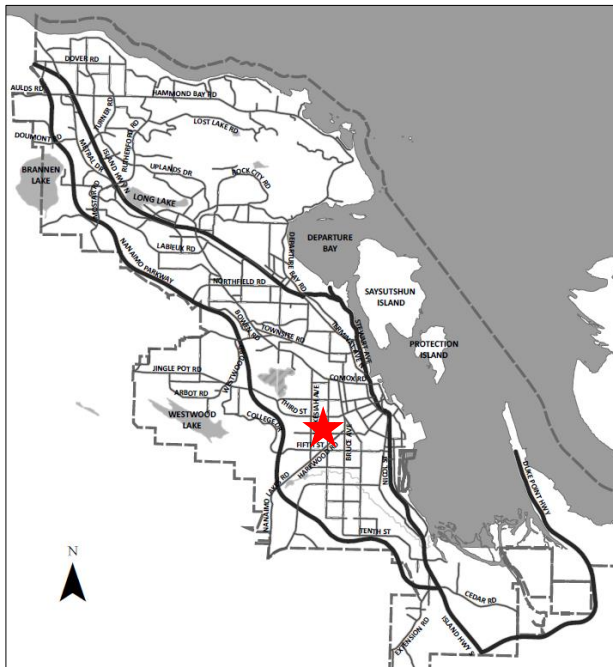


DATE OF MEETING | December 15, 2025

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1398 – 380 AND 385 WATFIELD AVENUE**



## Proposal:

DP renewal for a 168-unit multi-family townhouse development

## Zoning:

CD11 – Comprehensive Development District Zone 11

## City Plan Land Use Designation:

Neighbourhood; and Suburban Neighbourhood

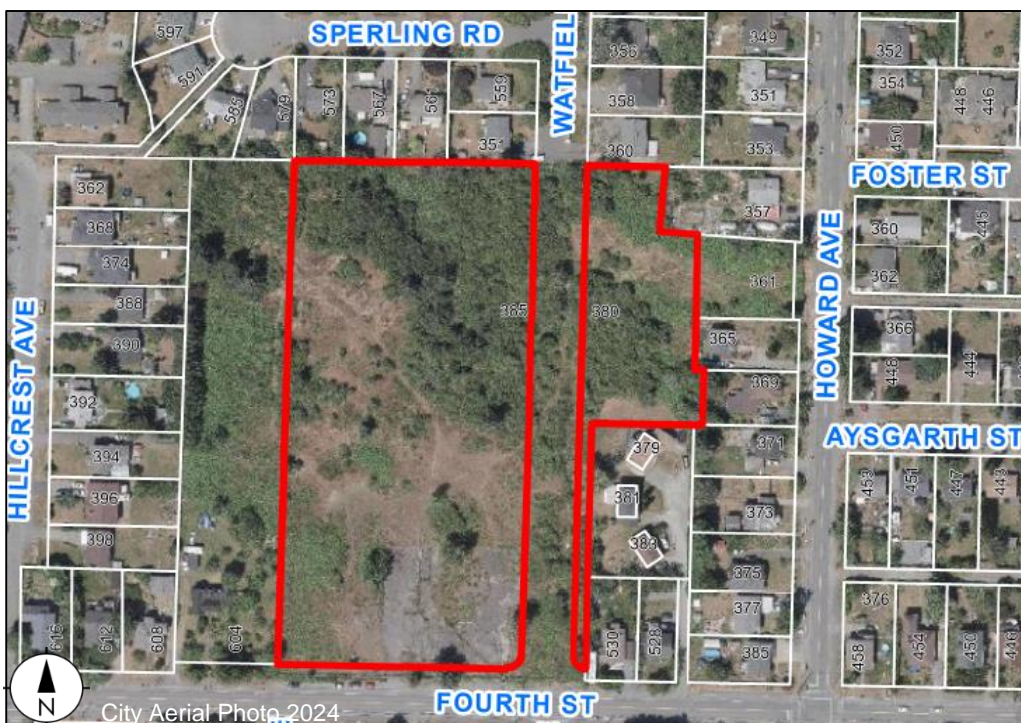
## Development Permit Areas:

DPA8 – Form and Character

## Lot Area:

380 Watfield Avenue – 0.47ha  
385 Watfield Avenue – 1.87ha

**DP**



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit renewal application for a multi-family residential development at 380 and 385 Watfield Avenue. |

### **Recommendation**

That Council issue Development Permit No. DP1398 for a multi-family residential development at 380 and 385 Watfield Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2025-DEC-15. |

## **BACKGROUND**

A development permit application, DP1398, was received from 0760408 BC Ltd. for a multi-family townhouse development consisting of a combined total of 168 dwelling units at 380 and 385 Watfield Avenue. A previous Development Permit, DP1284, was approved by Council on 2023-JUL-10 and expired in July of this year. The site was previously rezoned to the CD11 zone in April 2023 (RA476) to facilitate the proposed development.

The applicant intends to move forward with Building Permit and Phased Strata applications in the near future, and a DP renewal is required in order to proceed. No changes from DP1284 have been proposed. The renewal application has been reviewed in the context of new City regulations and guidelines since the time of DP1284, and Staff have identified no concerns with the DP renewal.

### **Subject Property and Site Context**

The subject properties are located in the Harewood Neighbourhood near Vancouver Island University (VIU), approximately 225m west of the subject site. The properties are presently vacant and were previously the site of a schoolhouse which was demolished in 1995. Portions of the site are sloping, with high points along the west property line and the northeast corner of the site, and a depression running through the centre. An unconstructed portion of Watfield Avenue bisects the site, with 385 Watfield Avenue on the west side of the road and 380 Watfield Avenue on the east side. The property at 385 Watfield Avenue has additional frontage along Fourth Street to the south. A road reserve covenant for the future extension of Foster Street has been secured along the north property line as part of the rezoning, in addition to the dedication of a municipal park to the east (361 Howard Avenue).

Surrounding land uses are primarily residential with single residential dwellings immediately adjacent to the site and a three-unit strata lot on Wheatley Place to the southeast. Nearby recent developments include four-storey mixed-use commercial and residential developments at 525 Third Street and 300 Howard Avenue, approximately 100m and 225m north of the site, respectively. Other amenities within walking distance of the site include the Nanaimo District Secondary School, the Nanaimo Aquatic Centre, a local neighbourhood centre at Fourth Street and Bruce Avenue, and the University Village Shopping Centre. The site is also within walking distance of bus routes on Wakesiah Avenue.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a multi-family residential strata consisting of 22 three-storey townhouse buildings, with a combined total of 168 dwelling units, and a two-storey amenity building. The unit composition includes 147 three-bedroom units (between 126m<sup>2</sup> and 135m<sup>2</sup>) and 21 four-bedroom units (between 147m<sup>2</sup> and 159m<sup>2</sup> in area). All units will qualify as “family-friendly” units, in excess of the minimum required 50% of units secured for three or more bedrooms through rezoning. The property at 385 Watfield Avenue will have 142 units and 380 Watfield Avenue will have 26 units. A phased strata will cover both of the properties.

The proposed gross floor area is 22,632m<sup>2</sup> with 18,648m<sup>2</sup> at 385 Watfield and 3,984m<sup>2</sup> at 380 Watfield. The total Floor Area Ratio (FAR) will be 1.00 at 385 Watfield and 0.86 at 380 Watfield, which is below the maximum permitted FAR of 1.00 in the CD11 zone.

### *Site Design*

The townhouse blocks will be arranged in a series of rows facing four internal drive aisles at 385 Watfield Avenue. Most drive aisles will include two townhouse blocks with nine units on both sides of the drive aisle. Where the site abuts Fourth Street and the future Foster Street road reserve, the townhouse blocks will be broken into three buildings oriented towards the public streets. The north and south drive aisles will be protected by a reciprocal access agreement for future access to 604 Fourth Street to the west. On the east side of the site, 380 Watfield Avenue will have two townhouse blocks facing Watfield Avenue and two townhouse blocks facing internal drive aisles. The private amenity building will also be located on 380 Watfield Avenue, adjacent to the park dedication.

