

2453 LABIEUX RD., NANAIMO, B.C.

30-UNIT TOWNHOUSE DEVELOPMENT

PROJECT DETAILS:

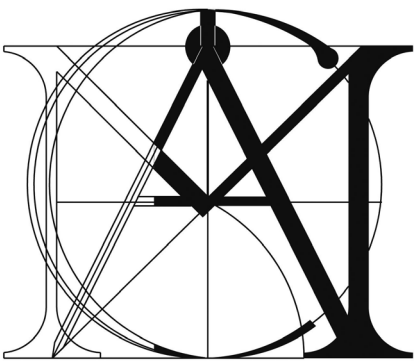
- CIVIC ADDRESS: 2453 LABIEUX RD., NANAIMO, BC V9T 3M5
- LEGAL ADDRESS: LOT C, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 21063
- ZONING: R6 (LOW DENSITY MULTI-FAMILY)
- SITE AREA: 60353.25 S.F. (5,607 S.M.)
- NUMBER OF DWELLING UNITS: 30
- NUMBER OF STOREYS: THREE
- FLOOR AREA RATIO (FAR): 0.65 (TIER 2 - 65 POINTS)
- LOT COVERAGE: 40%
- GROSS FLOOR AREA: 37,492 S.F. (3,483 S.M.)
- BUILDING HEIGHT(SLOPED ROOF): 37' 0 1/2" (11.30m)



Location Map
1/4" = 1'-0"



ARCHITECTURAL DRAWING LIST	
Sheet Number	Sheet Name
A0.0	COVER SHEET
A0.1	SITE PLAN-1
A0.2	SITE PLAN-2
A0.2a	OFF-STREET PARKING PLAN
A0.3	AERIAL 3D VIEW
A0.4	NEIGHBOURHOOD & STREETSCAPE SECTIONS
A0.4a	SITE ANALYSIS
A0.5	CONTEXT PLAN & VIEWS
A0.6	SHADOW ANALYSIS
A0.7	OVERALL ELEVATIONS
A0.8	TREE MANAGEMENT DETAILS
A0.9	MAXIMUM BUILDING HEIGHT CALCULATION
A1.0	EXT. PERSPECTIVE - BLD A @ Labieux Road
A1.1	BLD A - FLOOR PLANS
A1.2	BLD A - ELEVATIONS
A1.3	BLD A - SECTIONS
A2.0	EXTERIOR PERSPECTIVE - BLD B @ East
A2.1	BLD B - FLOOR PLANS
A2.2	BLD B - ELEVATIONS
A2.3	BLD B - SECTIONS
A3.0	EXTERIOR PERSPECTIVE - BLD C @ East
A3.1	BLD C - LEVEL 1 & 2 FLOOR PLANS
A3.2	BLD C - LEVEL 3 & ROOF PLANS
A3.3	BLD C - ELEVATIONS
A3.4	BLD C - SECTIONS
A4.0	EXTERIOR PERSPECTIVE - BLD D @ SOUTH
A4.1	BLD D - FLOOR PLANS
A4.2	BLD D - ELEVATIONS
A4.3	BLD D - SECTIONS
A5.0	EXT. PERSPECTIVE - BLD E @ AUTUMNWOOD DR.
A5.1	BLD E - FLOOR PLANS
A5.2	BLD E - ELEVATIONS
A5.3	BLD E - SECTIONS
A6.0	BLD F - EXTERIOR PERSPECTIVE-BLD F @ AUTUMNWOOD DR.
A6.1	BLD F - LEVEL 1 & 2 FLOOR PLANS
A6.2	BLD F - LEVEL 3 & ROOF PLANS
A6.3	BLD F - ELEVATIONS
A6.4	BLD F - SECTIONS
A7.0	EXTERIOR PERSPECTIVE - BLD G @ AUTUMNWOOD DR.
A7.1	BLD G - FLOOR PLANS
A7.2	BLD G - ELEVATIONS
A7.3	BLD G - SECTIONS



MATTHEW CHENG ARCHITECT INC.

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4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRAWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED 30-UNIT TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

COVER SHEET

Drawn: NG

Checked: MC

Scale: 1/4" = 1'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

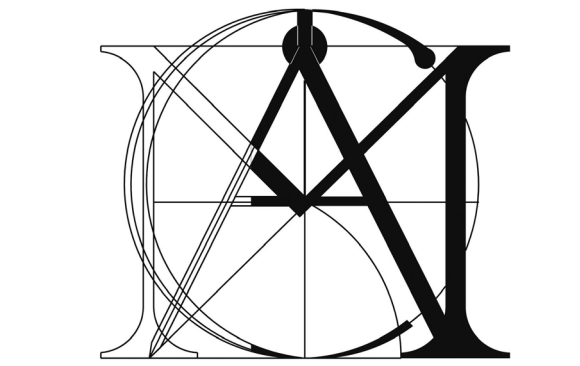
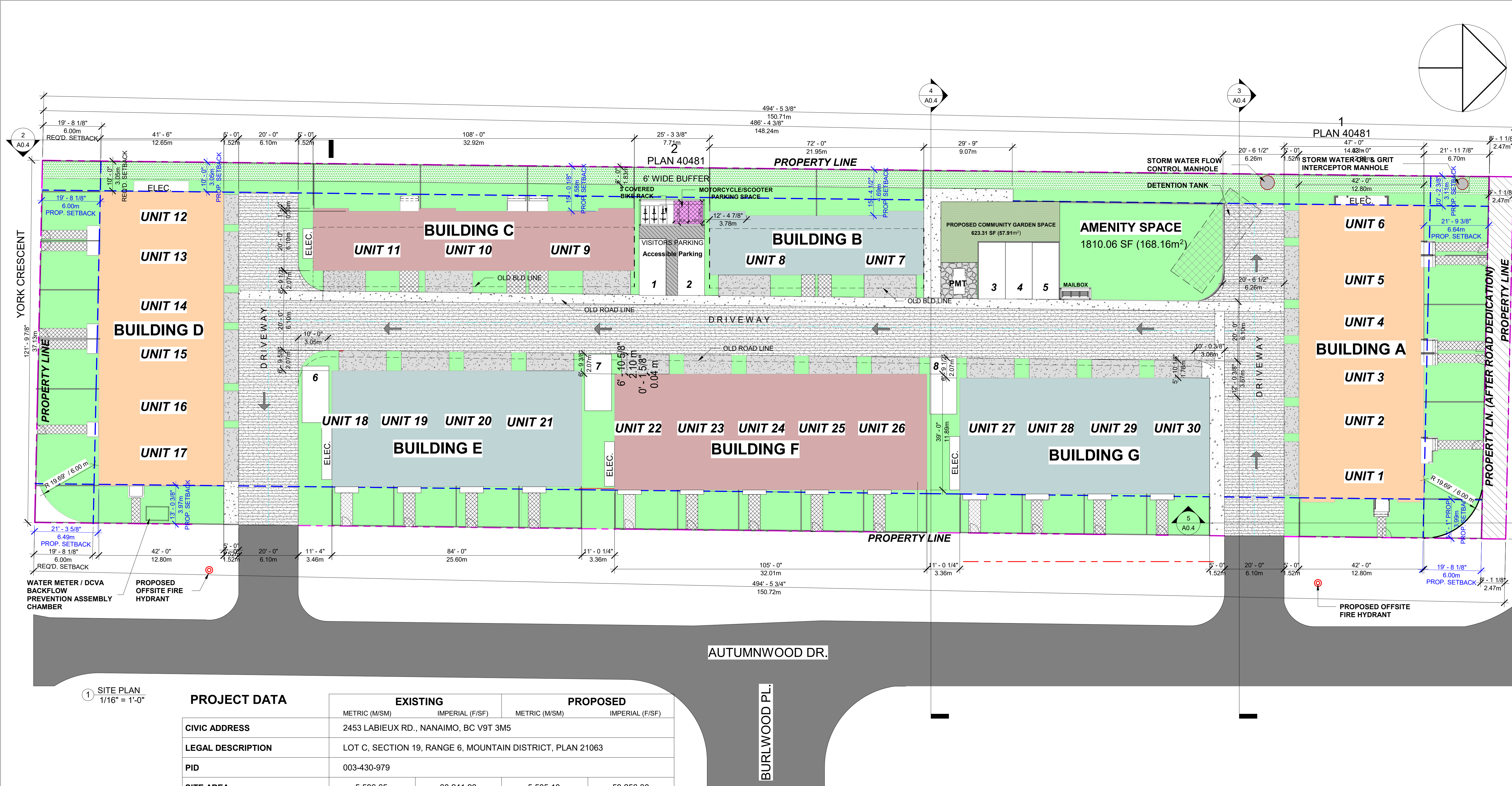
2025-07-02

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A0.0



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PROPOSED 30-UNIT TOWNHOUSES

2453 LABIEUX RD.,
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Sheet Title

SITE PLAN-1

Drawn: DS

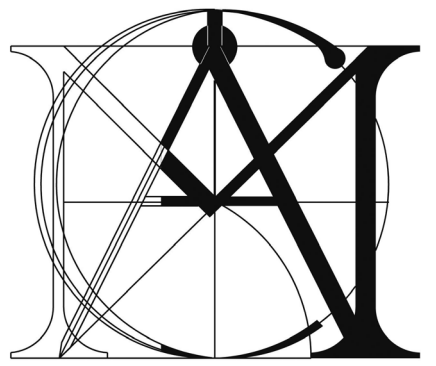
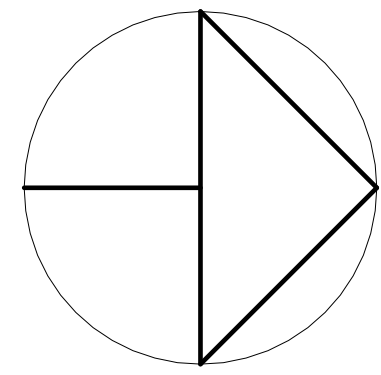
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Revision Date: 2025-07-02
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Dwg. No.: A0.1



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**PROPOSED
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2453 LABIEUX RD.,
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Sheet Title

SITE PLAN-2

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

Print Date:

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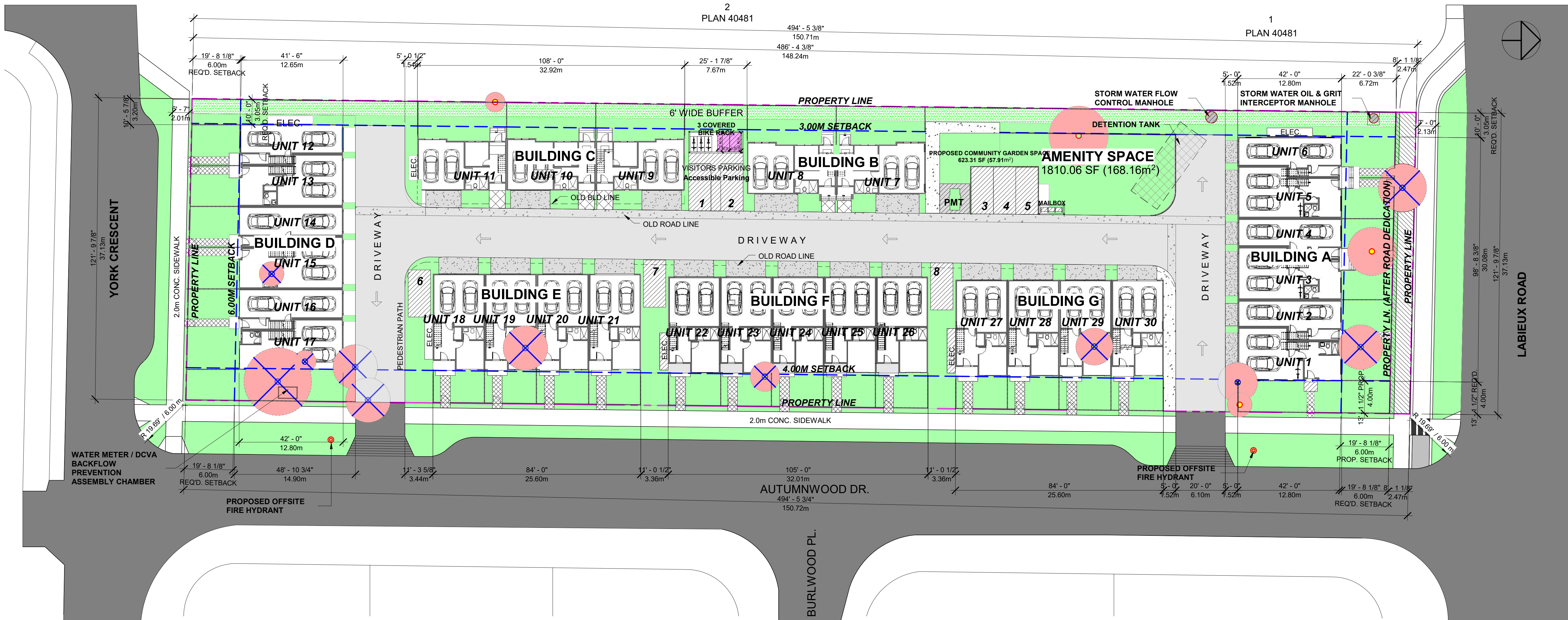
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TREES LEGEND:

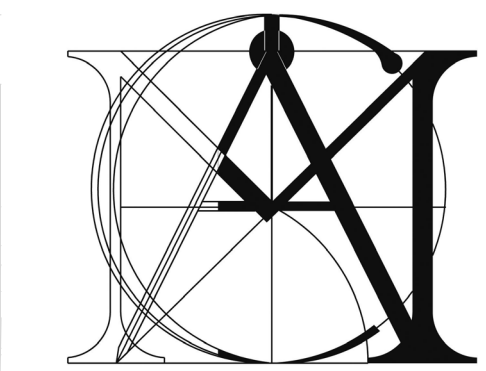
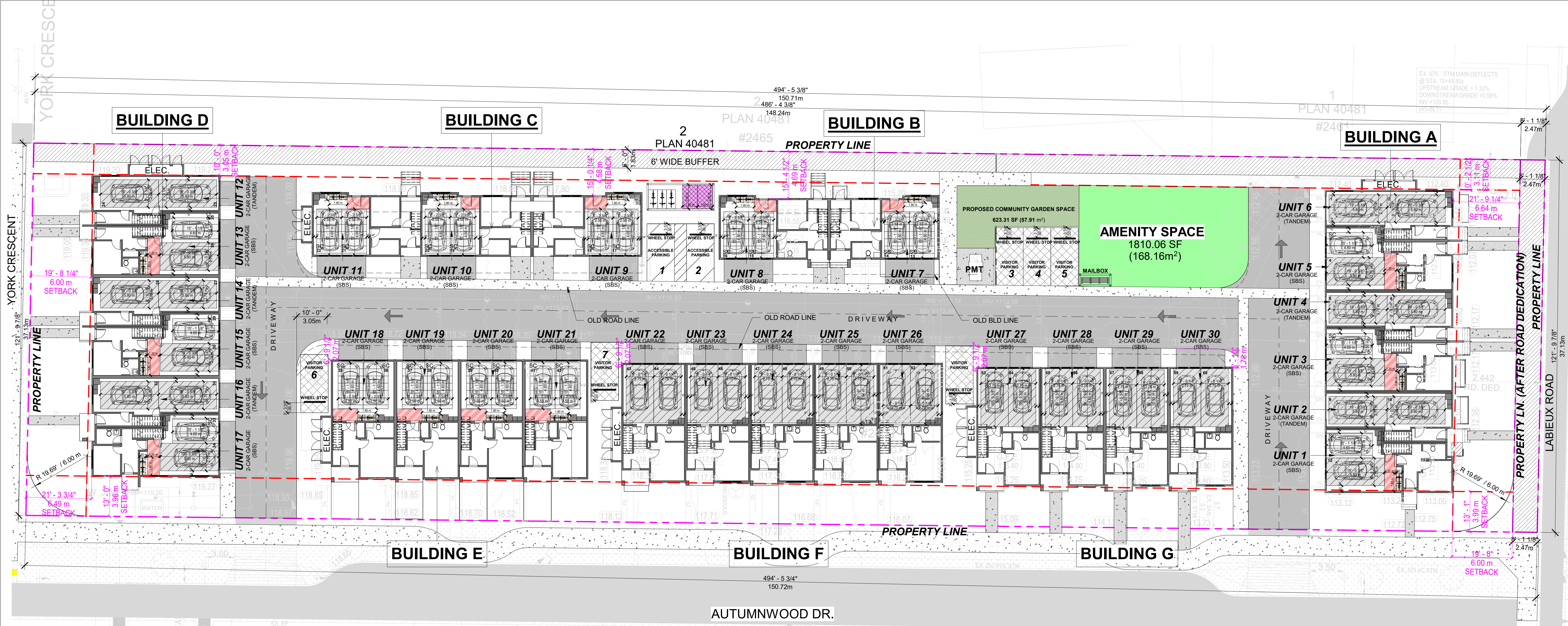
- LANDMARK TREES
- TREE PROTECTION ZONE (TPZ)
- TREES TO BE RETAINED
- TREES TO BE REMOVED

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



② SITE PLAN-2
3/64" = 1'-0"



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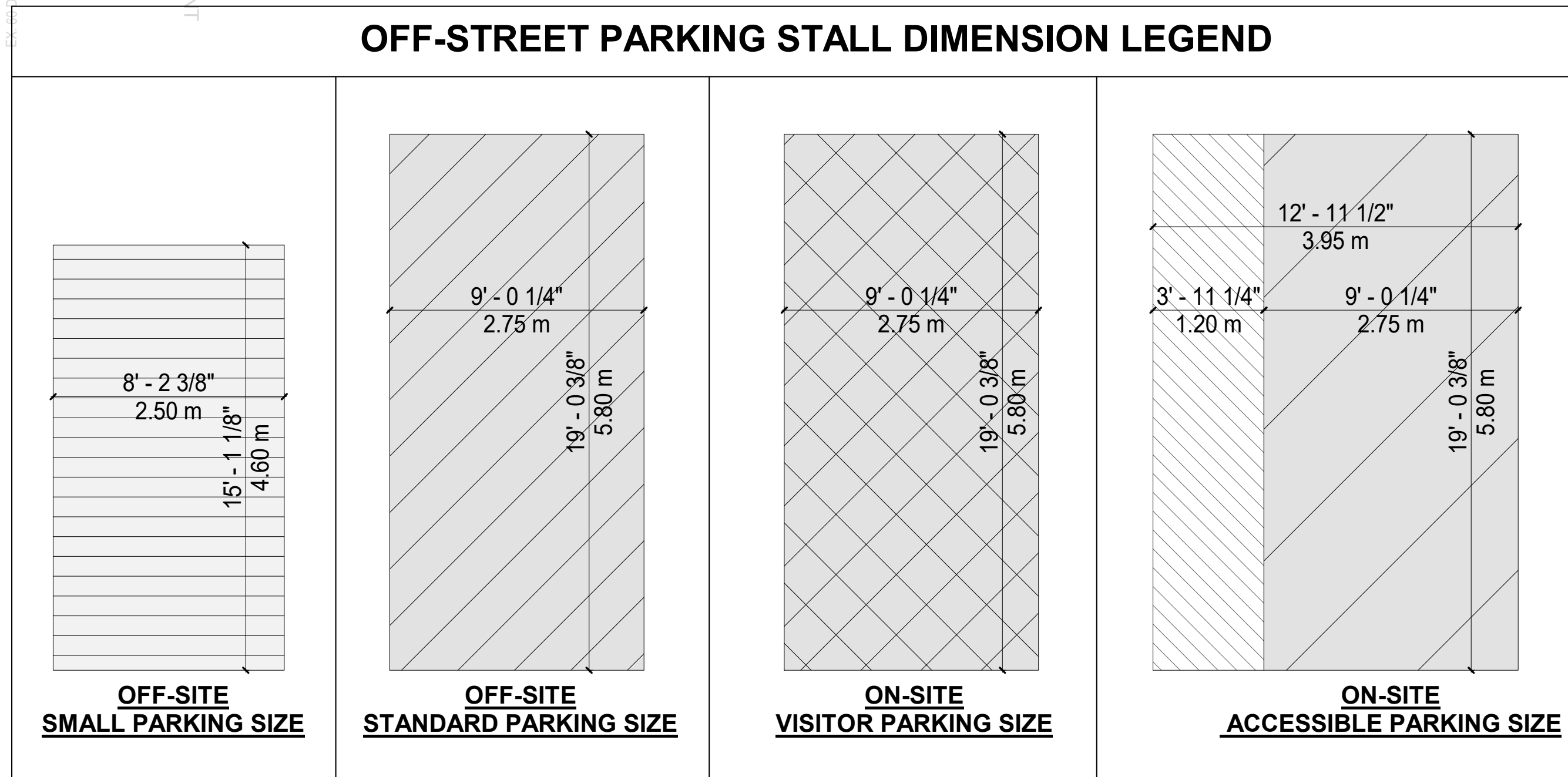
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OFF-STREET PARKING STALL DIMENSION LEGEND