All required parking will be provided onsite with tandem two-car garages provided for all units, except for some end units and Building 21 where garages will include side-by-side parking. An additional 14 surface visitor parking stalls are proposed, two of which will be accessible parking stalls. This parking is in addition to on-street parking expected to be constructed on Watfield Avenue when it is completed as part of the development. Each unit will include storage for three-stream waste collection bins and long-term bicycle storage on the ground level as shown in the typical garage layout (Attachment C). Short-term bicycle parking (bike racks) will be available in front of the amenity building.

A series of public multi-use trails provide pedestrian connectivity across the site to be constructed to the Urban Hard Surface Walkway standard, as secured through rezoning. These trails include: a north-south trail along the west property line shared with 604 Fourth Street; an east-west trail through the Foster Street road reserve area, until such time as the road is dedicated and constructed; and an east-west trail between Watfield Avenue and the park dedication to the east. On-site lighting will include overhead light standards along shared drive aisles, and exterior soffit lighting on buildings.

All units will have an outdoor private patio in either the front or rear yard, and 1.8m-high wood fences will screen rear yards from each other. A common outdoor amenity space with furnishings is proposed to the east side of the amenity building where it backs onto the dedicated public park.

### *Building Design*

The general building design emphasizes a traditional residential character with strong pitched roofs, projecting bay window elements, balconies, and large windows. Front doors will face public streets, and sides of townhouse blocks facing Watfield Avenue will have additional elements (including wrap-around balconies and side doors) to provide street presence. The massing along Fourth Street will be broken up to provide additional visual interest. Exterior materials will consist of a mix of vinyl horizontal and shingle siding. The building design substantially meets the intent of the applicable Form and Character Design Guidelines.

### *Landscape Design*

Landscaping is proposed throughout the site, with buffers provided along road frontages, adjacent to neighbouring units, and between private patios. Cedar hedges will be provided along side yards and will be used to screen hydro boxes. Ornamental trees are proposed at the front entry of each unit, with a mix of maple, birch, spruce, and other species. Additional trees are proposed in the yards of most units.

### **Design Advisory Panel**

The development permit renewal application was not referred to the Design Advisory Panel (DAP) as the design is the same as previously accepted by DAP for DP1284.

### **Proposed Variances**

#### *Minimum Side Yard Setback*

The minimum required side yard setback in the CD11 zone is 3.0m for a building with a height greater than 9.0m. The proposed north side yard setback at 380 Watfield Avenue is 2.0m for Building 19 (where the building height is 12.2m) and 1.5m for the amenity building (where the building height is 9.94m), requested variances of 1.0m and 1.5m respectively.

While the closest point of Building 19 to the north property line is 2.0m, this portion of the building is only 8.2m in height which is similar to the height of the single residential dwelling to the north. For comparison, the standard required setback in single dwelling residential zones is 1.5m. The remainder of the building is set back between 3.2m and 3.5m from the same property line. In order to address siting considerations, a landscape buffer is proposed along the north property line of 380 Watfield Avenue with a 1.8m-high cedar privacy fence and wall-mounted climbing vine trellis. The north face of both buildings will have minimal fenestration in order to reduce potential overlook to neighbouring properties. The applicant has provided a shadow study (Attachment F) that demonstrates minimal potential shadowing impacts.

#### *Maximum Building Height*

The maximum permitted building height in the CD11 zone is 11.7m for a building with a sloped roof. The proposed building height for Buildings 1 through 22 is 12.2m, a requested variance of 0.5m. At the time of rezoning, the applicant had anticipated a maximum building height of 11.7m for the CD11 zone. Through the development of refined building plans, however, the need for additional height was identified in order to accommodate existing grades, roof pitch angles, and livable floor-to-ceiling heights. The requested height variance is equal to 50cm and



is not anticipated to have an additional visual impact given the 6:12 roof pitches. No height variance is requested for the amenity building.

Staff support the proposed variances. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1398 is a Development Permit renewal for a multi-family townhouse development consisting of a combined total of 168 dwelling units at 380 and 385 Watfield Avenue.
- The building design substantially meets the intent of the applicable Form and Character Design Guidelines.
- Variances are requested to reduce the minimum required side yard setback and to increase the maximum permitted building heights.
- Staff support the proposed variances. |

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Plan and Typical Garage Layout  
ATTACHMENT D: Building Elevations and Details  
ATTACHMENT E: Building Rendering  
ATTACHMENT F: Shadow Study  
ATTACHMENT G: Landscape Plan and Details |

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development

# **ATTACHMENT A**

## **PERMIT TERMS AND CONDITIONS**

### **TERMS OF PERMIT**

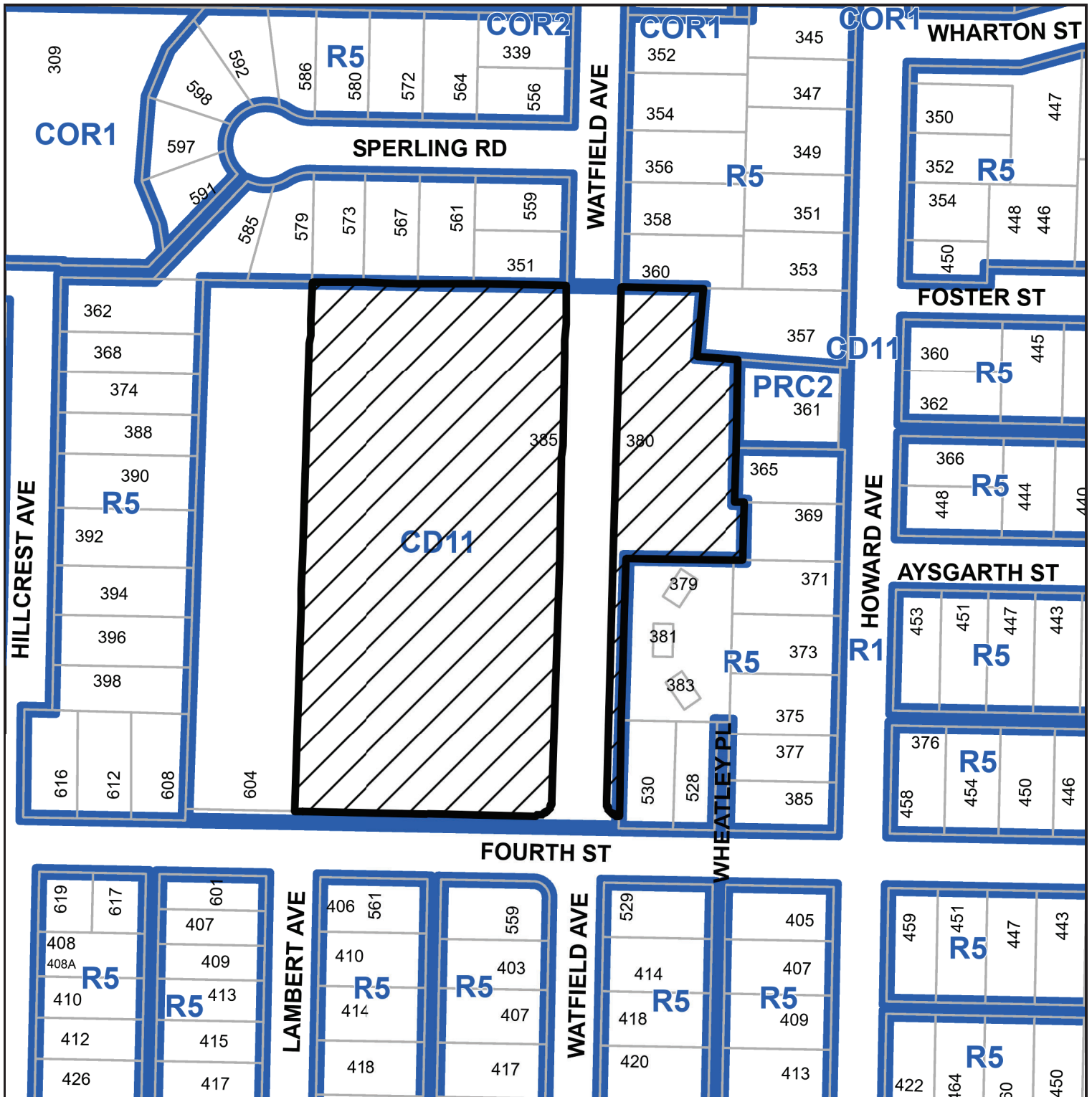
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

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 Attachment C.
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 Attachment D.