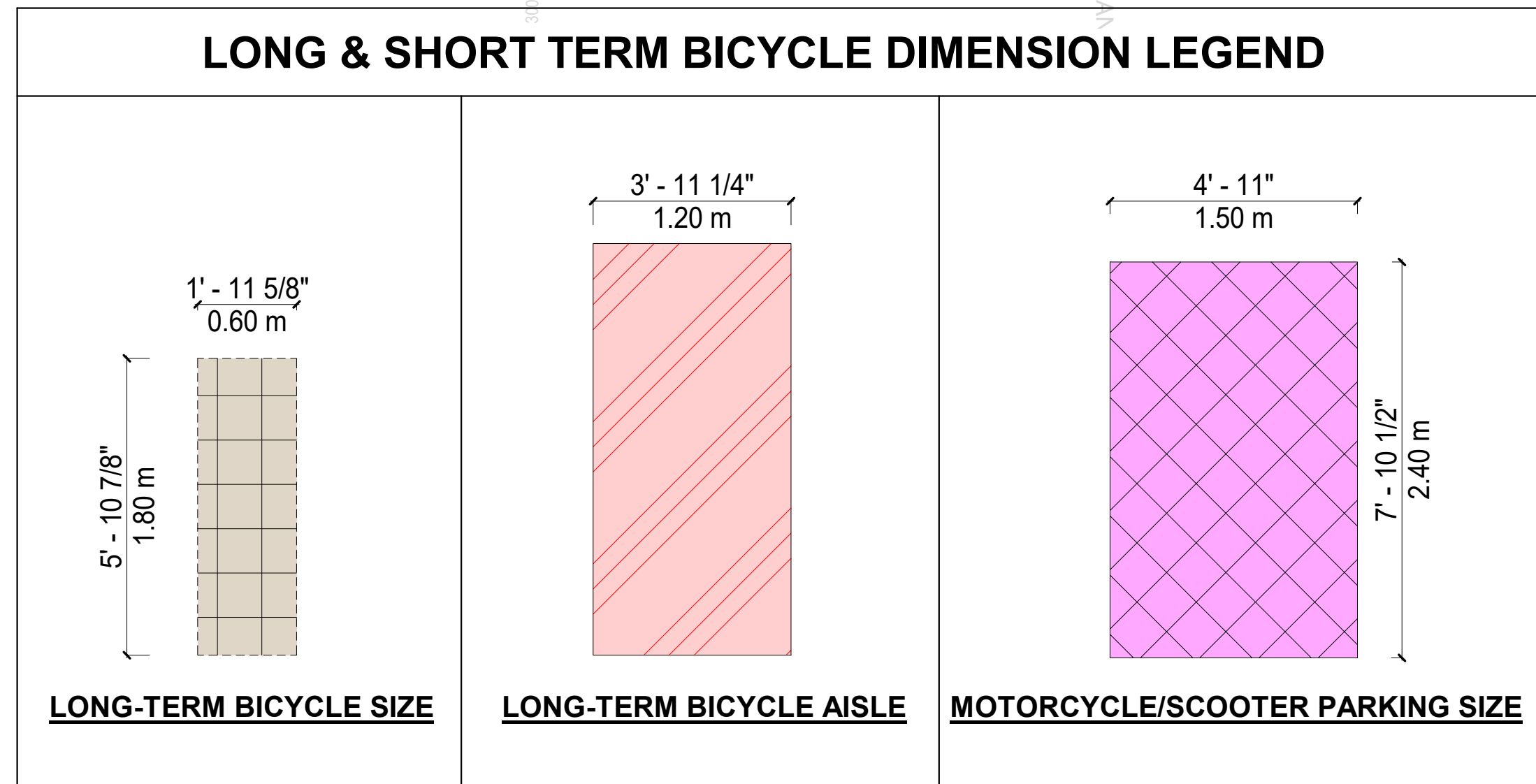
OFF-SITE PARKING ELECTRIC OUTLET BOXES REQUIRMENTS:

All off-street vehicle parking spaces within a single residential dwelling or dedicated multiple-family dwelling parking space, such as a garage for an individual unit, shall include an electric outlet box wired with a separate branch circuit capable of supplying electricity to support the installation of a Level 1 Electric Vehicle Charge Receptacle.

TOTAL NUMBER OF OFF-STREET PARKING: 60

REQUIRED ELECTRIC OUTLET BOXES: 60

LONG & SHORT TERM BICYCLE DIMENSION LEGEND



LONG-TERM BICYCLE PARKING STORAGE ELECTRIC OUTLET BOXES REQUIRMENTS:

all long-term bicycle parking storage areas shall have an electrical outlet for electric bicycle charging.

LONG-TERM BICYCLE PARKING STORAGE: 15

REQUIRED ELECTRIC OUTLET BOXES: 15

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OFF-STREET PARKING PLAN

Drawn: Author

Checked: Checker

Scale: As indicated

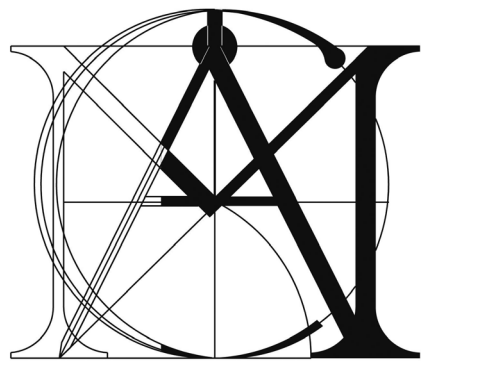
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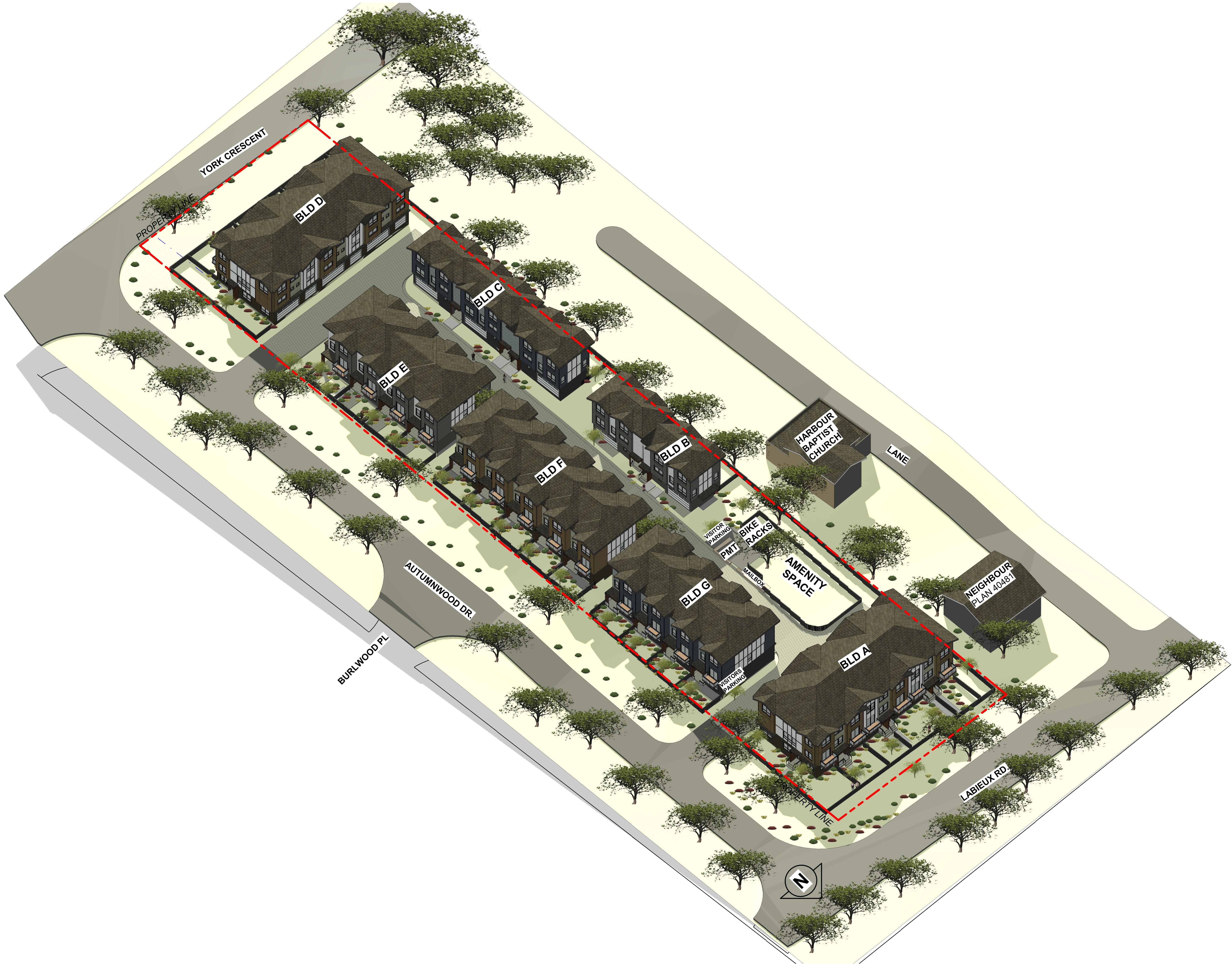
AERIAL 3D VIEW

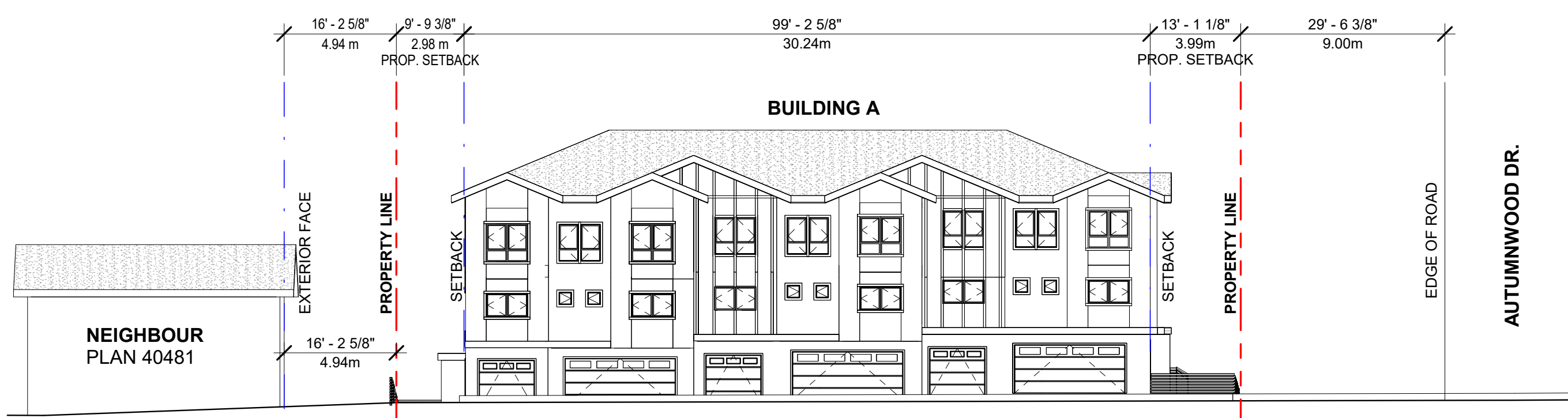
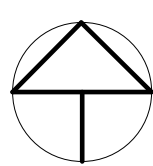
Drawn: DS

Checked: MC

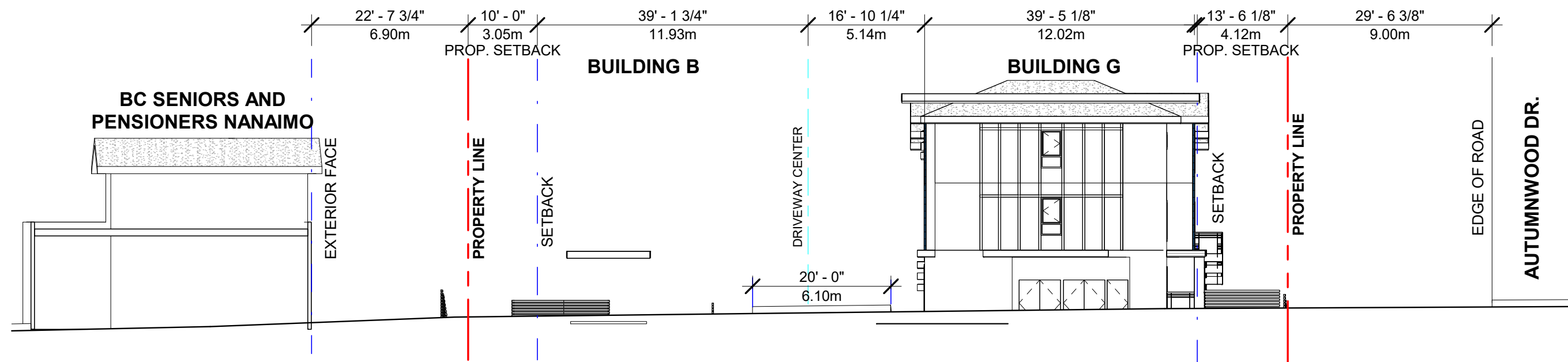
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Print Code:	406	
Revision Date:	2025-07-02	
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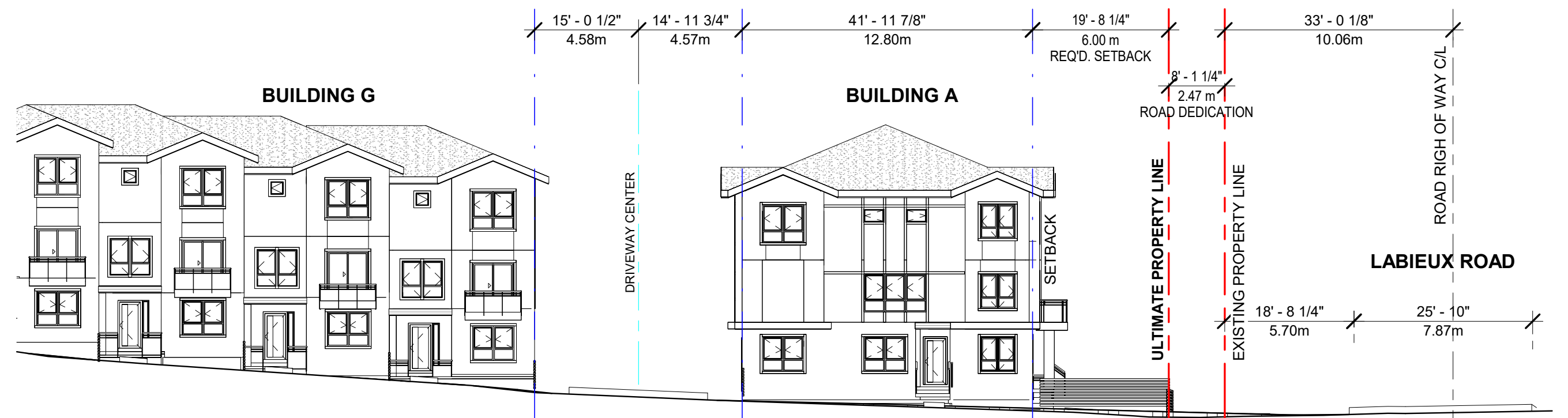




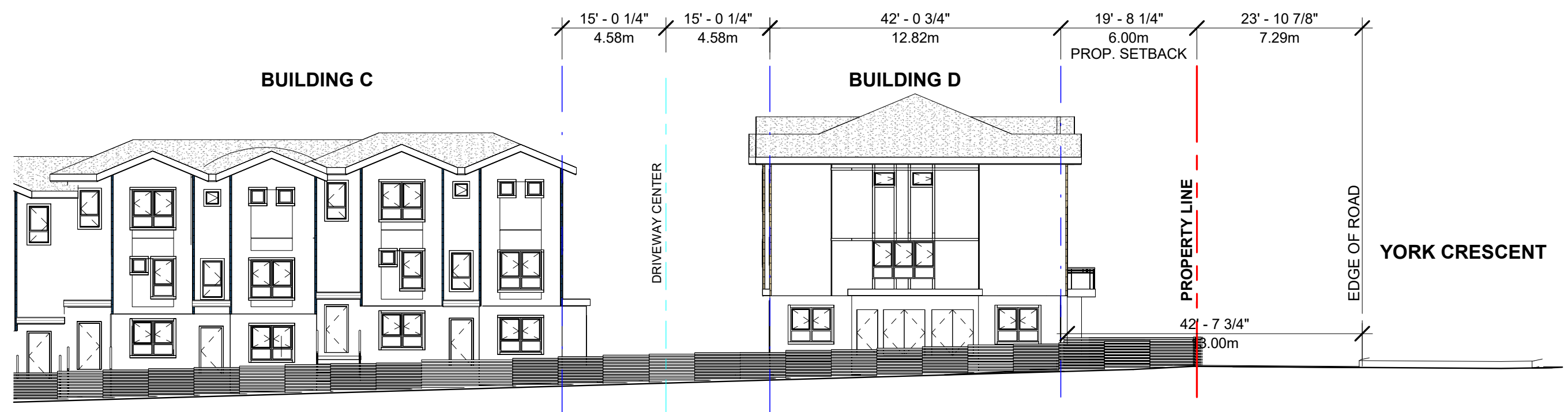
3 Neighbor-Streetscape Section
1/16" = 1'-0"



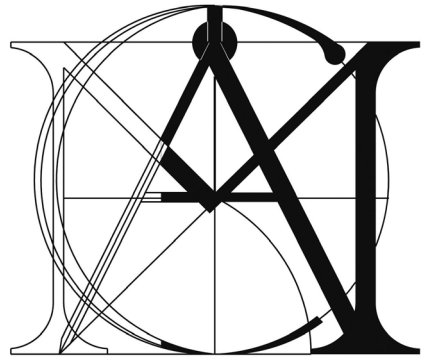
4 BC Seniors and Pensioners -Streetscape Section
1/16" = 1'-0"



5 North Streetscape Section
1/16" = 1'-0"



6 South Streetscape Section
1/16" = 1'-0"



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NEIGHBOURHOOD & STREETSCAPE SECTIONS

Drawn: DS

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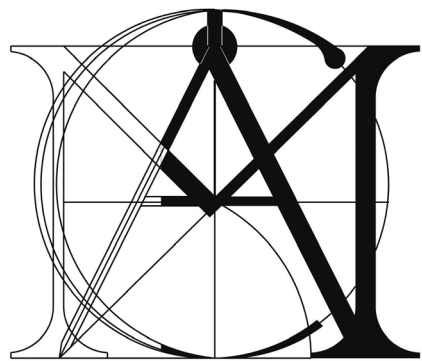
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Revision Date: 2025-07-02

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A0.4



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PROPOSED
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Sheet Title

SITE ANALYSIS

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2025-07-02

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7/2/2025 10:07:01 AM

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A0.4a

BUS STOP

30



TO OBTAIN CATEGORY 1(D), THE PROPOSED DEVELOPMENT IS LOCATED WITHIN 400M OF NANAIMO REGIONAL DISTRICT TRANSIT BUS STOP FOR 30 NRGH ROUTE.

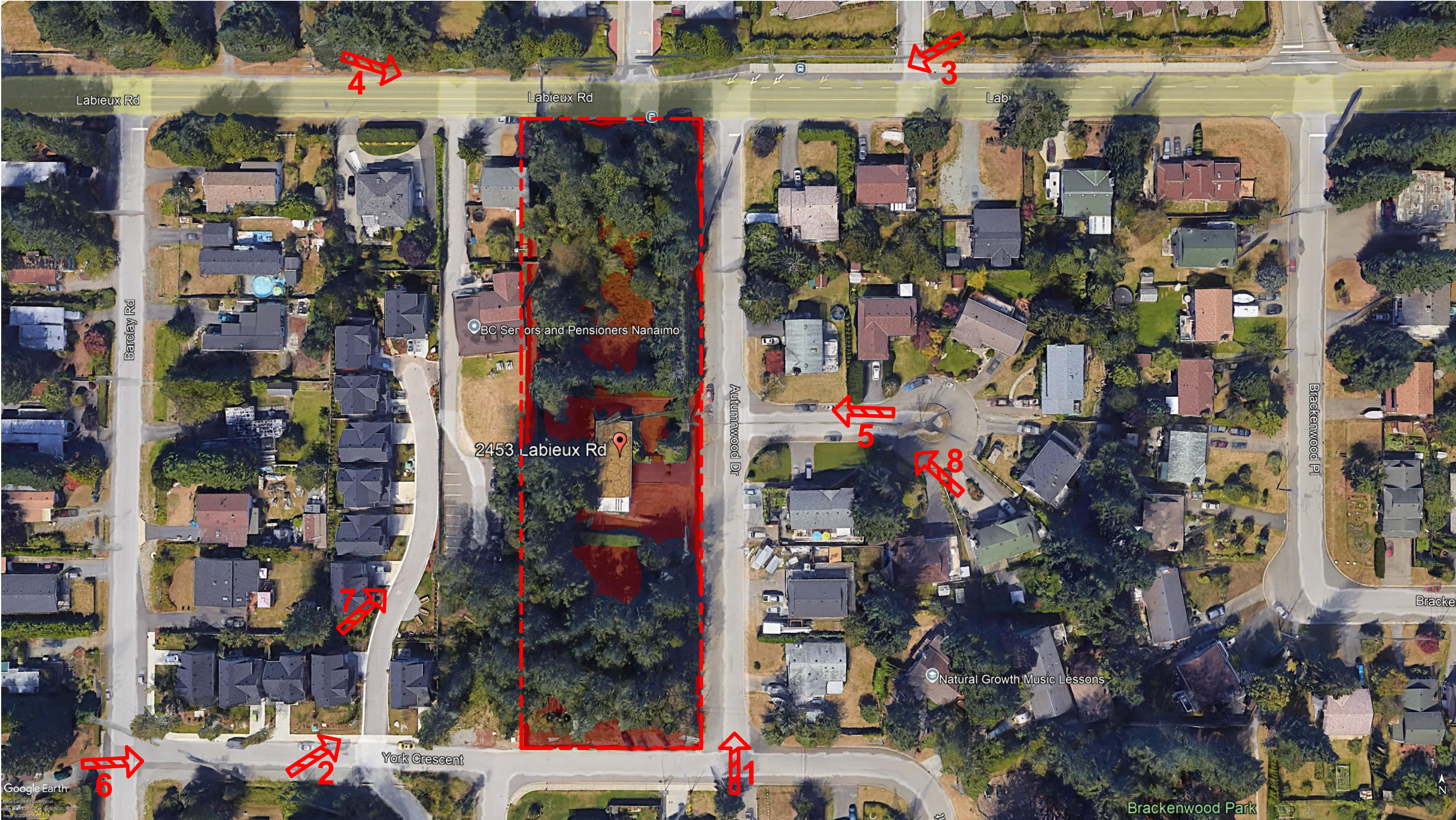
TRAIL NETWORK

TO OBTAIN CATEGORY 1(C), THE PROPOSED DEVELOPMENT IS LOCATED WITHIN 200M OF A TRAIL NETWORK OF DIVER LAKE PARK.

LESS THAN
200 M

DIVER LAKE
PARK
BOUNDARY

180m



CONTEXT MAP



CONTEXT PHOTO 6



CONTEXT PHOTO 5



CONTEXT PHOTO 4



CONTEXT PHOTO 3



CONTEXT PHOTO 7



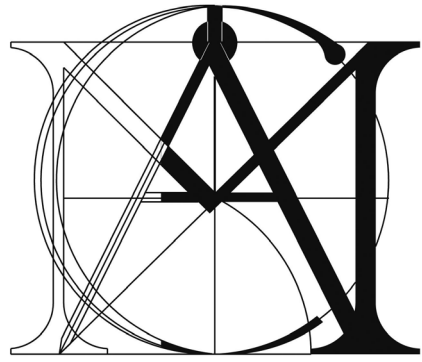
CONTEXT PHOTO 8



CONTEXT PHOTO 1



CONTEXT PHOTO 2



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CONTEXT PLAN & VIEWS

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Form and Character 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.

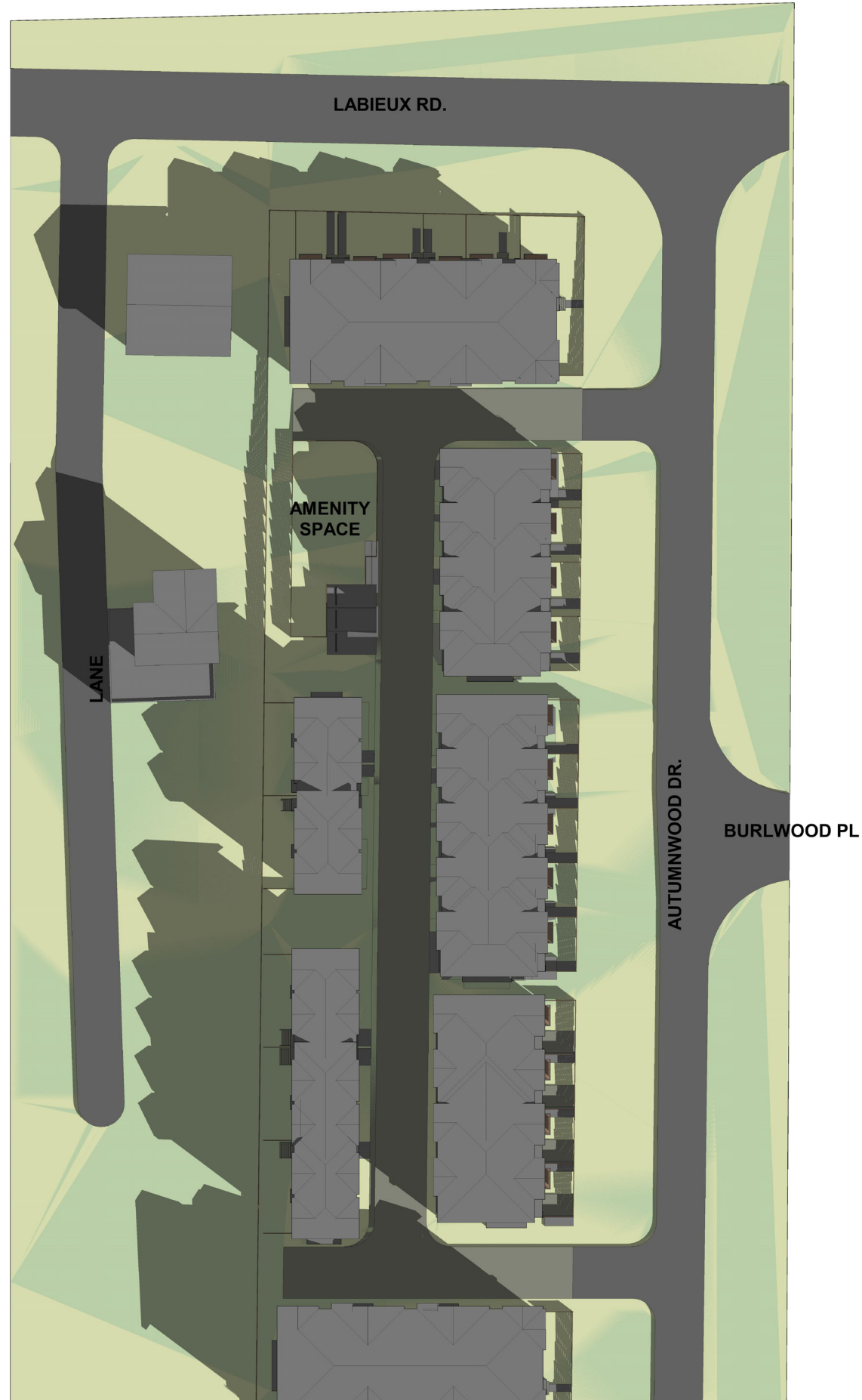
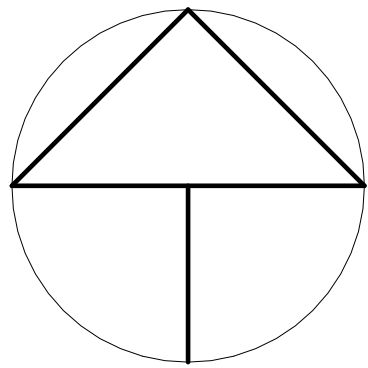
The proposed buildings reflect a low-density multi-family development, with an architectural style that incorporates modern West Coast design elements, clean lines, and subtle color palettes. The façades facing Autumnwood Drive feature cladding in three distinct accent colors, allowing the buildings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

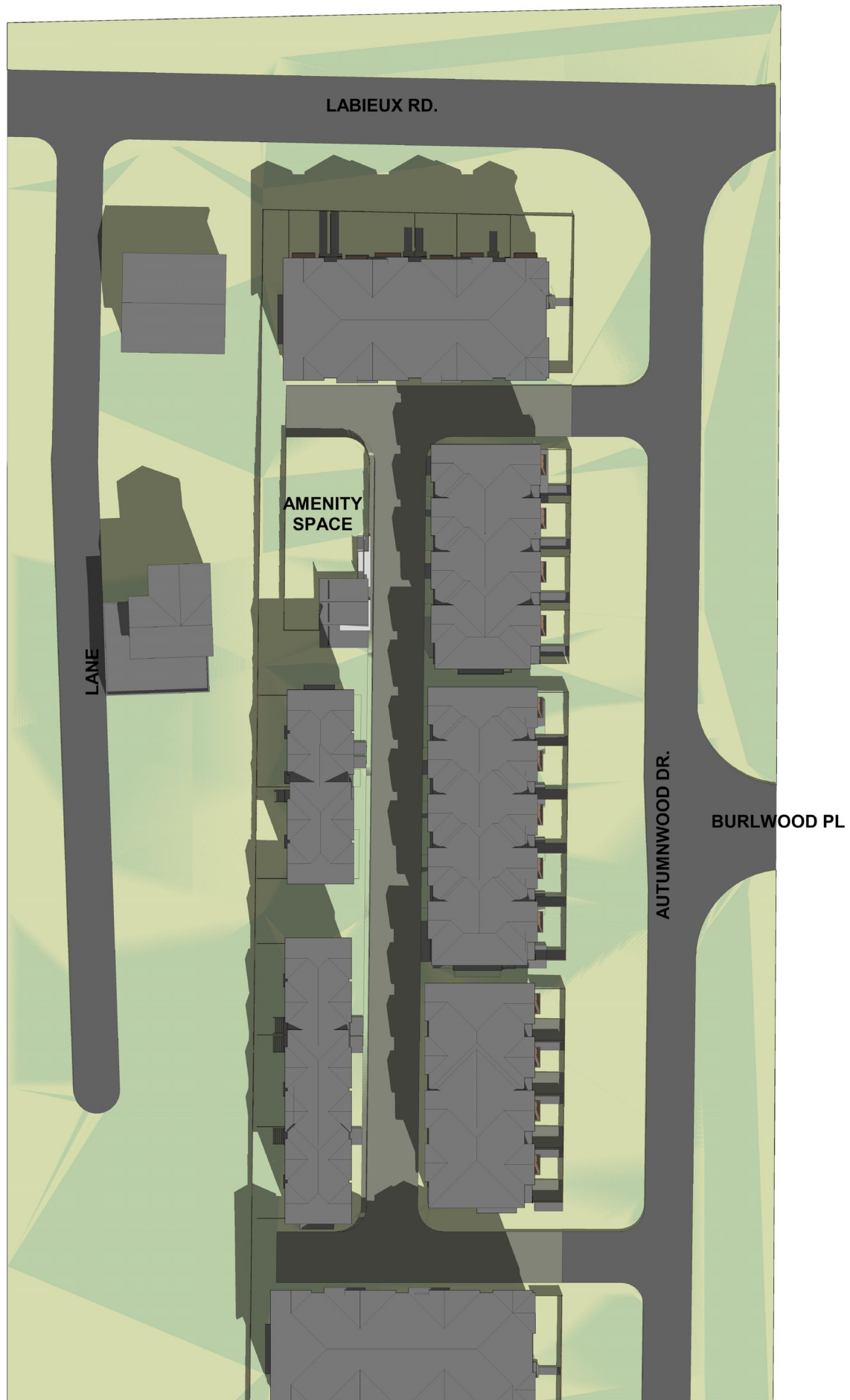
The development seeks a height variance due to the slope of the site and the requirements of the three-storey townhouse design. The additional height is necessary to achieve functional, livable, and safe floor-to-floor dimensions. The building form provides a gradual transition between urban centers, 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.

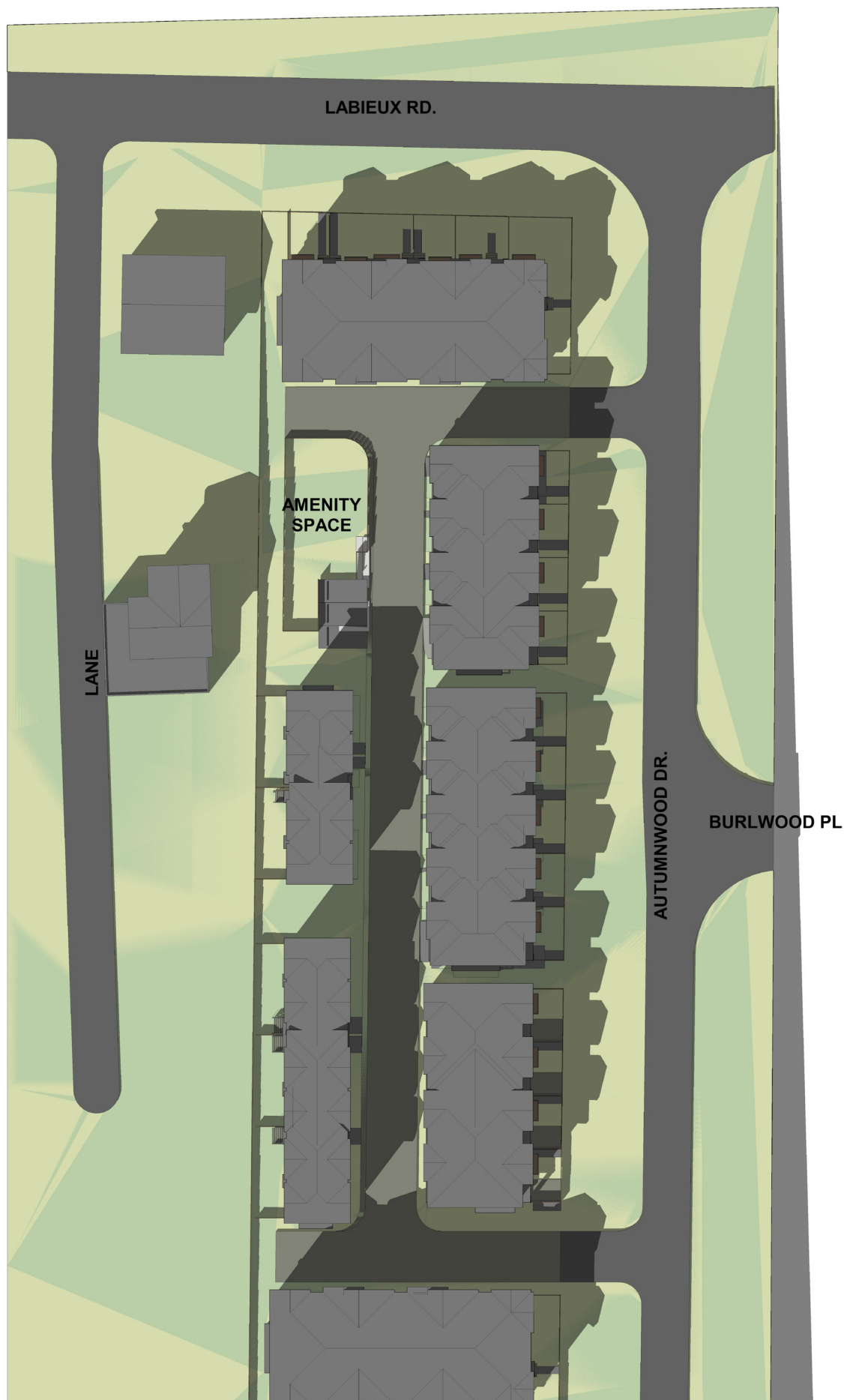
This development respects Nanaimo's character, which is shaped by its diverse neighborhoods, each with unique histories, architectural styles, and natural settings. By reflecting the local context and enhancing the streetscape, this project fosters the neighborhood's identity and diversity, contributing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



① FALL EQUINOX -10 AM
12" = 1'-0"



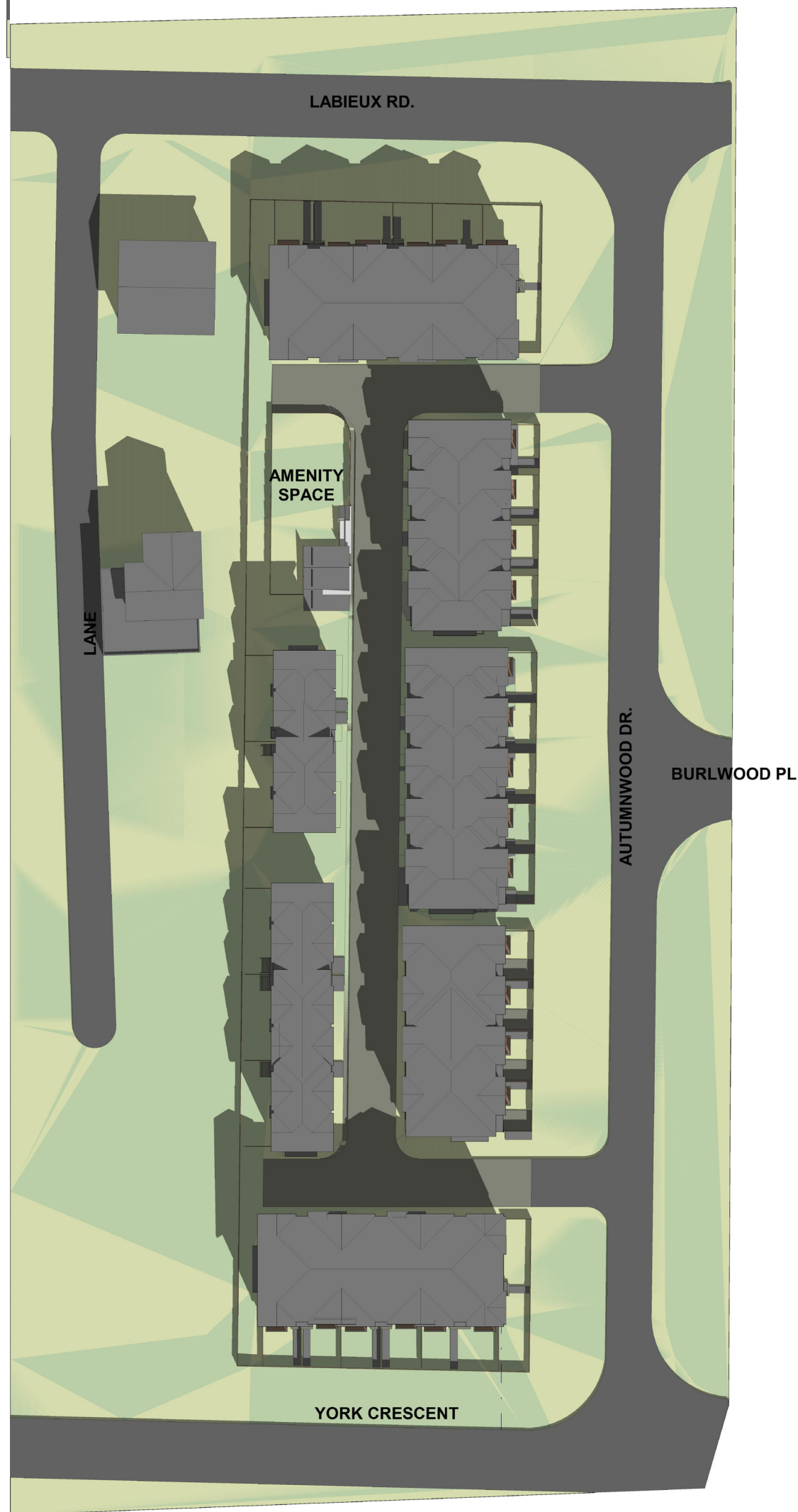
② FALL EQUINOX -12 PM
12" = 1'-0"



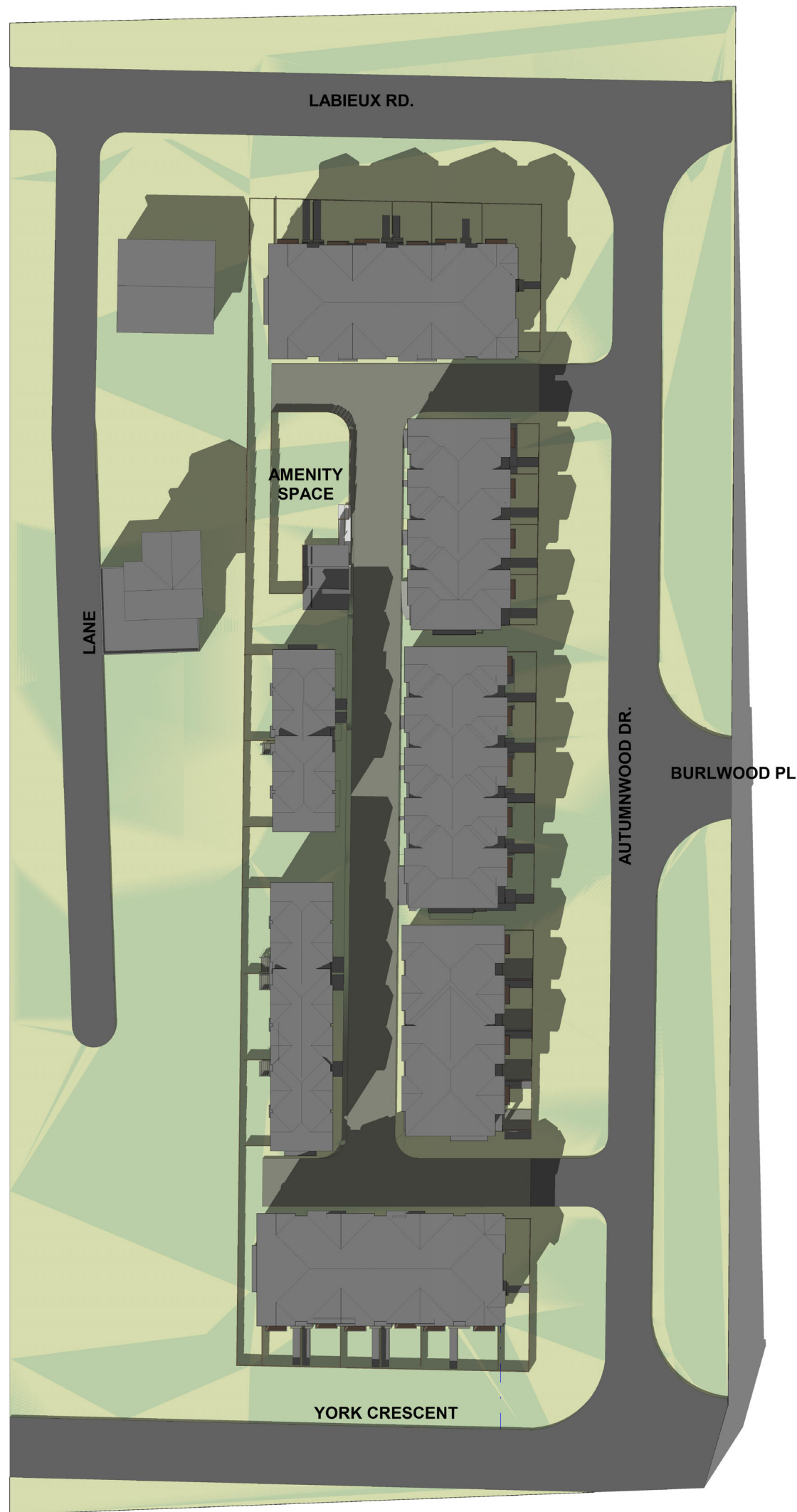
③ FALL EQUINOX -3 PM
12" = 1'-0"