### **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 Attachment C.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Ciccozzi Architecture, dated 2023-MAR-24, as shown on Attachment D.
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 Attachment G, 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.

# ATTACHMENT B SUBJECT PROPERTY MAP



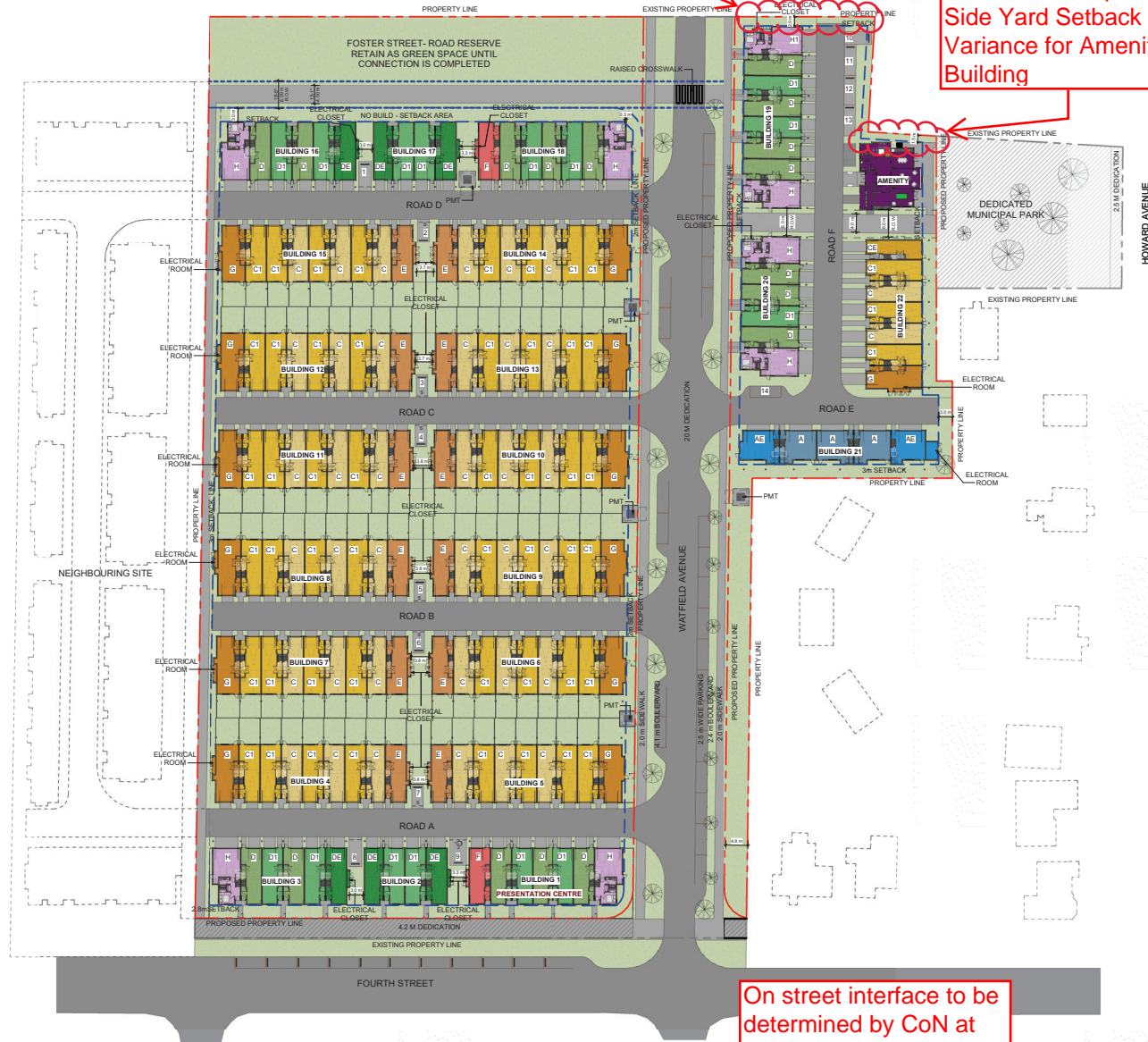
380 AND 385 WATFIELD AVENUE

# ATTACHMENT C SITE PLAN AND TYPICAL GARAGE LAYOUT

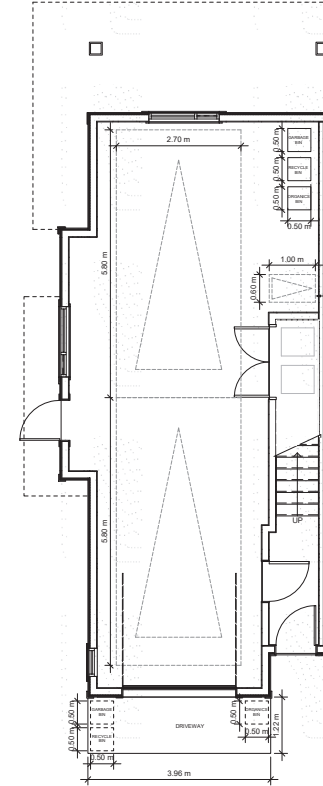
Page 1 of 4

Location of Proposed  
Side Yard Setback  
Variance for Building  
19

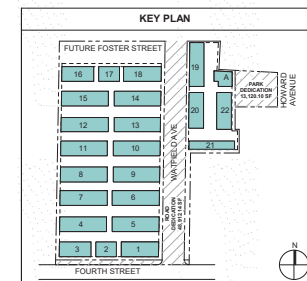
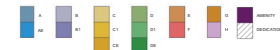
Location of Proposed  
Side Yard Setback  
Variance for Amenity  
Building



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



2 GARBAGE STAGING PLAN  
1:50



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DATE DESCRIPTION  
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04/03/23 OF RESPONSE  
04/03/23 OF RESPONSE

DEAL

**CICCOTZI**  
ARCHITECTURE

15th FLOOR  
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CANADA V6E 2M6  
TEL: 604 687-4741

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

DRAWN BY: MLKC CHECKED BY: ASW  
SCALE: As indicated PROJECT NO: 725

SHEET TITLE:  
**SITE PLAN**

REV. NO: **2** SHEET NO: **A1.0**



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DATE: | DESCRIPTION:

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SHEET 1

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PARTIAL SITE PLAN

TABLE ONE (continued)