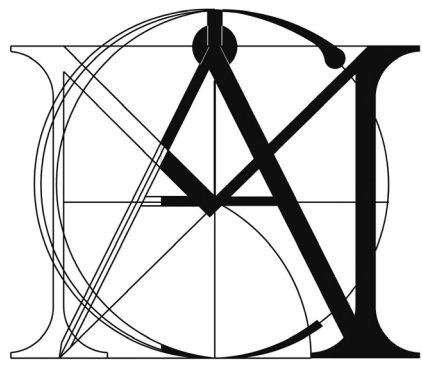
⑦ SPRING EQUINOX -10 AM
12" = 1'-0"



⑧ SPRING EQUINOX -12 PM
12" = 1'-0"



⑨ SPRING EQUINOX -3 PM
12" = 1'-0"



**MATTHEW CHENG
ARCHITECT INC.**

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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**SHADOW
ANALYSIS**

Drawn: DS

Checked: MC

Scale: 12" = 1'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

Print Date:

7/2/2025 10:09:20 AM

Dwg. No.:

A0.6



① Overall Elevation - East
1/16" = 1'-0"



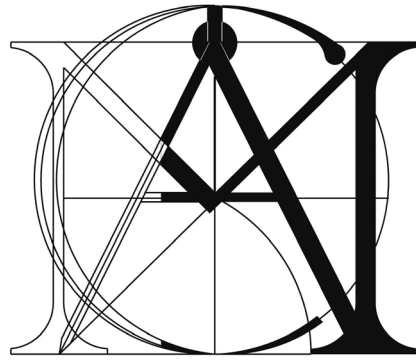
② Overall Elevation - West
1/16" = 1'-0"



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



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



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

OVERALL
ELEVATIONS

Drawn: DS

Checked: MC

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

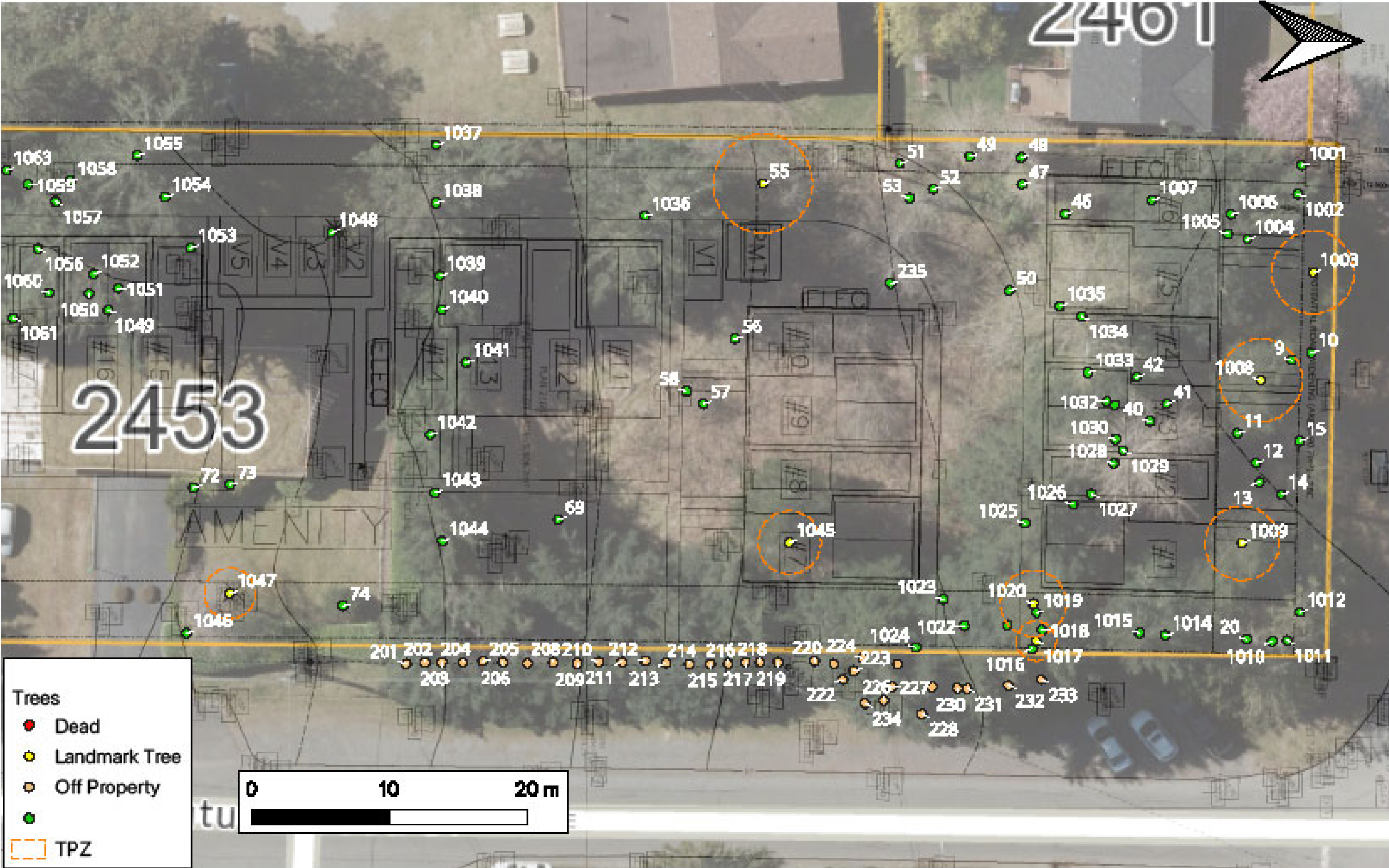
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7/2/2025 10:13:28 AM

Dwg. No.:

A0.7

Appendix B: Map of trees located at the north end of 2453 Labieux Rd, Nanaimo BC with orthophoto and provisional development plans.



Appendix A: Map of trees located at the south end of 2453 Labieux Rd, Nanaimo BC with orthophoto and provisional development plans.

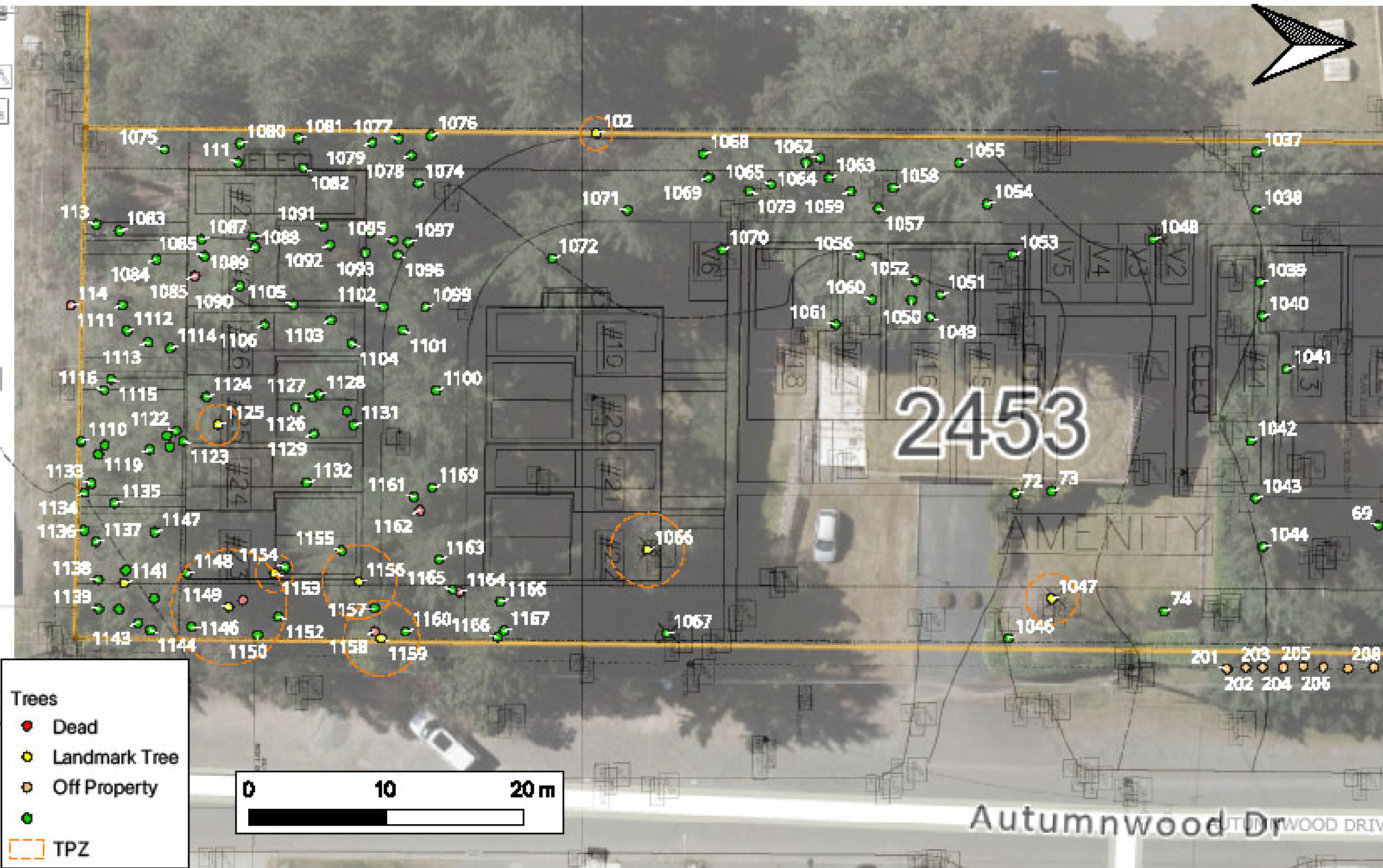
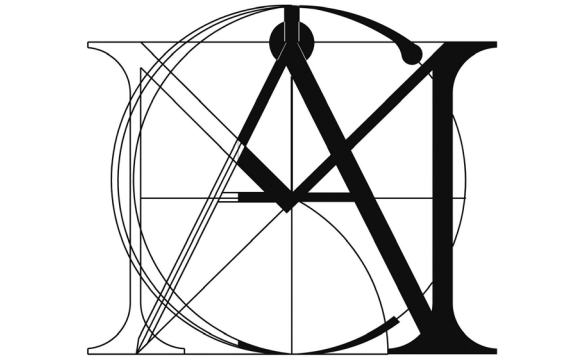


Table 1. Trees > 6cm DBH located on and immediately adjacent to 2453 Labieux Rd. Nanaimo BC.													
ID	Condition	DBH (cm)	TPZ	Species	Location	Description	ID	Condition	DBH (cm)	TPZ	Species	Location	Description
1001	Fair	18	1.08	Bitter Cherry	2453 Labieux		1082	Good	24	1.44	Douglas Fir	2473 Labieux	
1002	Fair	12	0.72	Bitter Cherry	2454 Labieux		1083	Fair	23	1.38	Douglas Fir	2474 Labieux	
1003	Fair	50	3	Shore pine	2455 Labieux	landmark tree size	1084	Fair	24	1.44	Douglas Fir	2475 Labieux	
1004	Good	65	3.9	Douglas Fir	2456 Labieux		1085	Dead	40	N/A	Willow	2476 Labieux	
1005	Good	60	3.6	Douglas Fir	2457 Labieux		1085	Poor	8	0.48	Douglas Fir	2477 Labieux	
1006	Good	60	3.6	Douglas Fir	2458 Labieux		1087	Fair	10	0.6	Douglas Fir	2478 Labieux	
1007	Fair	7	0.42	Bitter Cherry	2459 Labieux		1088	Good	32	1.92	Douglas Fir	2479 Labieux	wo stems
1008	Fair	50	3	Shore pine	2460 Labieux	Multiple tops and poor crown structure	1089	Good	50	3	Douglas Fir	2480 Labieux	
1009	Fair	45	2.7	Shore pine	2461 Labieux	Multiple tops wohn poor crown structure	1090	Good	30	1.8	Douglas Fir	2481 Labieux	
1010	Fair	60	3.6	Western redcedar	2462 Labieux	Dead top	1091	Fair	15	0.9	Douglas Fir	2482 Labieux	
1011	Fair	100	6	Western redcedar	2463 Labieux	thin crown	1092	Fair	15	0.9	Douglas Fir	2483 Labieux	
1012	Fair	55	3.3	Western redcedar	2464 Labieux	thin crown	1093	Fair	8	0.48	Douglas Fir	2484 Labieux	
1014	Good	35	2.1	Douglas Fir	2465 Labieux		1094	Fair	8	0.48	Douglas Fir	2485 Labieux	
1015	Good	50	3	Douglas Fir	2466 Labieux		1095	Good	23	1.38	Douglas Fir	2486 Labieux	
1016	Poor	20	1.2	Douglas Fir	2467 Labieux		1096	Good	28	1.68	Douglas Fir	2487 Labieux	
1017	Poor	24	1.44	Shore pine	2468 Labieux	poor structure	1097	Poor	12	0.72	Douglas Fir	2488 Labieux	suppressed tree; broken top
1018	Fair	30	1.8	Douglas Fir	2469 Labieux		1099	Good	42	2.52	Douglas Fir	2489 Labieux	
1019	Fair	35	2.1	Douglas Fir	2470 Labieux	thin crown	1100	Good	50	3	Douglas Fir	2490 Labieux	
1020	Good	40	2.4	Shore pine	2471 Labieux	landmark tree size	1101	Fair	8	0.48	Douglas Fir	2491 Labieux	
1021	Poor	10	0.6	Douglas Fir	2472 Labieux	small suppressed tree	1102	Poor	12	0.72	Douglas Fir	2492 Labieux	
1022	Fair	35	2.1	Douglas Fir	2473 Labieux		1103	Good	30	1.8	Douglas Fir	2493 Labieux	
1023	Good	32	1.92	Douglas Fir	2474 Labieux		1104	Good	28	1.68	Douglas Fir	2494 Labieux	
1024	Fair	28	1.68	Douglas Fir	2475 Labieux		1105	Good	20	1.2	Douglas Fir	2495 Labieux	
1025	Good	65	3.9	Douglas Fir	2476 Labieux		1106	Fair	8	0.48	Douglas Fir	2496 Labieux	
1026	Fair	30	1.8	Douglas Fir	2477 Labieux		1110	Poor	12	0.72	Douglas Fir	2497 Labieux	
1027	Poor	20	1.2	Douglas Fir	2478 Labieux		1111	Fair	23	1.38	Douglas Fir	2498 Labieux	
1028	Good	60	3.6	Black cottonwood	2479 Labieux		1112	Poor	8	0.48	Douglas Fir	2499 Labieux	
1029	Poor	18	1.08	Douglas Fir	2480 Labieux		1113	Fair	28	1.68	Douglas Fir	2500 Labieux	
1030	Fair	30	1.8	Douglas Fir	2481 Labieux		1114	Good	32	1.92	Douglas Fir	2501 Labieux	
1031	Good	40	2.4	Douglas Fir	2482 Labieux		1115	Poor	35	2.1	Douglas Fir	2502 Labieux	tree is dying
1032	Poor	8	0.48	Douglas Fir	2483 Labieux	small suppressed tree	1116	Fair	12	0.72	Douglas Fir	2503 Labieux	
1033	Good	40	2.4	Douglas Fir	2484 Labieux		1117	Poor	15	0.9	Douglas Fir	2504 Labieux	
1034	Good	65	3.9	Black cottonwood	2485 Labieux		1118	Fair	10	0.6	Douglas Fir	2505 Labieux	
1035	Fair	28	1.68	Black cottonwood	2486 Labieux		1119	Poor	14	0.84	Black cottonwood	2506 Labieux	
1036	Good	70	4.2	Douglas Fir	2487 Labieux	very healthy tree that would be good candidate to retain	1120	Fair	14	0.84	Douglas Fir	2507 Labieux	
1037	Poor	14	0.84	Willow	2488 Labieux	significant basal decay	1121	Fair	23	1.38	Douglas Fir	2508 Labieux	
1038	Good	62	3.72	Douglas Fir	2489 Labieux		1122	Fair	16	0.96	Douglas Fir	2509 Labieux	
1039	Good	30	1.8	Douglas Fir	2490 Labieux		1123	Poor	6	0.36	Douglas Fir	2510 Labieux	
1040	Good	20	1.2	Douglas Fir	2491 Labieux		1124	Good	34	2.04	Douglas Fir	2511 Labieux	
1041	Good	23	1.38	Douglas Fir	2492 Labieux		1125	Poor	25	1.5	Shore pine	2512 Labieux	landmark tree size
1042	Good	28	1.68	Douglas Fir	2493 Labieux		1126	Fair	23	1.38	Douglas Fir	2493 Labieux	
1043	Good	30	1.8	Douglas Fir	2494 Labieux		1127	Fair	35	2.1	Douglas Fir	2494 Labieux	
1044	Fair	35	2.1	Douglas Fir	2495 Labieux	Previously failed top	1128	Fair	17	1.02	Douglas Fir	2495 Labieux	
1045	Fair	38	2.28	Shore pine	2496 Labieux	Heavy lean with multiple tops	1129	Good	30	1.8	Douglas Fir	2496 Labieux	
1046	Good	15	0.9	Alberta spruce	2497 Labieux		1130	Good	28	1.68	Douglas Fir	2497 Labieux	
1047	Good	31	1.86	Pacific Dogwood	2498 Labieux	landmark tree size	1131	Good	33	1.98	Douglas Fir	2498 Labieux	
1048	Fair	40	2.4	Arbutus	2499 Labieux	thin crown	1132	Poor	12	0.72	Shore pine	2499 Labieux	declining
1049	Fair	40	2.4	Douglas Fir	2500 Labieux	deformed top	1133	Good	33	1.98	Douglas Fir	2499 Labieux	
1050	Good	55	3.3	Douglas Fir	2501 Labieux		1134	Fair	15	0.9	Douglas Fir	2499 Labieux	
1051	Good	50	3	Douglas Fir	2502 Labieux		1135	Good	17	1.02	Douglas Fir	2462 Labieux	
1052	Fair	14	0.84	Douglas Fir	2503 Labieux		1136	Good	14	0.84	Douglas Fir	2463 Labieux	
1053	Fair	10	0.6	Dogwood cultivar	2504 Labieux		1137	Fair	18	1.08	Douglas Fir	2464 Labieux	
1054	Good	45	2.7	Douglas Fir	2505 Labieux		1138	Good	35	2.1	Douglas Fir	2465 Labieux	
1055	Good	60	3.6	Douglas Fir	2506 Labieux		1139	Fair	14	0.84	Shore pine	2466 Labieux	
1056	Fair	70	4.2	Douglas Fir	2507 Labieux	dominant stems initiating at crown	1140	Good	20	1.2	Douglas Fir	2467 Labieux	
1057	Poor	20	1.2	Douglas Fir	2508 Labieux	One dead stem and thin crown	1141	Dead	21	N/A	Shore pine	2468 Labieux	landmark tree size
1058	Good	45	2.7	Douglas Fir	2509 Labieux		1142	Fair	10	0.6	Douglas Fir	2469 Labieux	
1059	Good	35	2.1	Douglas Fir	2510 Labieux		1143	Fair	20	1.2	Douglas Fir	2470 Labieux	hydro pruned
1060	Good	60	3.6	Northern White-cedar	2511 Labieux	Multi-stemmed	1144	Fair	27	1.62	Douglas Fir	2471 Labieux	hydro pruned
1061	Fair	28	1.68	Northern White-cedar	2512 Labieux	partially girdled by fence	1145	Fair	12	0.72	Douglas Fir	2472 Labieux	
1062	Good	40	2.4	Arbutus	2453 Labieux	Some basal decay and leaning crown. Potential candidate for retention	1146	Fair	23	1.38	Douglas Fir	2473 Labieux	
1063	Fair	8	0.48	Douglas Fir	2454 Labieux		1147	Good	55	3.3	Douglas Fir	2474 Labieux	Good candidate to retain if possible
1064	Fair	45	2.7	Douglas Fir	2455 Labieux	Multi-stemmed	1148	Good	60	3.6	Douglas Fir	2475 Labieux	Good candidate for retention if possible
1065	Good	55	3.3	Douglas Fir	2456 Labieux	landmark tree size	1149	Good	70	4.2	Arbutus	2476 Labieux	landmark tree size
1066	Good	45	2.7	Shore pine	2457 Labieux	landmark tree size	1150	Fair	40	2.4	Douglas Fir	2477 Labieux	hydro pruned
1067	Fair	32	1.92	Douglas Fir	2458 Labieux	opped	1151	Dead	10	N/A	Douglas Fir	2478 Labieux	
1068	Good	60	3.6	Douglas Fir	2459 Labieux		1152	Fair	23	1.38	Arbutus	2479 Labieux	hydro pruned
1069	Good	45	2.7	Douglas Fir	2460 Labieux		1153	Fair	23	1.38	Shore pine	2480 Labieux	landmark tree size
1070	Poor	25	1.5	Douglas Fir	2461 Labieux	poor structure	1154	Dead	16	N/A	Arbutus	2481 Labieux	
1071	Good	45	2.7	Douglas Fir	2462 Labieux		1155	Good	55	3.3	Douglas Fir	2482 Labieux	Good candidate to retain
1072	Good	56	3.36	Dogwood cultivar	2463 Labieux	very healthy good condition tree	1156	Poor	45	2.7	Shore pine	2483 Labieux	landmark tree size
1073	Good	20	1.2	Horse chestnut	2464 Labieux		1157	Good	50	3	Douglas Fir	2484 Labieux	
1074	Good	23	1.38	Douglas Fir	2465 Labieux		1158	Dead	21	N/A	Arbutus	2485 Labieux	
1075	Good	21	1.26	Douglas Fir	2466 Labieux		1159	Fair	46	2.76	Shore pine	2486 Labieux	landmark tree size
1076	Fair	28	1.68	Douglas Fir	2467 Labieux		1160	Poor	17	1.02	Arbutus	2487 Labieux	hydro pruned
1077	Fair	23	1.38	Douglas Fir	2468 Labieux		1161	Good	55	3.3	Douglas Fir	2488 Labieux	
1078	Poor	12	0.72	Douglas Fir	2469 Labieux		1162	Dead	27	N/A	Willow	2489 Labieux	
1079	Good	40	2.4	Douglas Fir	2470 Labieux		1163	Good	55	3.3	Douglas Fir	2490 Labieux	Good candidate to retain
1080	Good	30	1.8	Douglas Fir	2471 Labieux		1164	Dead	25	N/A	Shore pine	2491 Labieux	
1081	Good	24	1.44	Douglas Fir	2472 Labieux		1165	Fair	6	0.36	Arbutus	2492 Labieux	