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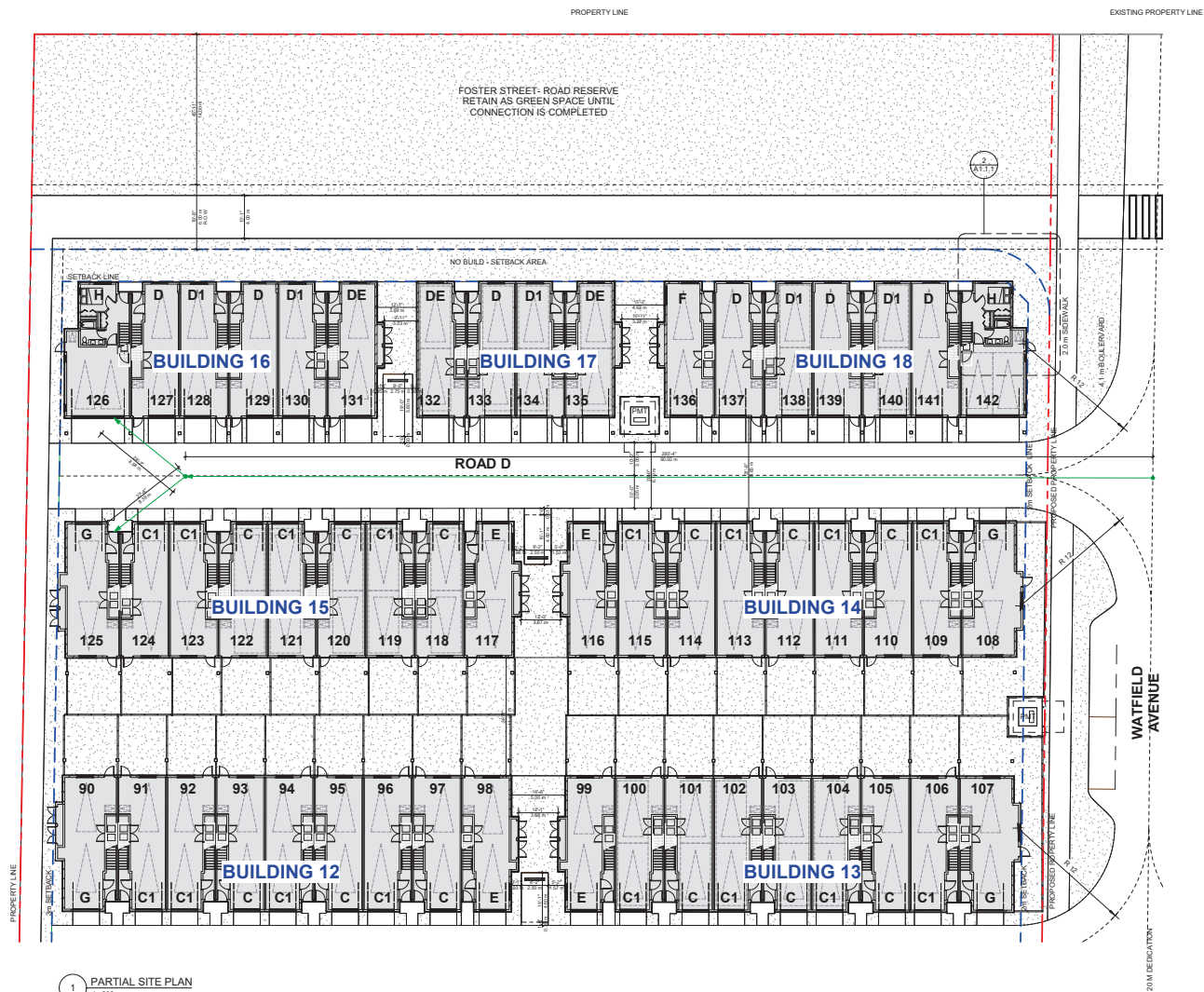
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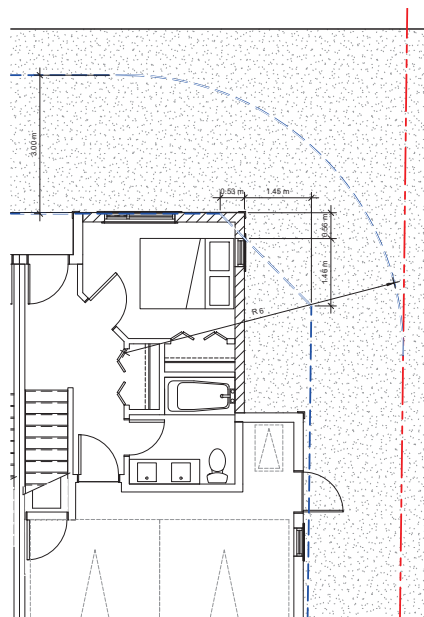
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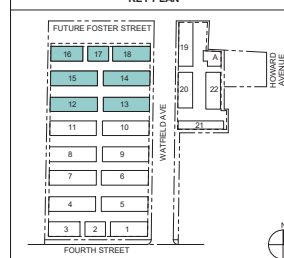


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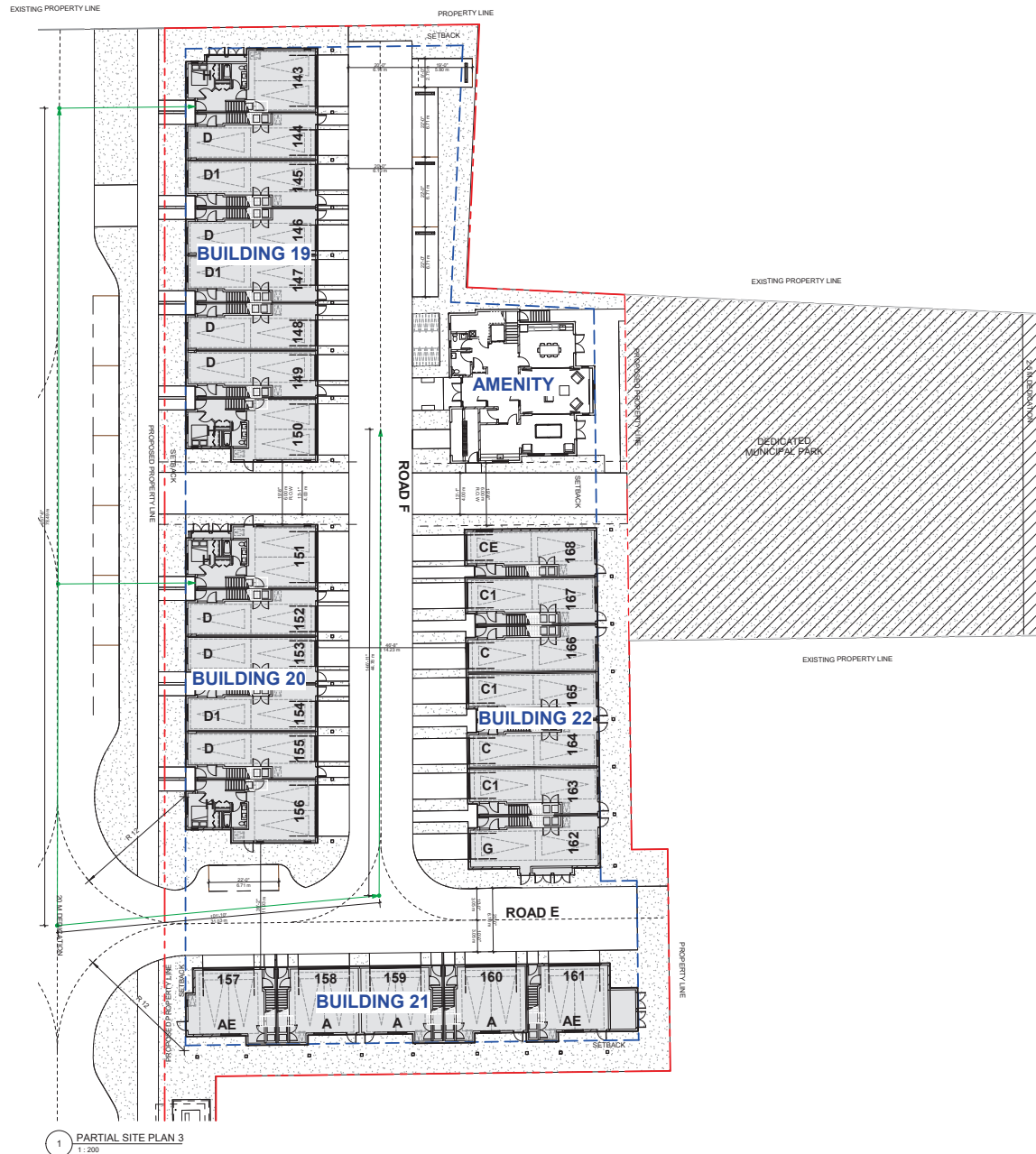
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- |       |                         |
|-------|-------------------------|
|       | ONSITE FIRE HYDRANT     |
|       | OFFSITE FIRE HYDRANT    |
| MFE = | MAIN FLOOR ELEVATION    |
| GFE = | GROUND FLOOR ELEVATION  |
|       | PAD MOUNTED TRANSFORMER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

## KEY PLAN







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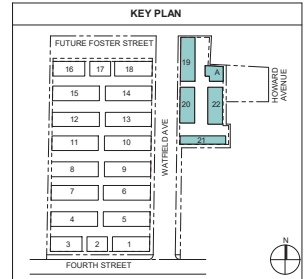
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PROJECT NO: 725

**PARTIAL SITE PLAN 3**

REV. NO.:  
SHEET NO.:  
**A1.1.3**

**LEGEND**

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





# ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

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PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

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SCALE: 1:100 PROJECT NO: 725

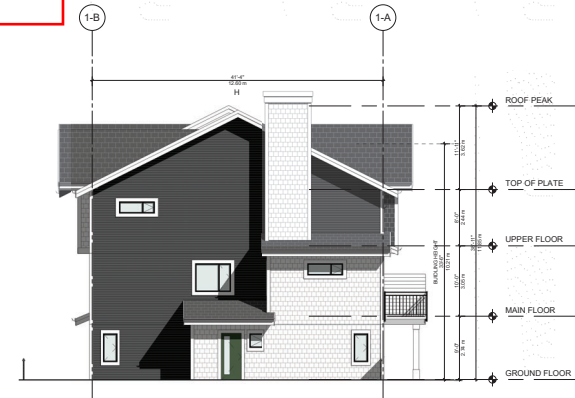
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**ELEVATIONS &  
SECTIONS  
BUILDINGS 1 & 18**

SHEET NO.: **1** SHEET NO.: **A2.B1.4**

Proposed building  
height variance



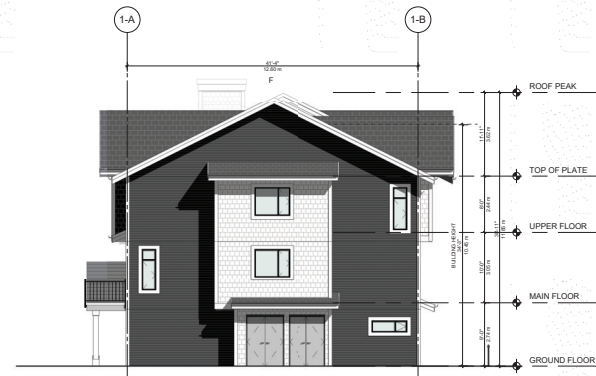
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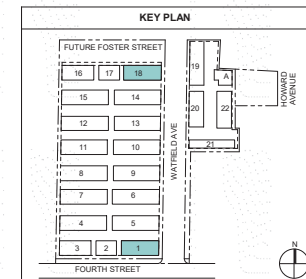
3 EAST ELEVATION - BUILDING 1 & 18  
1:100



2 NORTH ELEVATION - BUILDING 1 & 18  
1:100



4 WEST ELEVATION - BUILDING 1 & 18  
1:100



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**2025-SEP-15**  
Current Planning

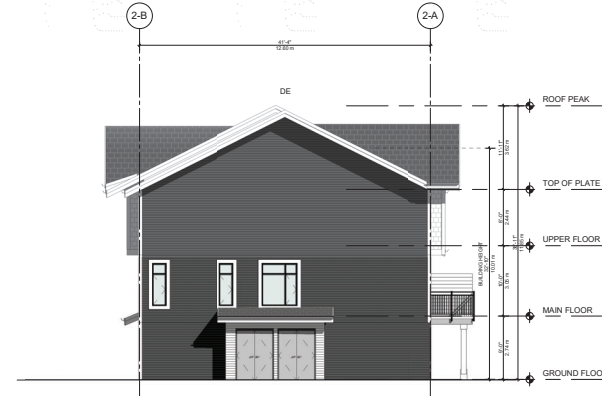




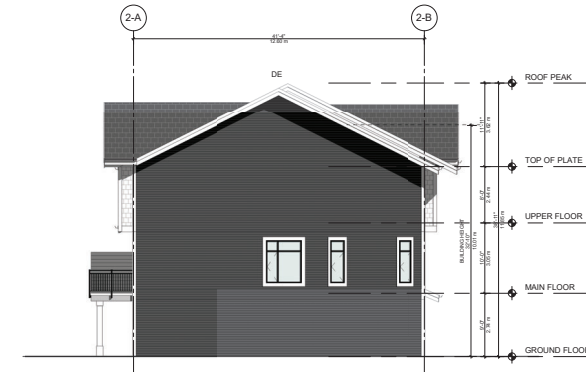
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1:100



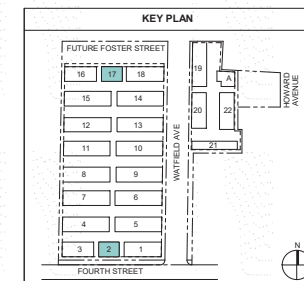
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1:100



3 EAST ELEVATION - BUILDING 2 & 17  
1:100



4 WEST ELEVATION - BUILDING 2 & 17  
1:100

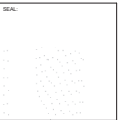


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CANADA V6E 3M6  
TEL: 604 687-4741

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

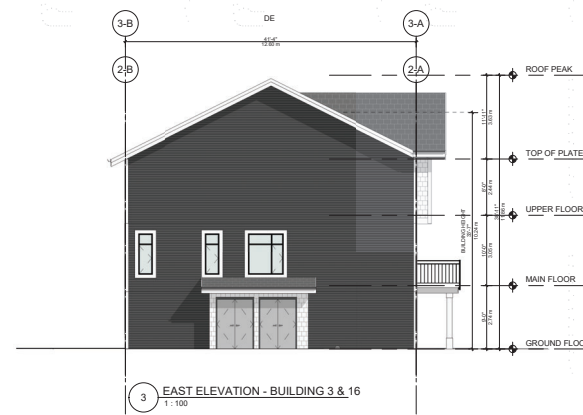
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SCALE: 1:100 PROJECT NO: 725

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

SHEET NO.: 1  
SHEET NO.: A2.B2.4



1 SOUTH ELEVATION - BUILDING 3 & 16  
1:100

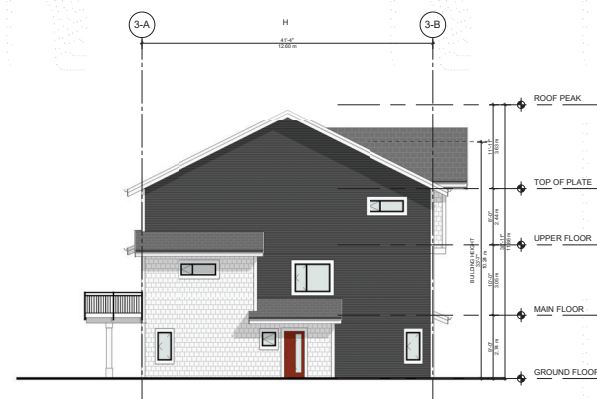


3 EAST ELEVATION - BUILDING 3 & 16  
1:100

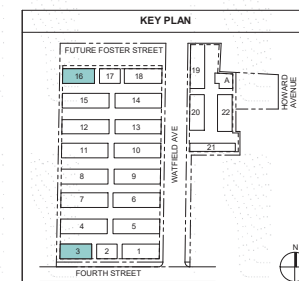


2 NORTH ELEVATION - BUILDING 3 & 16  
1:100

BUILDING 3 NORTH ELEVATION



4 WEST ELEVATION - BUILDING 3 & 16  
1:100



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PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY: MLKC	CHECKED BY: AW
SCALE: 1:100	PROJECT NO: 725