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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

TREE
MANAGEMENT
DETAILS

Drawn: Author

Checked: Checker

Scale:

Project Number: 22NTH01	Dwg. No.:
Print Code: 406	
Revision Date: 2025-07-02	
Print Date: 7/2/2025 10:14:01 AM	A0.8

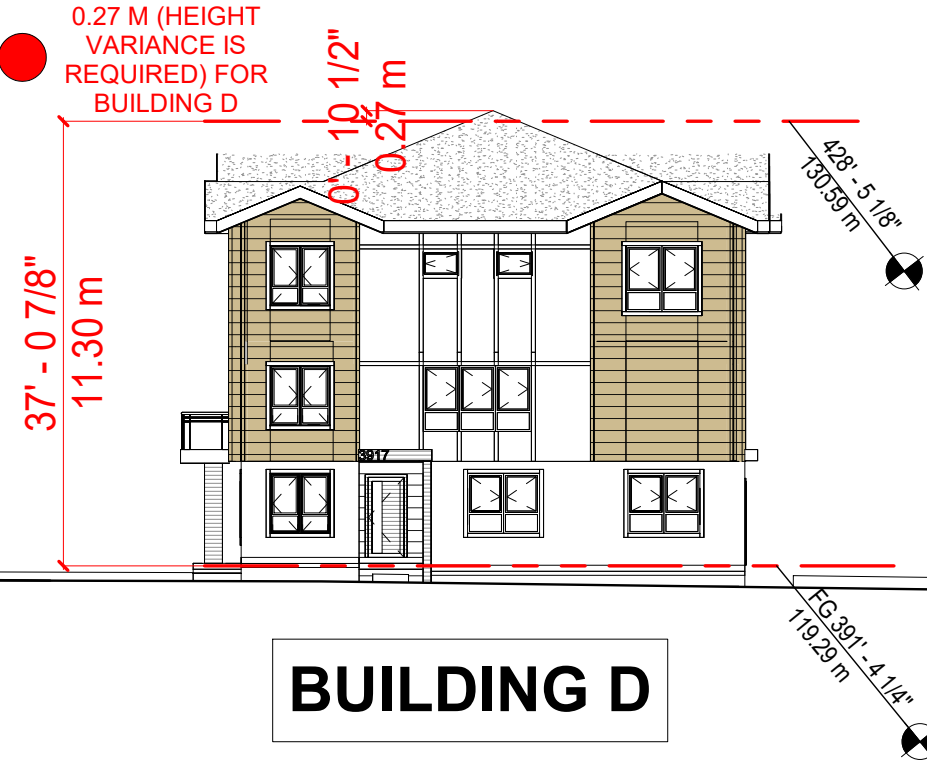
MAXIMUM HEIGHT CALCULATION
AUTUMNWOOD DR./EAST ELEVATION

MAXIMUM HEIGHT CALCULATION
BUILDING D

OUTERMOST CORNERS OF THE BUILDING:

BUILDING D
119.40 m
119.27 m
119.27 m
119.20 m

BUILDING D FINISH GRADE ELEVATION: 119.285 m



MAXIMUM HEIGHT CALCULATION
BUILDING E

OUTERMOST CORNERS OF THE BUILDING:

BUILDING E
119.15 m
119.00 m
118.55 m
118.40 m

BUILDING E FINISH GRADE ELEVATION: 118.775 m

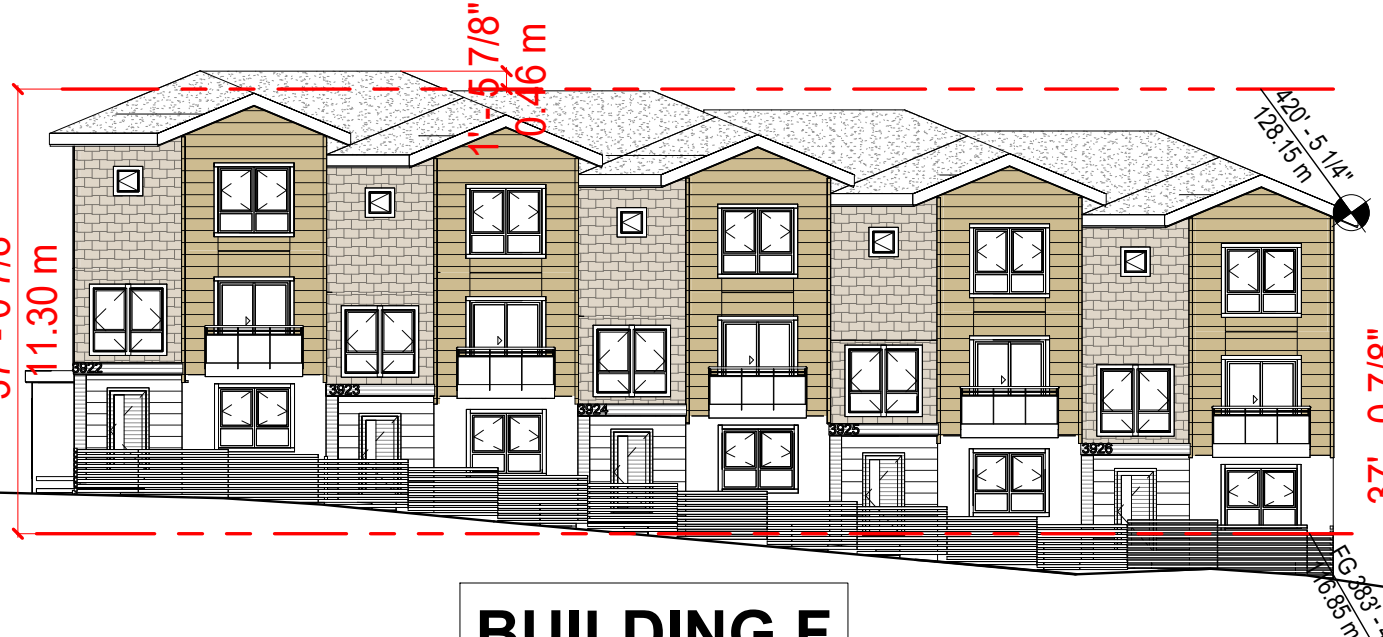


MAXIMUM HEIGHT CALCULATION
BUILDING F

OUTERMOST CORNERS OF THE BUILDING:

BUILDING F
118.35 m
117.60 m
115.90 m
115.55 m

BUILDING F FINISH GRADE ELEVATION: 116.85 m

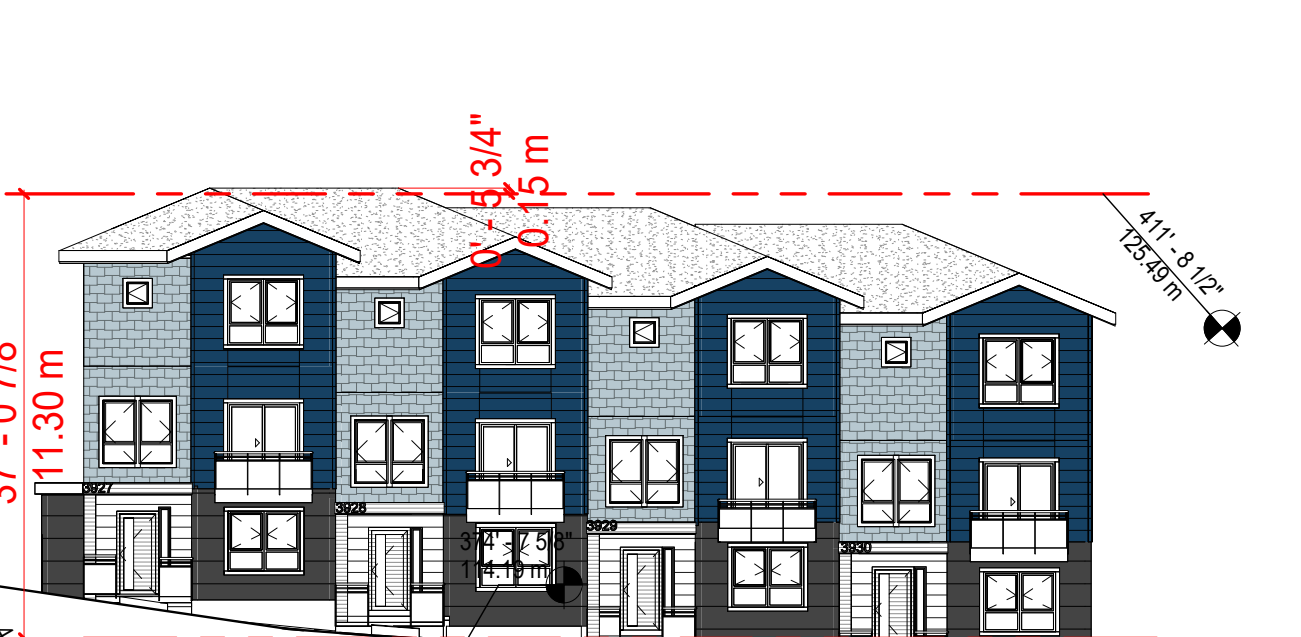


MAXIMUM HEIGHT CALCULATION
BUILDING G

OUTERMOST CORNERS OF THE BUILDING:

BUILDING G
115.25 m
114.75 m
113.50 m
113.25 m

BUILDING G FINISH GRADE ELEVATION: 114.1875 m

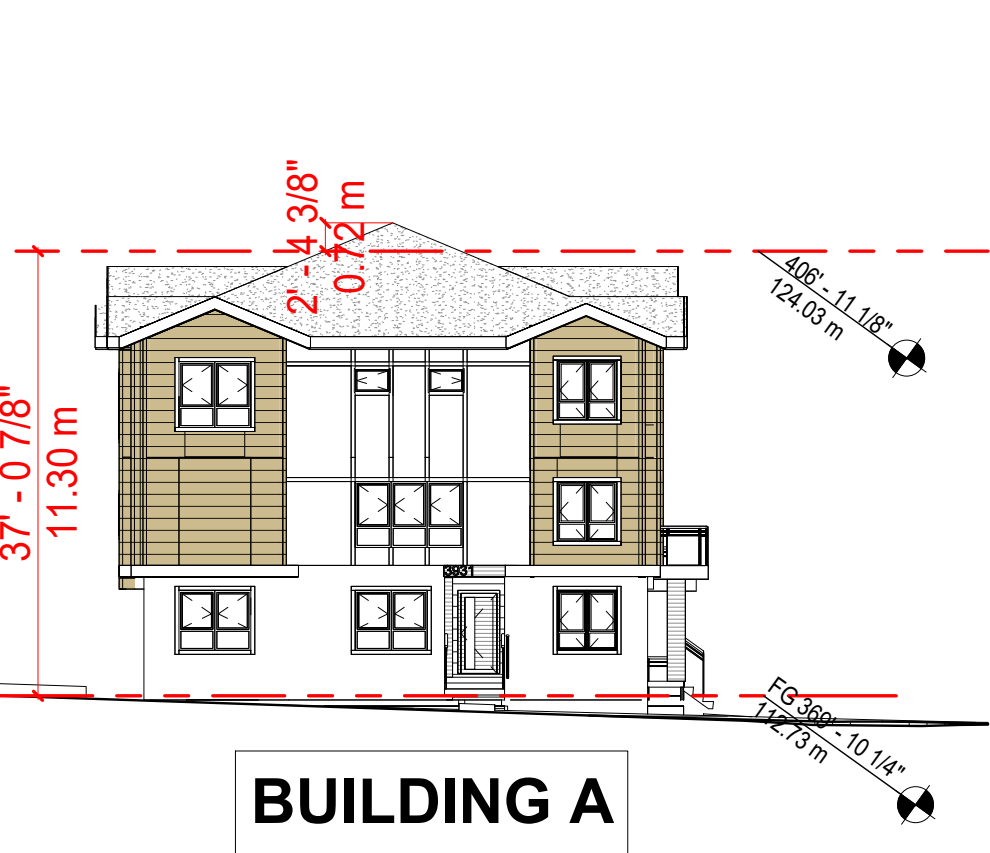


MAXIMUM HEIGHT CALCULATION
BUILDING A

OUTERMOST CORNERS OF THE BUILDING:

BUILDING A
113.12 m
113.00 m
112.40 m
112.40 m

BUILDING A FINISH GRADE ELEVATION: 112.73 m



NOTE:
WORST-CASE HEIGHT VARIANCE IS 0.72 M FOR BUILDING A

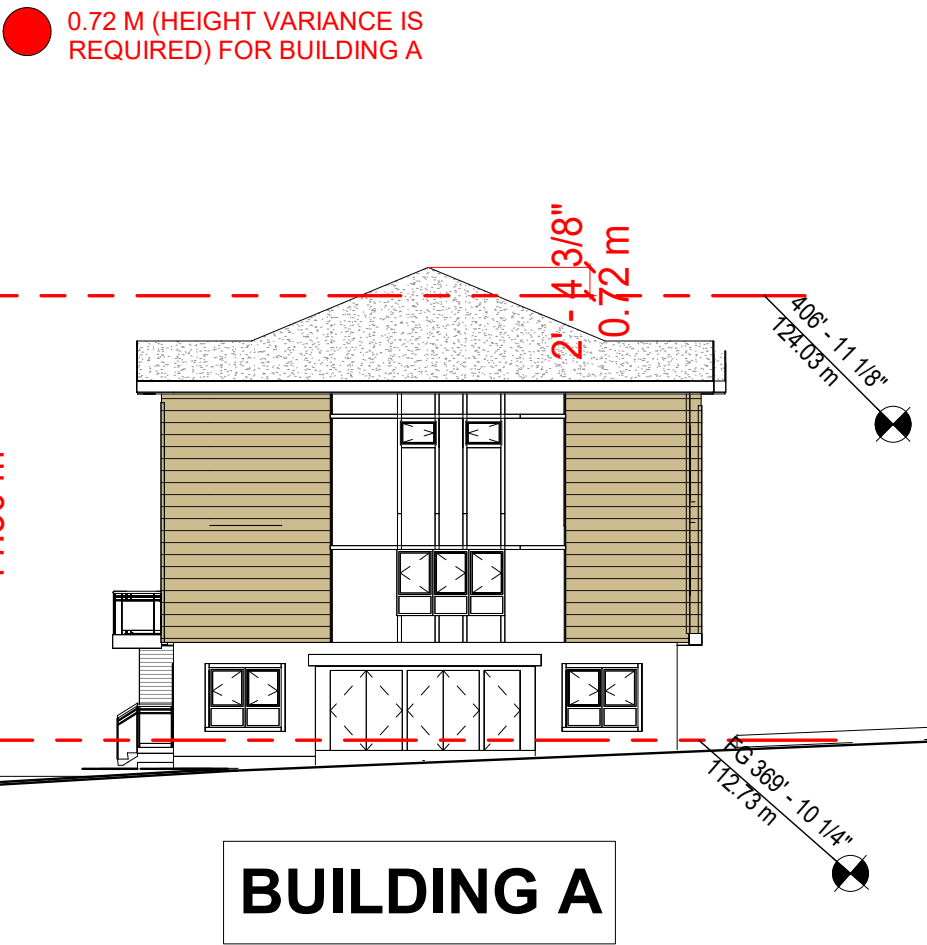
MAXIMUM HEIGHT CALCULATION
WEST ELEVATION

MAXIMUM HEIGHT CALCULATION
BUILDING A

OUTERMOST CORNERS OF THE BUILDING:

BUILDING A
113.12 m
113.00 m
112.40 m
112.40 m

BUILDING A FINISH GRADE ELEVATION: 112.73 m

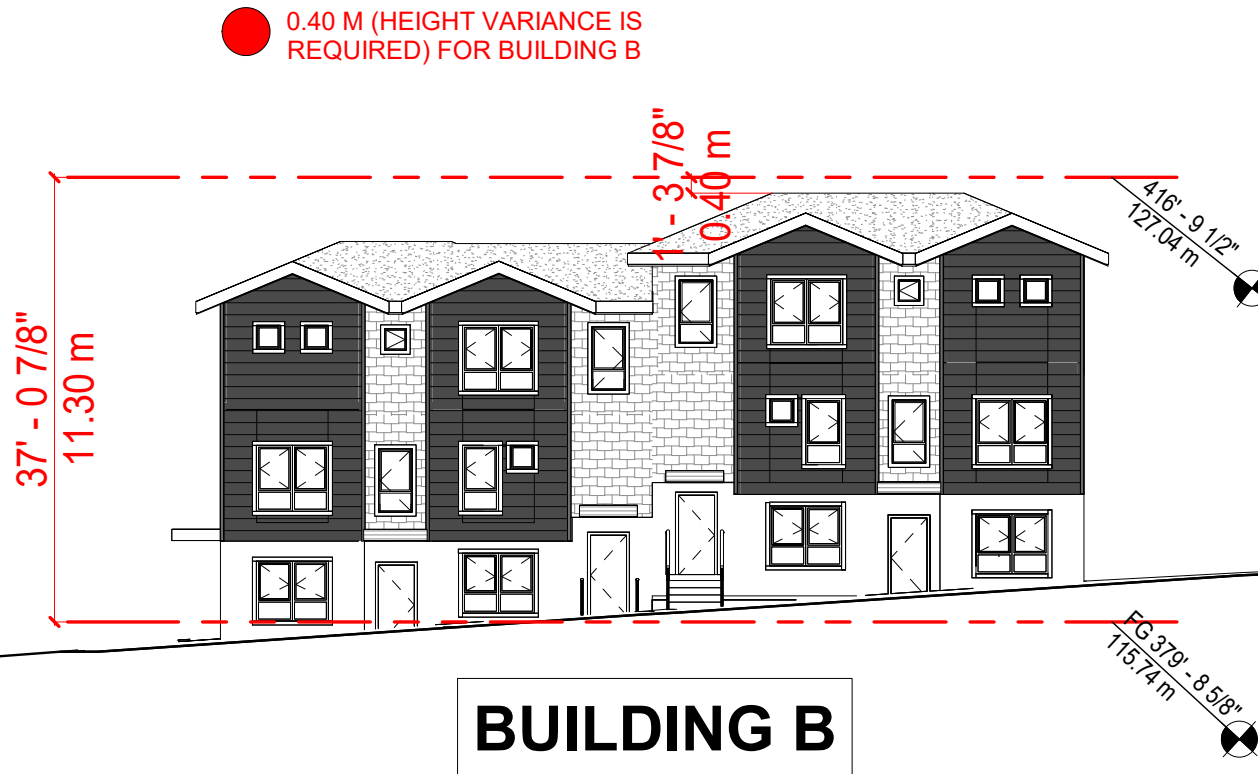


MAXIMUM HEIGHT CALCULATION
BUILDING B

OUTERMOST CORNERS OF THE BUILDING:

BUILDING B
116.35 m
116.30 m
115.20 m
115.10 m

BUILDING B FINISH GRADE ELEVATION: 115.7375 m



MAXIMUM HEIGHT CALCULATION
BUILDING C

OUTERMOST CORNERS OF THE BUILDING:

BUILDING C
119.05 m
118.85 m
117.80 m
117.70 m

BUILDING C FINISH GRADE ELEVATION: 118.35 m

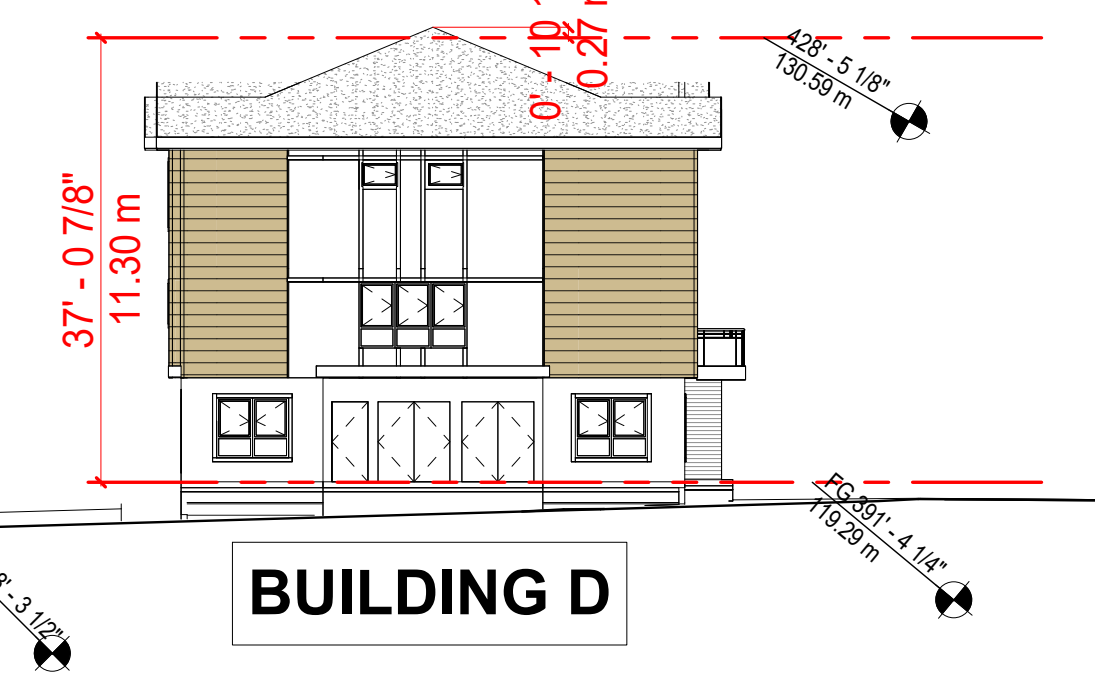


MAXIMUM HEIGHT CALCULATION
BUILDING D

OUTERMOST CORNERS OF THE BUILDING:

BUILDING D
119.40 m
119.27 m
119.27 m
119.20 m

BUILDING D FINISH GRADE ELEVATION: 119.285 m



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NANAIMO, B.C.

Sheet Title

MAXIMUM
BUILDING
HEIGHT
CALCULATION

Drawn: DS/NG

Checked: MC

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

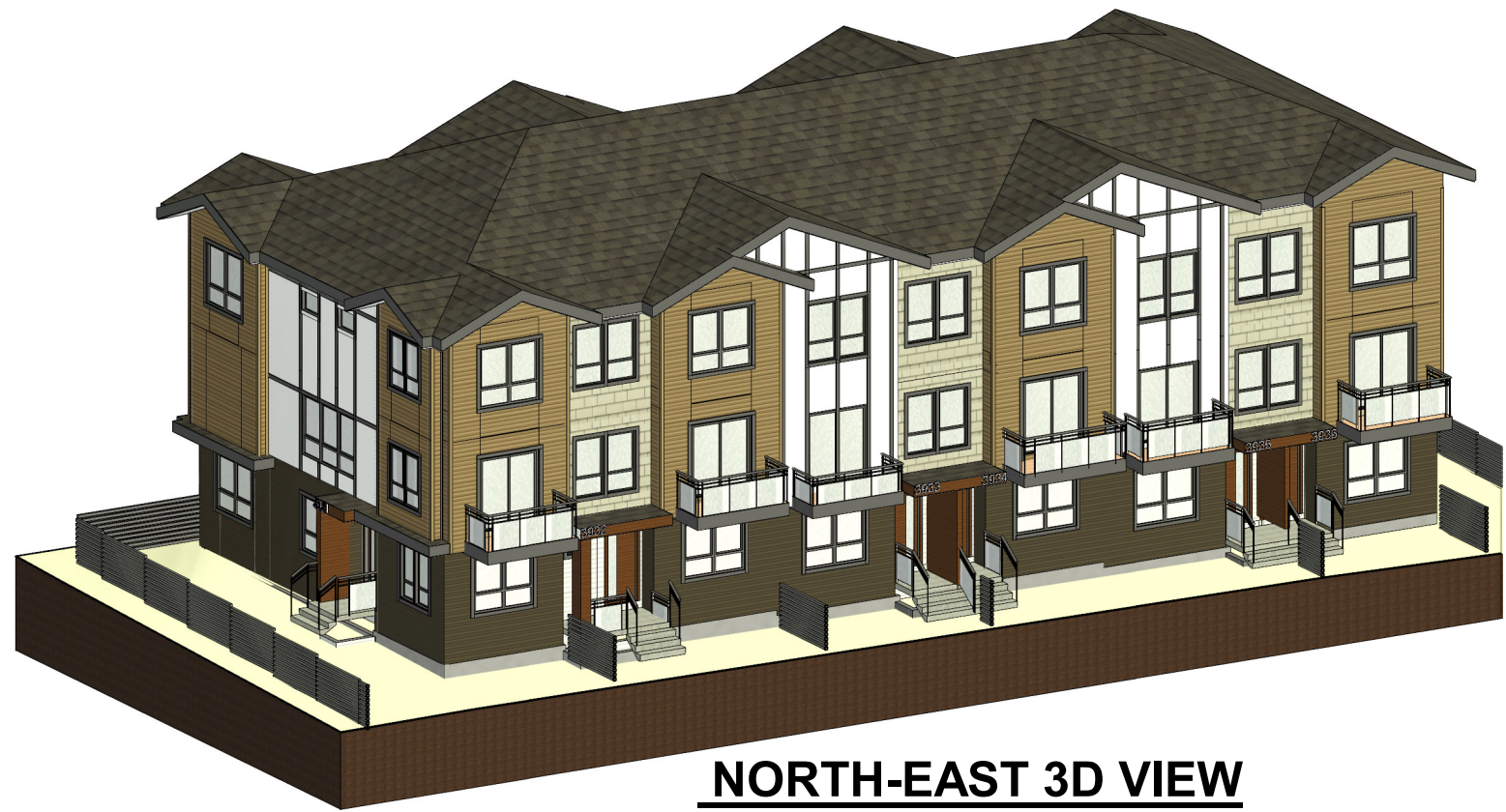
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Dwg. No.:

A0.9



NORTH-EAST 3D VIEW



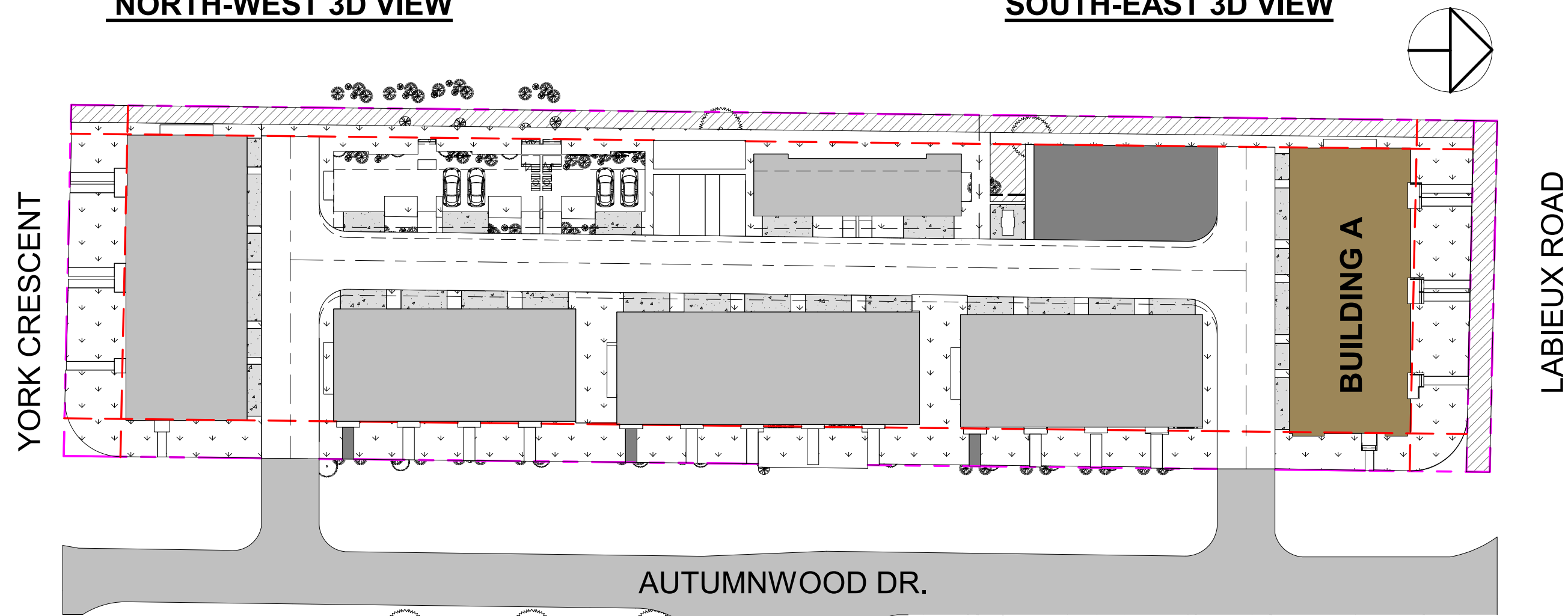
NORTH-WEST 3D VIEW



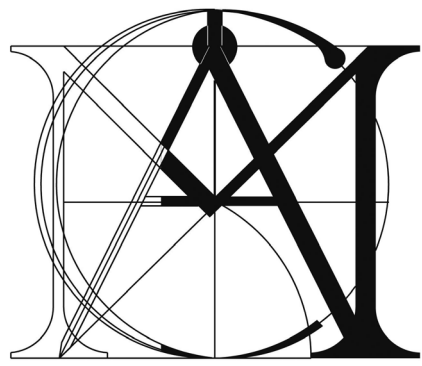
SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING A LOCATION-GENERAL LAYOUT



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EXTERIOR PERSPECTIVE @ LABIEUX ROAD



Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

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

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

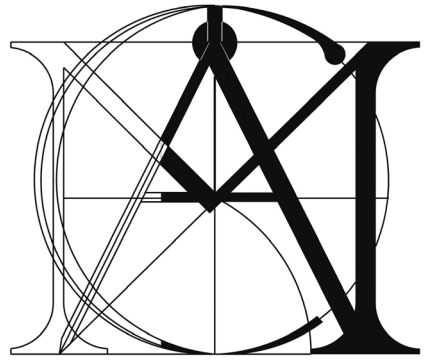
2025-07-02

Print Date:

7/2/2025 12:32:21 PM

Dwg. No.:

A1.0



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ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD A - FLOOR
PLANS

Drawn: DS

Checked: MC

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

Project Number: 22NTH01

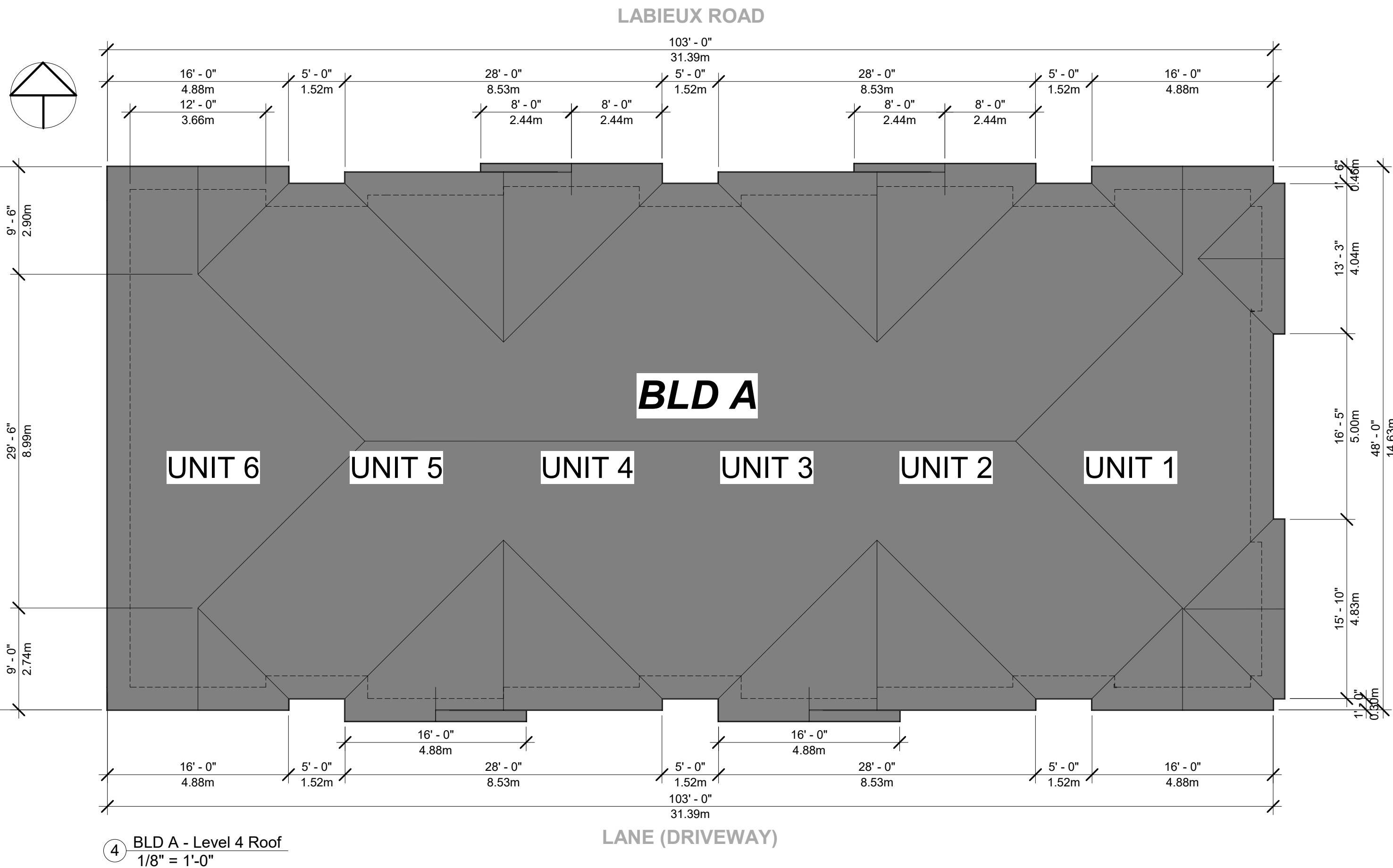
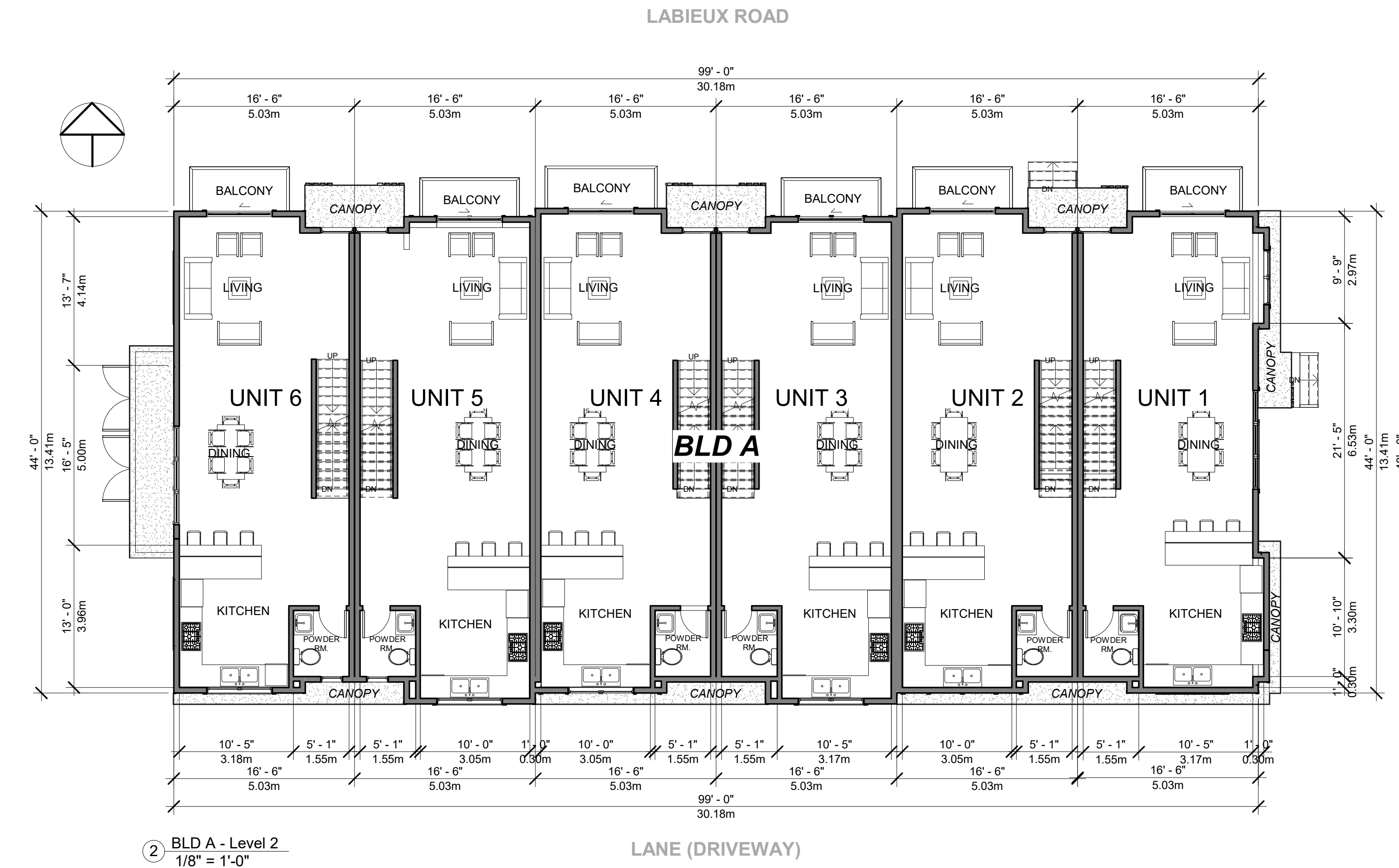
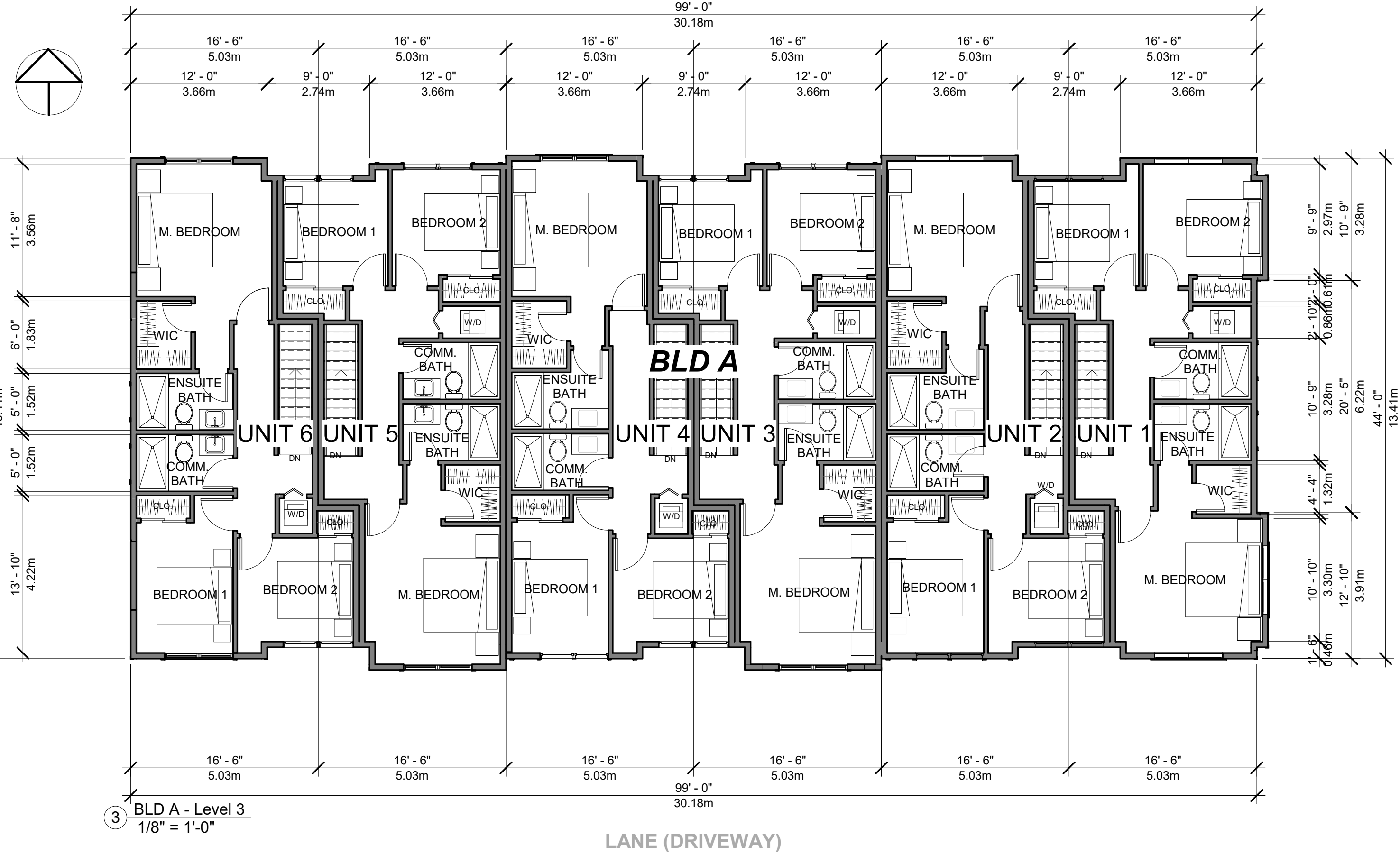
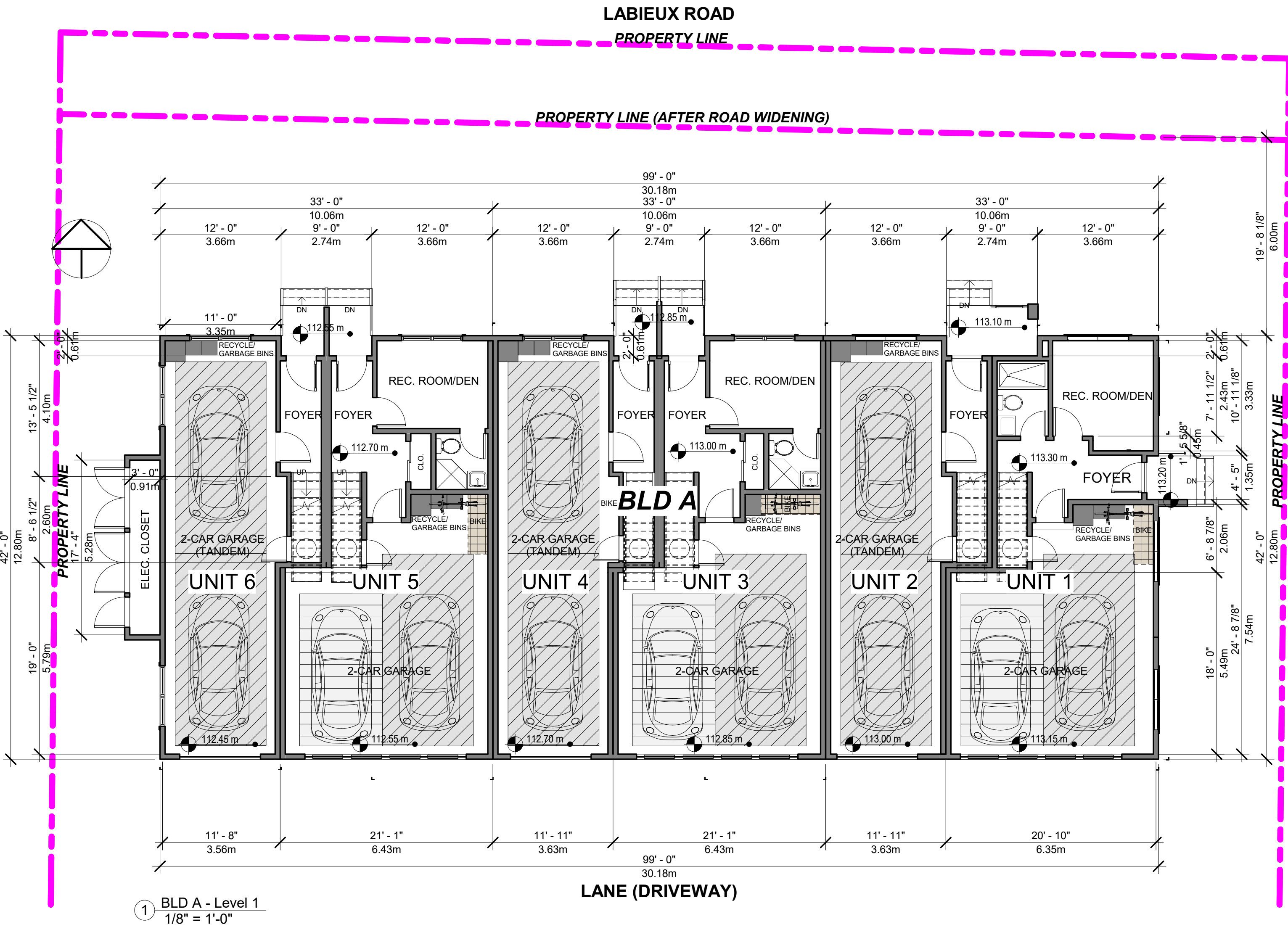
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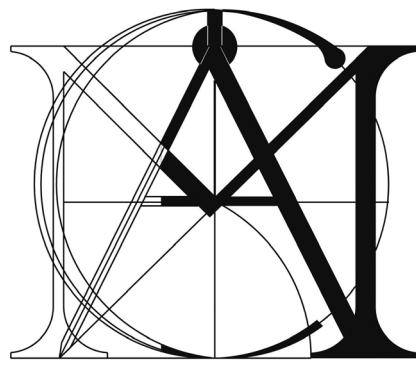
Revision Date:
2025-07-02