SHEET TITLE:  
**ELEVATIONS &  
SECTIONS  
BUILDINGS 3 & 16**

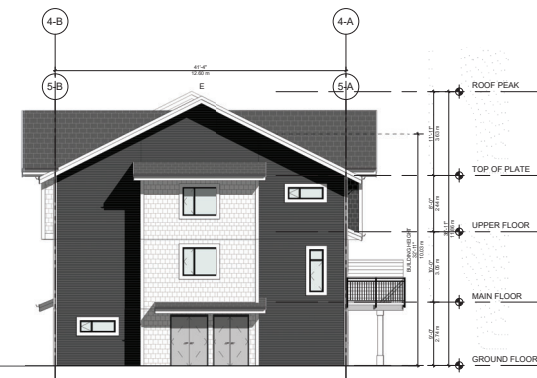
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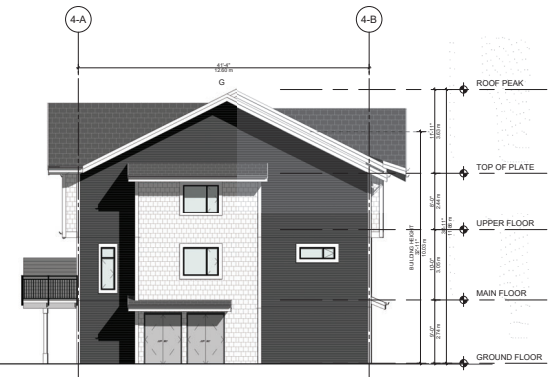
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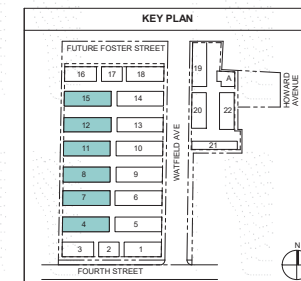
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1:100



3 EAST ELEVATION - 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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PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

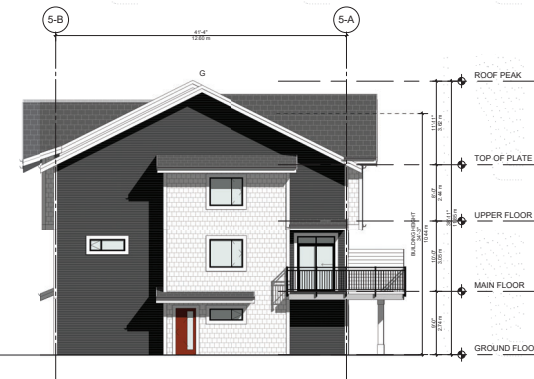
DRAWN BY: MLKC CHECKED BY: AW  
SCALE: 1:100 PROJECT NO: 725

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

SHEET NO.: 1  
SHEET NO.: A2.B4.4



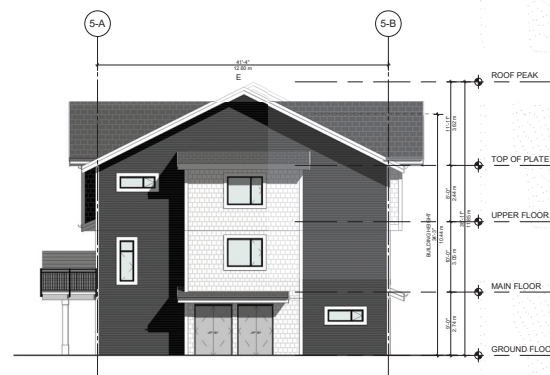
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1:100



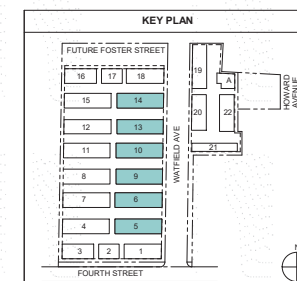
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1:100



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



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



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PROJECT:  
**PARK & 4TH**

560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY: MLKC CHECKED BY: AW  
SCALE: 1:100 PROJECT NO: 725

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

REV. NO. 1 SHEET NO. A2.B5.4



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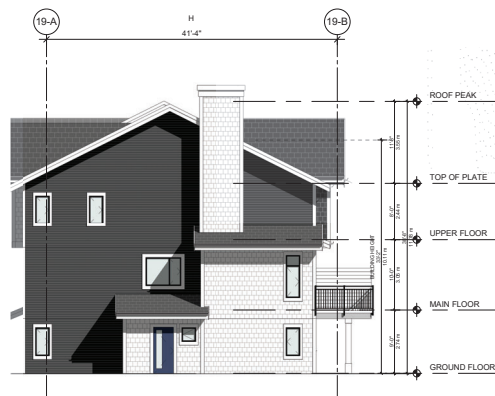
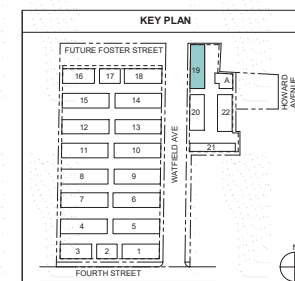
PROJECT:  
**PARK & 4TH**  
  
560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY: Author  
SCALE: 1: 100  
PROJECT NO: 725

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

REV. NO: 1  
SHEET NO: A2.B19.4

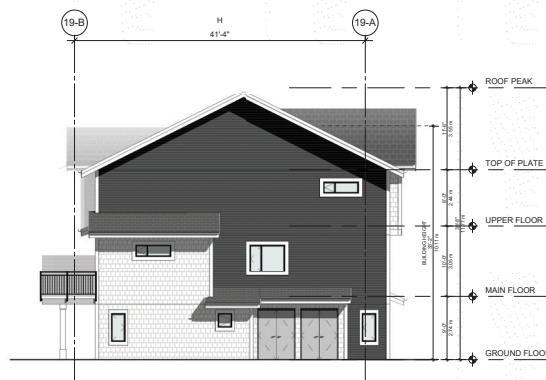
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1 BUILDING 19 SOUTH ELEVATION  
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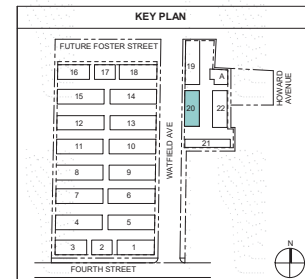
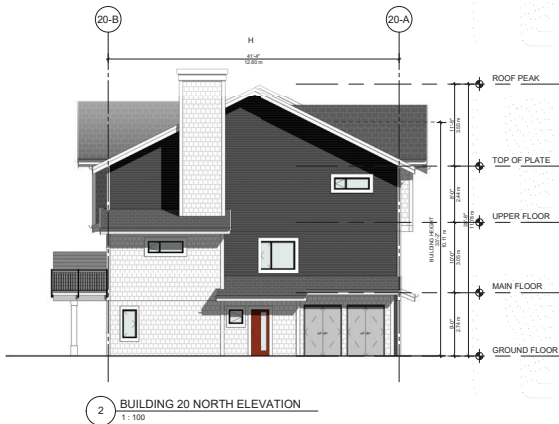
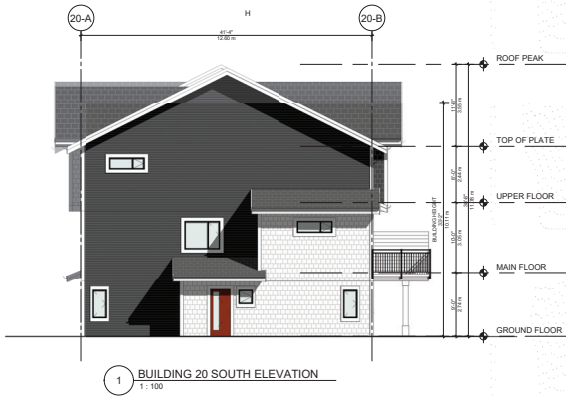
3 BUILDING 19 EAST ELEVATION  
1: 100