Print Date:
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Dwg. No.:

A1.1





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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD A -
ELEVATIONS

Drawn: DS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

Print Date:

7/2/2025 10:24:43 AM

Dwg. No.:

A1.2

MATERIALS LEGEND (BUILDING A):



JAMES HARDIE SHINGLE SIDING
COBBLE STONE

- RECESS PORTION



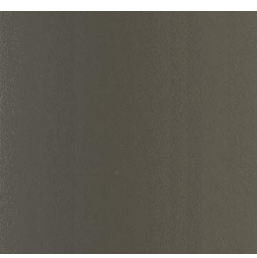
TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOOR

- MAIN WALL
- END WALLS PORTION



JAMES HARDIE PANEL SIDING
KHAKI BROWN

- ACCENT WALL CLADDING



JAMES HARDIE PLANK LAP SIDING
WANDERING GREEN

- GARAGE LEVEL



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"



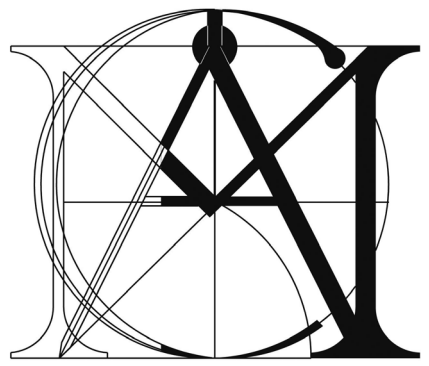
③ Elevation BLD A - East (Autumnwood Dr.)
1/8" = 1'-0"



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



④ Elevation BLD A - West
1/8" = 1'-0"



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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD A -
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

Print Date:

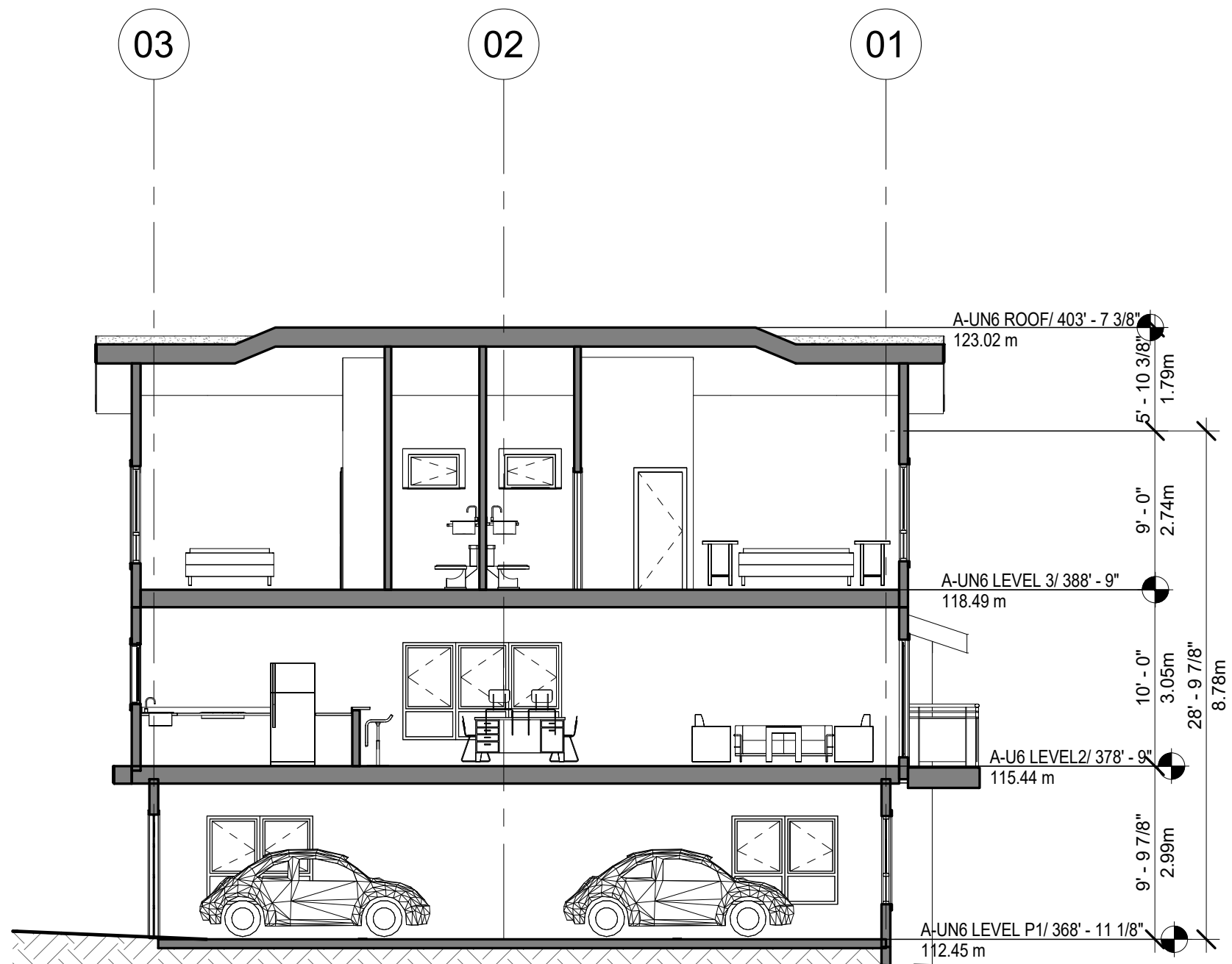
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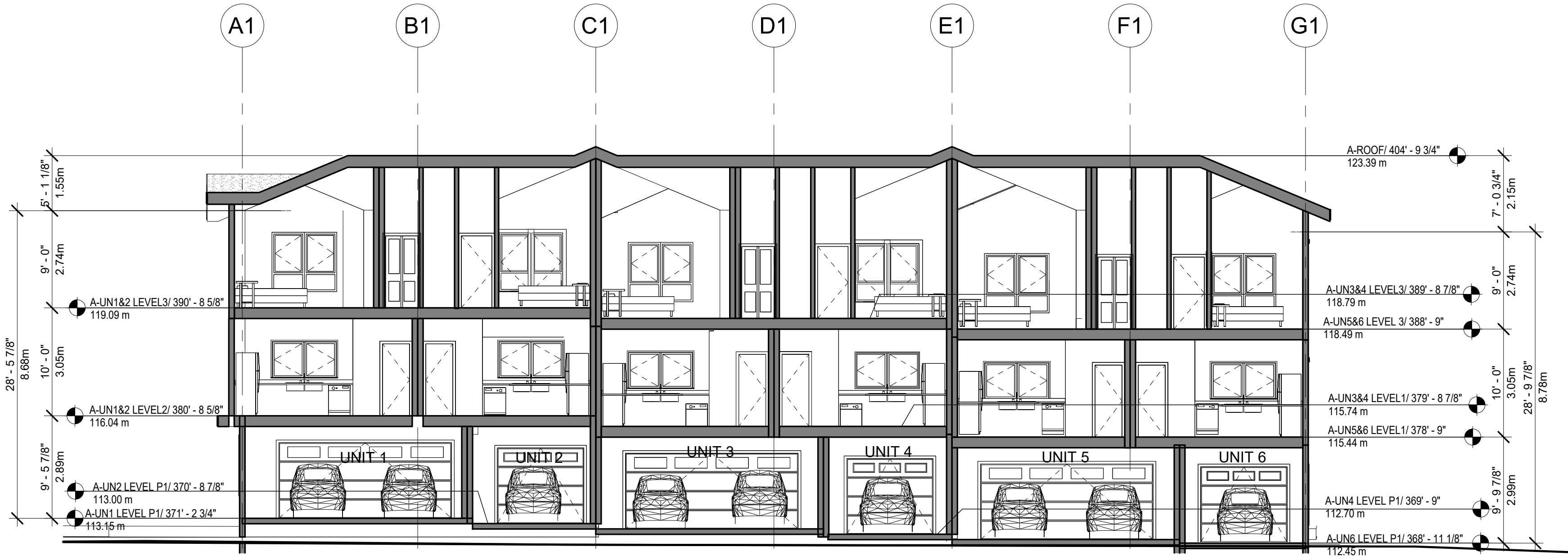
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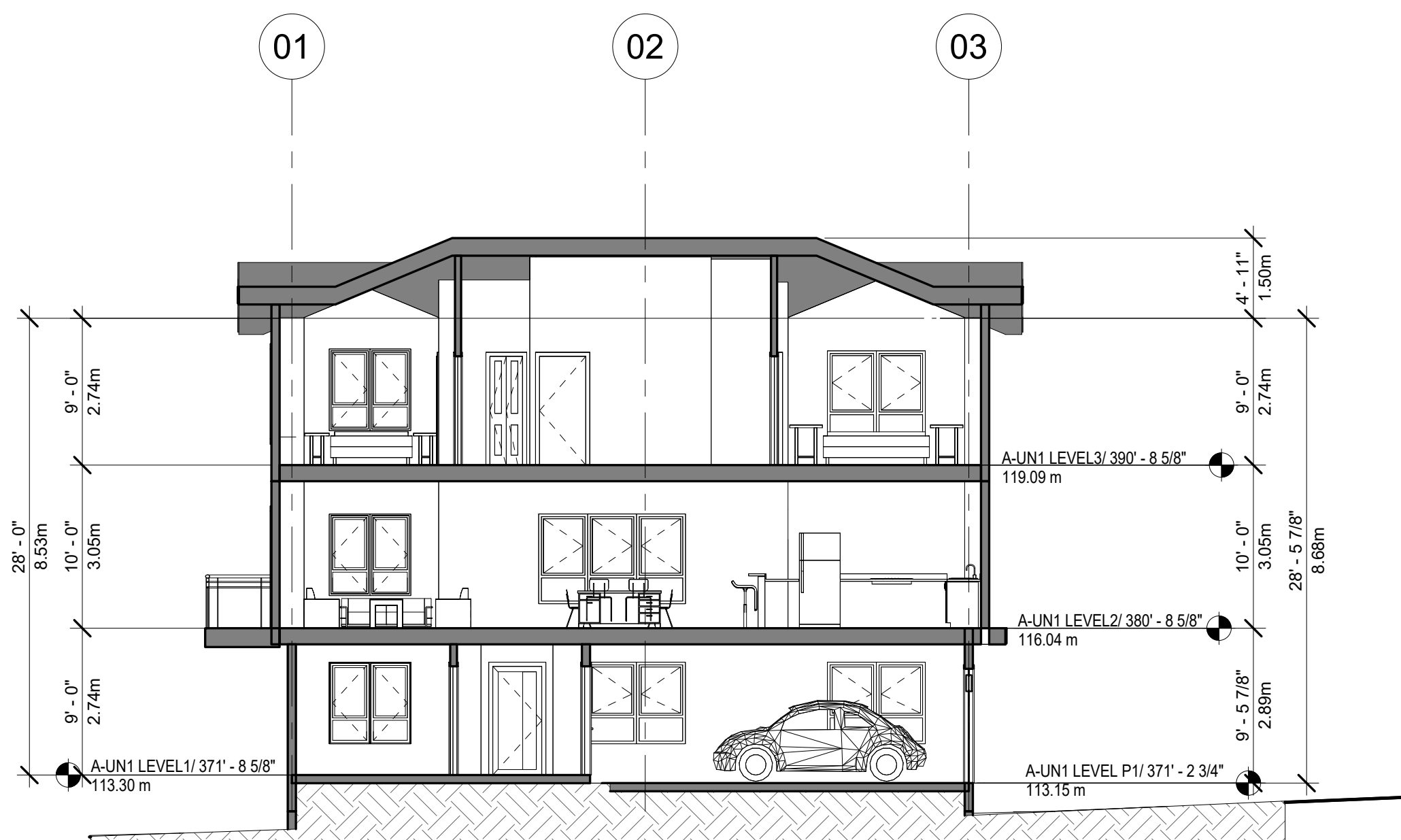
1 BLD A - Section 1
1/8" = 1'-0"



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



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



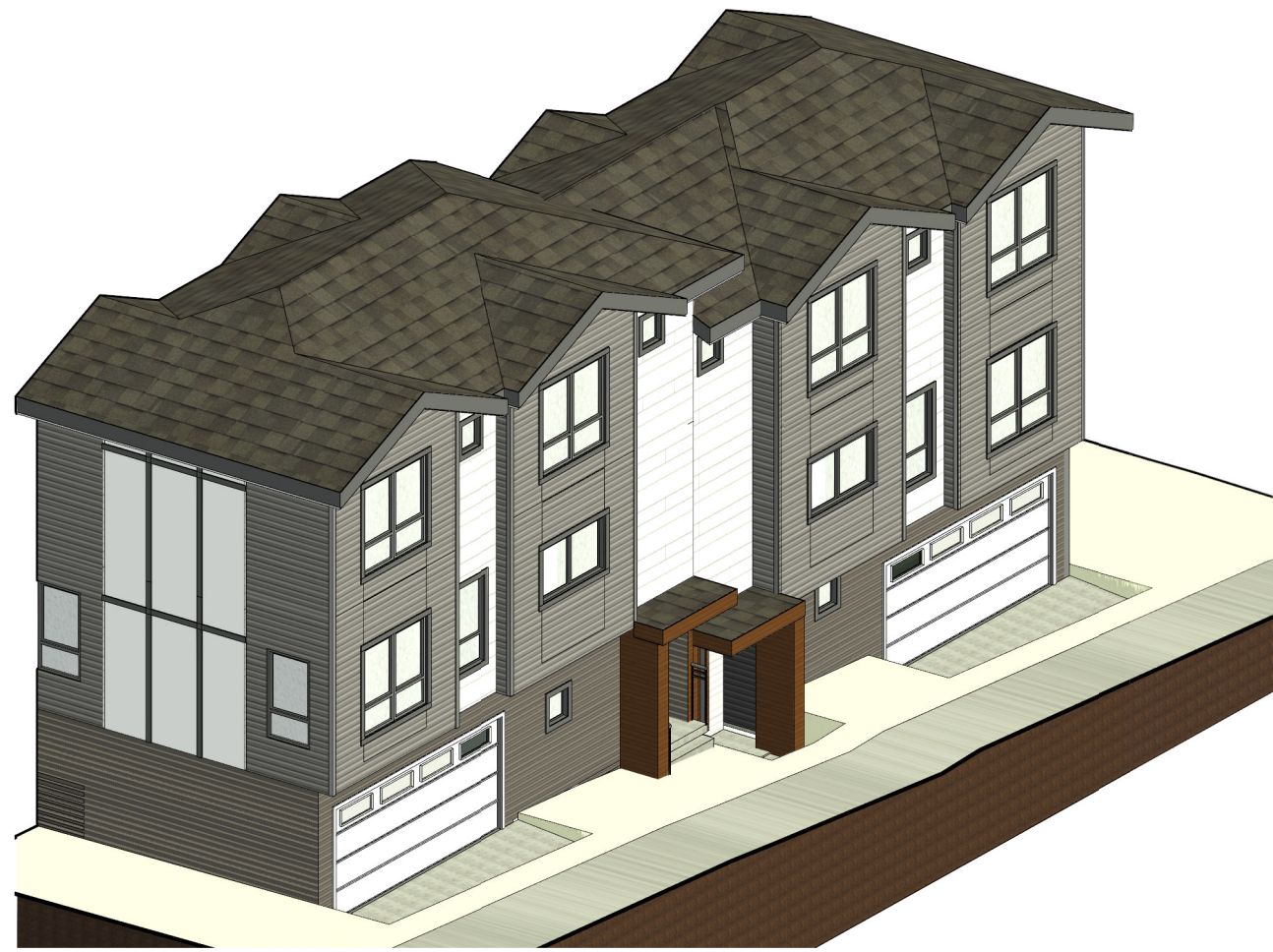
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NORTH-EAST 3D VIEW