2 BUILDING 19 NORTH ELEVATION  
1: 100



4 BUILDING 19 WEST ELEVATION  
1: 100

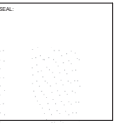


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**PARK & 4TH**  
  
560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY: ML	CHECKED BY: AW
SCALE: 1:100	PROJECT NO: 725

SHEET TITLE:  
**BUILDING 20  
ELEVATIONS &  
SECTIONS**

HEET NO: <b>1</b>	SHEET NO: <b>A2.B20.4</b>
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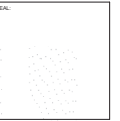
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560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY:

MLKC

CHECKED BY:

AW

SCALE:

1 : 100

PROJECT NO:

725

SHEET TITLE:

**BUILDING 21  
ELEVATIONS &  
SECTIONS**

REV. NO.

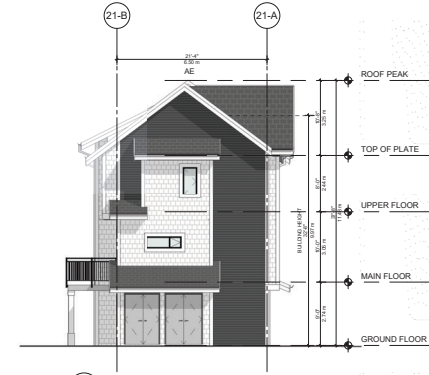
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SHEET NO.

A2.B21.4



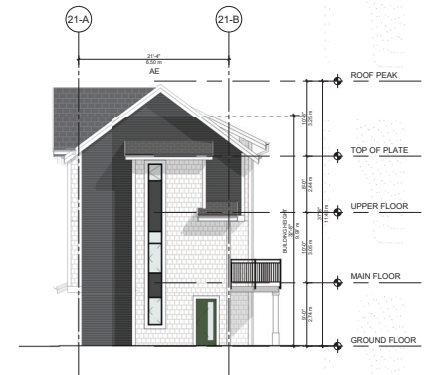
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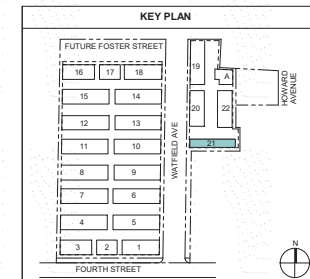
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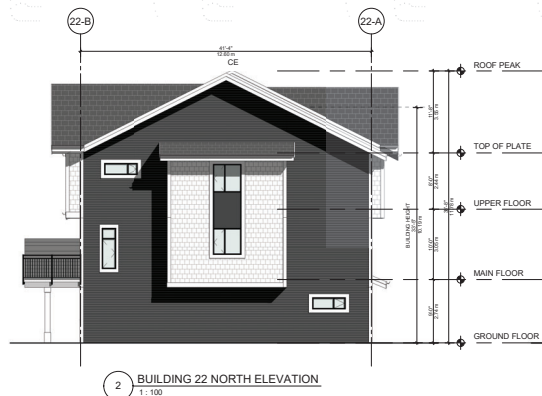
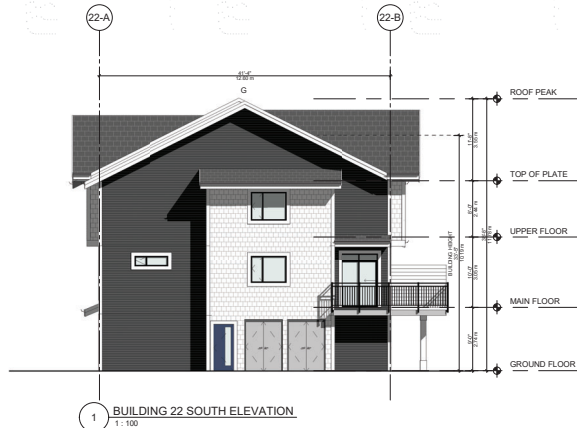
2 BUILDING 21 NORTH ELEVATION  
1 : 100



4 BUILDING 21 WEST ELEVATION  
1 : 100



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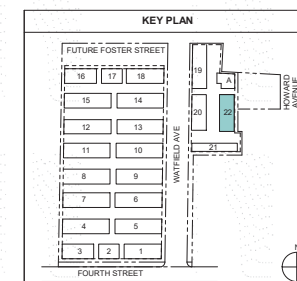
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361 HOWARD AVE

DRAWN BY: MLKC CHECKED BY: AW  
SCALE: 1:100 PROJECT NO: 725

SHEET TITLE:  
**BUILDING 22  
ELEVATIONS &  
SECTIONS**

SHEET NO.: **1** SHEET NO.: **A2.B22.4**



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PROJECT:  
**PARK & 4TH**

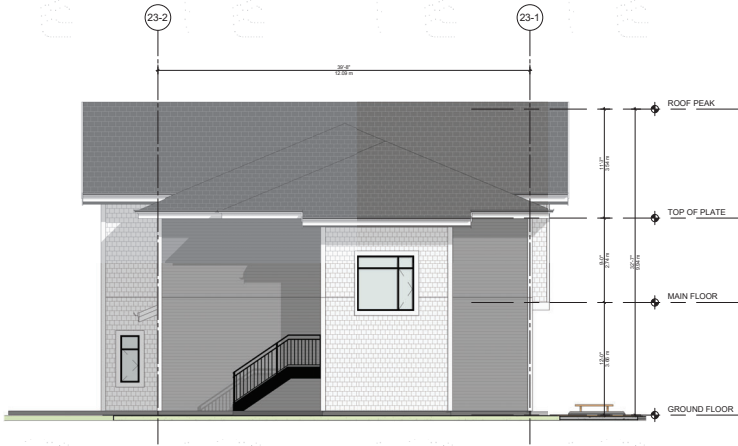
560 FOURTH STREET &  
361 HOWARD AVE

DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1:75  
PROJECT NO: 725

SHEET TITLE:  
**AMENITY BUILDING  
ELEVATIONS**

SHEET NO:  
**1**

SHEET NO:  
**A2.B23.2**



1 AMENITY - NORTH ELEVATION  
1:75



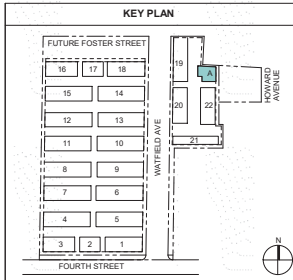
3 AMENITY - SOUTH ELEVATION  
1:75



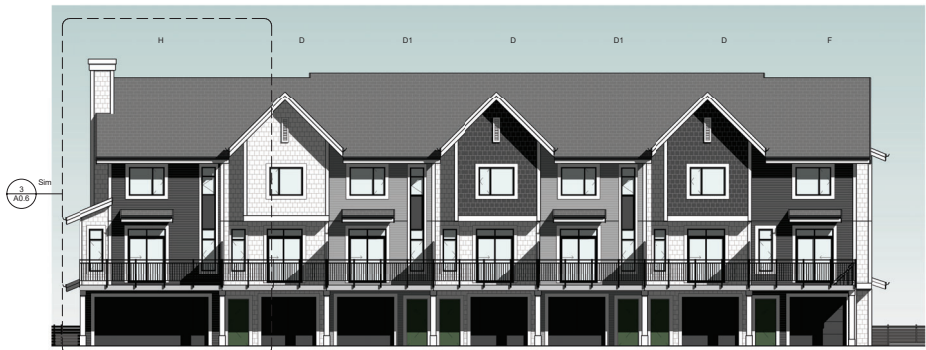
2 AMENITY - EAST ELEVATION  
1:75



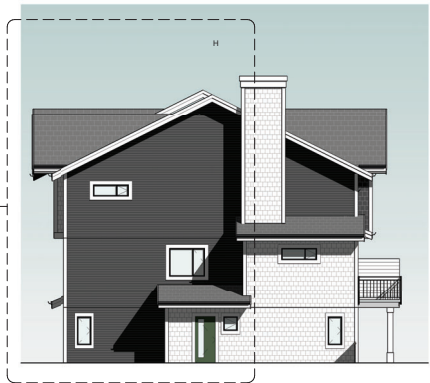
4 AMENITY - WEST ELEVATION  
1:75



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1 BUILDING 1 - NORTH ELEVATION  
1:100



2 BUILDING 1 - EAST ELEVATION  
1:100

MATERIAL LEGEND		
	ENTRY DOOR	
	PAINTED - BM - 2007-10 - SMOULDERING RED	
	ENTRY DOOR	
	PAINTED - BM - CSP-565 - INDI GO-GO	
	ENTRY DOORS	
	PAINTED - BM - 630 - MARTHA'S VINEYARD	
	JAMES HARDIE SHINGLE SIDING	
	BM - OC-117 - SIMPLY WHITE	
	JAMES HARDIE SIDING 4"	
	BM 1603 GRAPHITE	
	JAMES HARDIE SIDING 4"	
	BM 1460 SILVER DOLLAR	
	ASPHALT ROOF SHINGLE	
	BM 1603 GRAPHITE	
	WINDOWS & PATIO DOORS	
	BLACK PRE-FINISHED VINYL FRAME	
	GARAGE DOORS	
	PAINTED - BM - 1801 GRAPHITE	



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



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

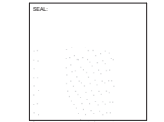
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361 HOWARD AVE

DRAWN BY: MLUC	CHECKED BY: RC
SCALE: As indicated	PROJECT NO: 725

SHEET TITLE:  
**MATERIAL BOARD**

REV. NO.:	SHEET NO.:
	<b>A0.6</b>



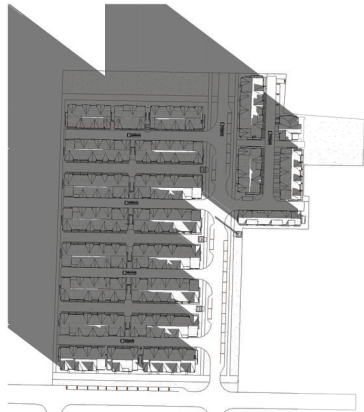
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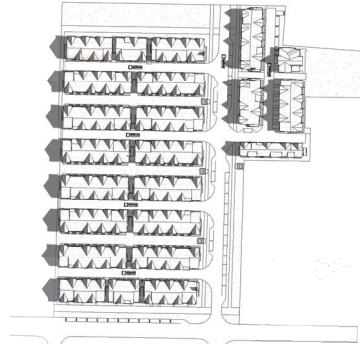
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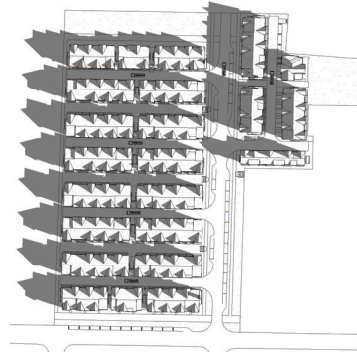
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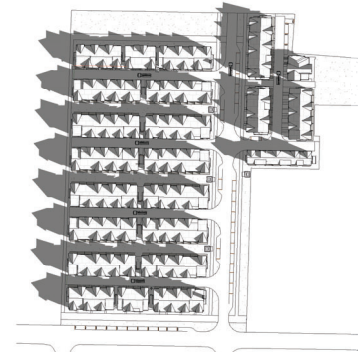
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1:1500



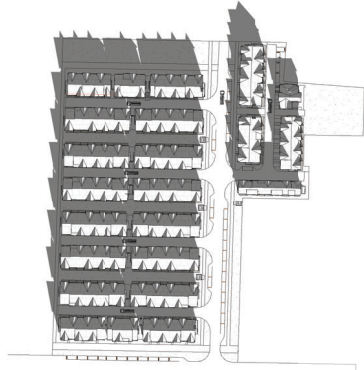
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1:1500



7 SPRING EQUINOX 9AM  
1:1500



10 FALL EQUINOX 9AM  
1:1500



2 WINTER SOLISTICE 12PM  
1:1500



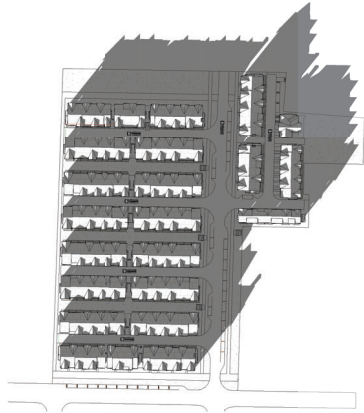
5 SUMMER SOLISTICE 12PM  
1:1500



8 SPRING EQUINOX 12PM  
1:1500



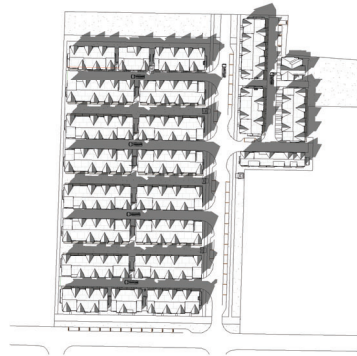
11 FALL EQUINOX 12PM  
1:1500



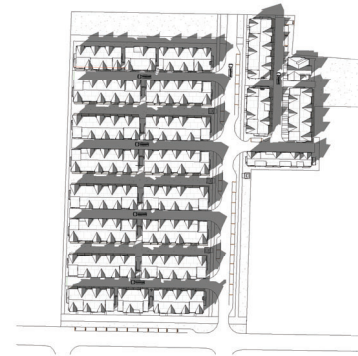
3 WINTER SOLISTICE 4PM  
1:1500



6 SUMMER SOLISTICE 4PM  
1:1500



9 SPRING EQUINOX 4PM  
1:1500



12 FALL EQUINOX 4PM  
1:1500

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
20/09/22	ISSUED FOR DP
06/01/23	DP RESPONSE - DRAFT
06/03/23	DP RESPONSE
24/03/23	DP RESPONSE



**CICOZZI**  
ARCHITECTURE

15th FLOOR  
1095 WEST PENDER STREET  
VANCOUVER, B.C.  
CANADA V6E 3M6  
TEL: 604 687-4741

**RECEIVED**  
**DP1398**  
**2025-SEP-15**  
Current Planning

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

DRAWN BY: ML	CHECKED BY: AW
SCALE: 1:1500	PROJECT NO: 725

SHEET TITLE:  
**SHADOW STUDY**

REV. NO.	SHEET NO. <b>A0.3</b>
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# ATTACHMENT G LANDSCAPE PLAN AND DETAILS