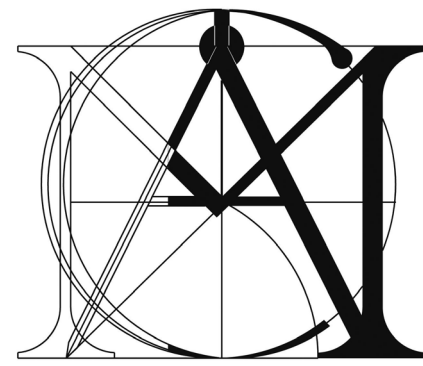
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW

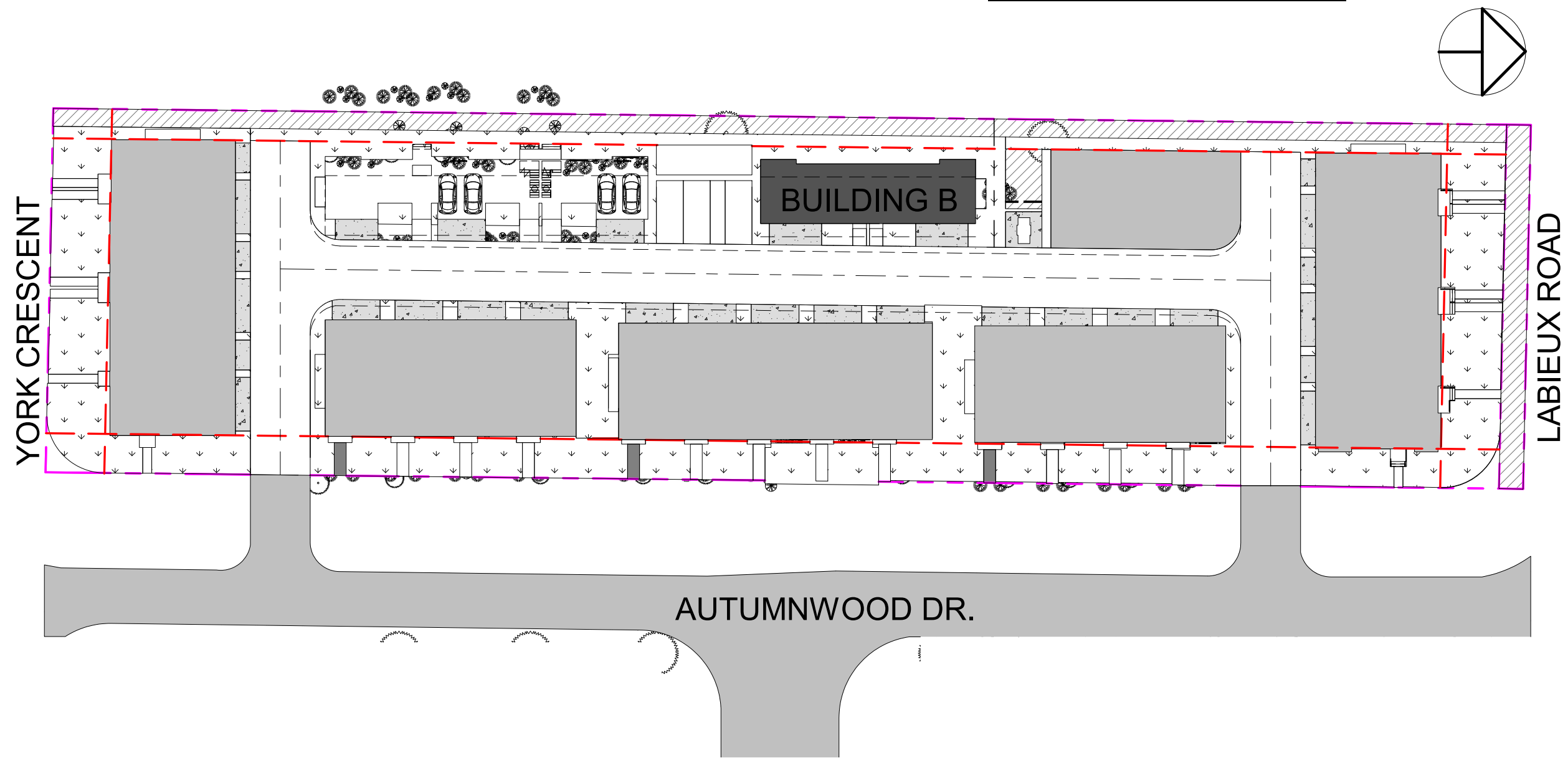


**MATTHEW CHENG
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Revision:

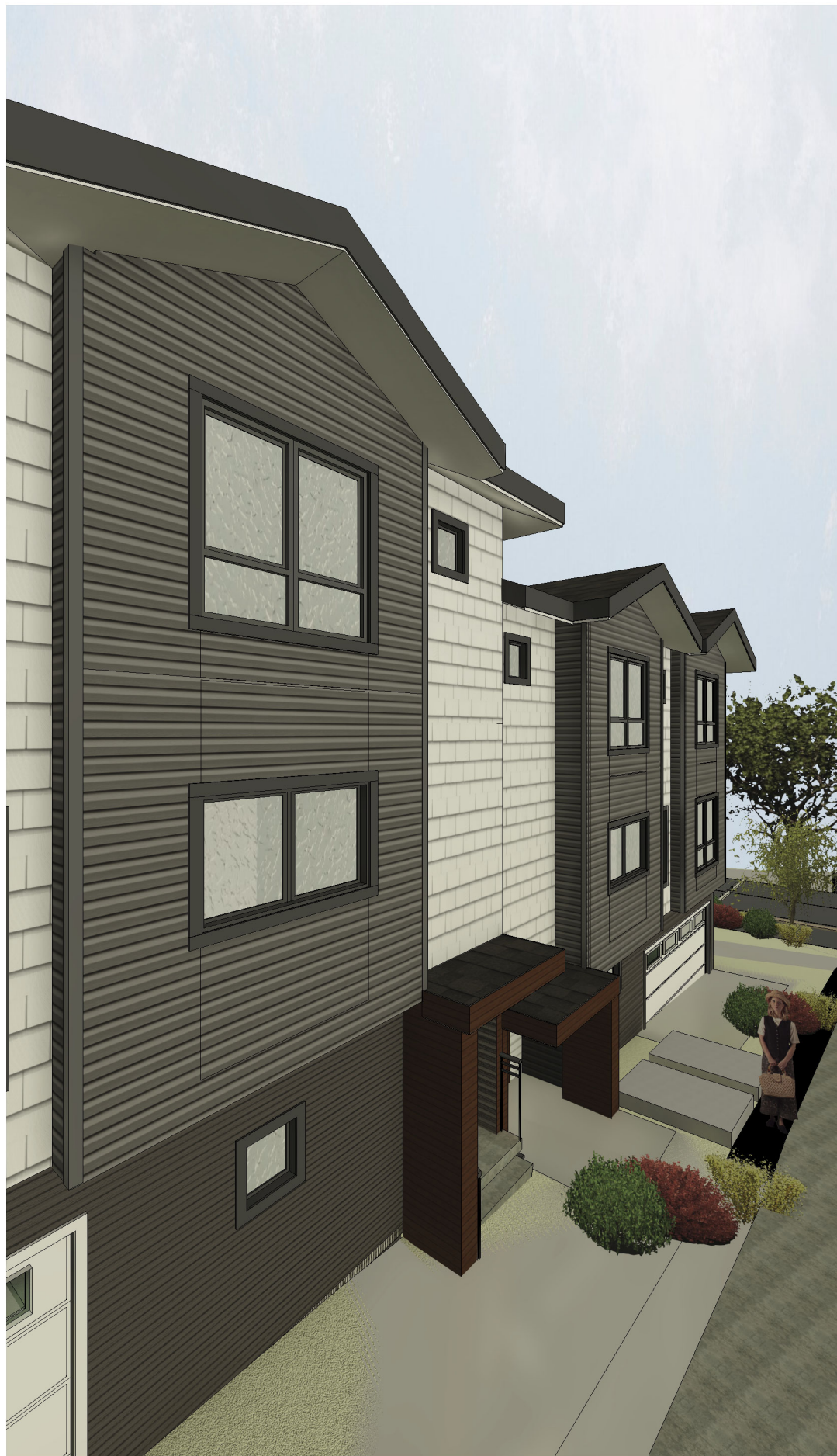


BUILDING B LOCATION-GENERAL LAYOUT

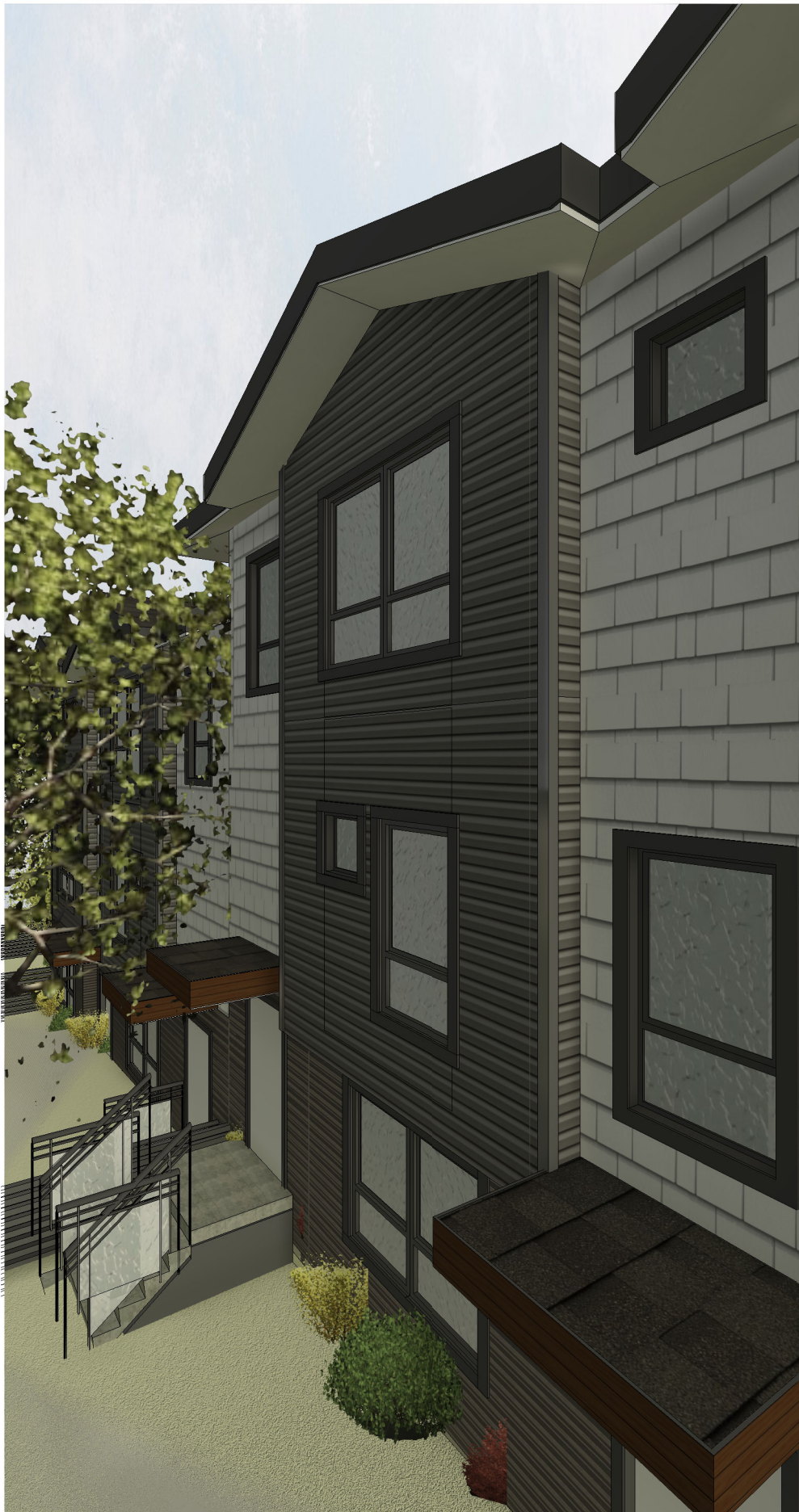
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3	2025-04-29	DAP SUBMISSION	NG	MC
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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal



EXTERIOR PERSPECTIVE BUILDING B



Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**EXTERIOR
PERSPECTIVE -
BLD B @ East**

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

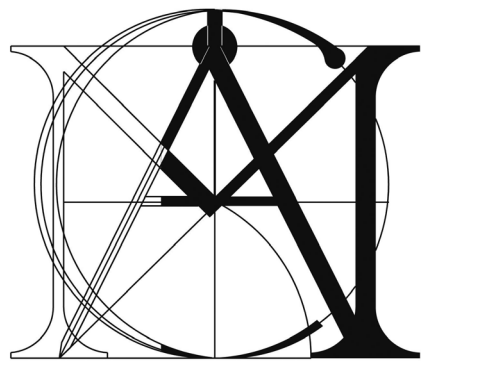
2025-07-02

Print Date:

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Dwg. No.:

A2.0



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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD B - FLOOR
PLANS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

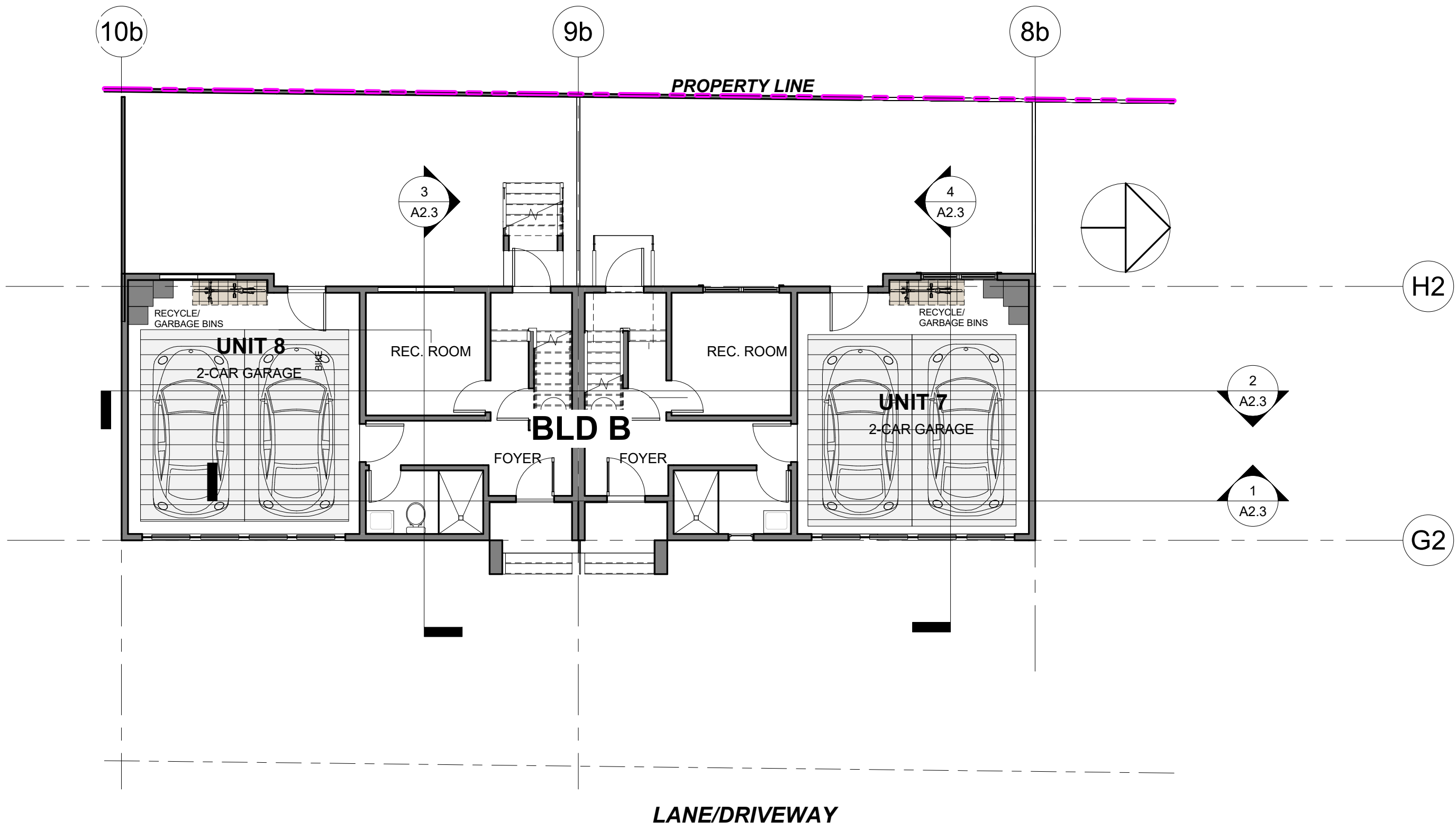
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Print Date:

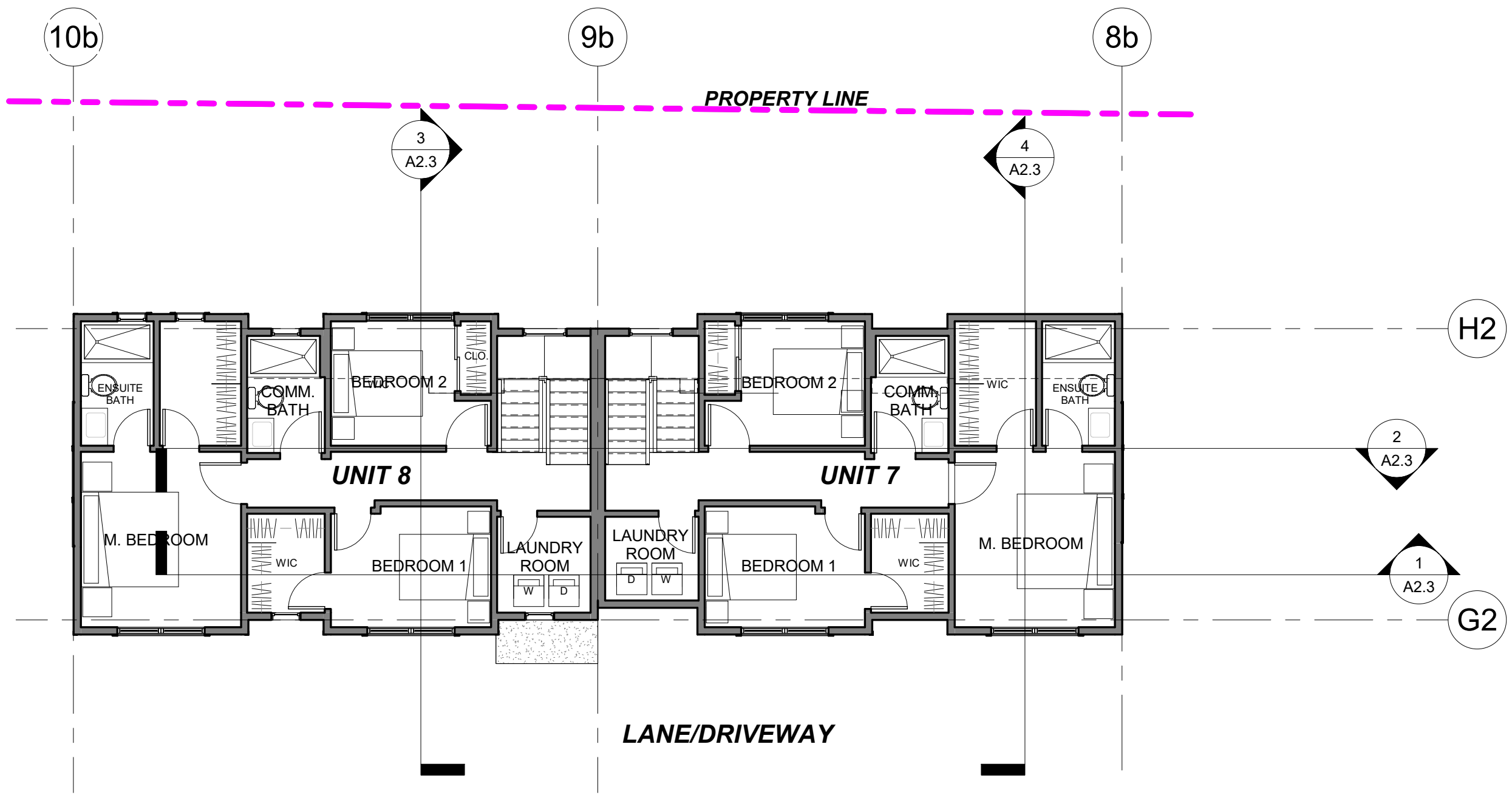
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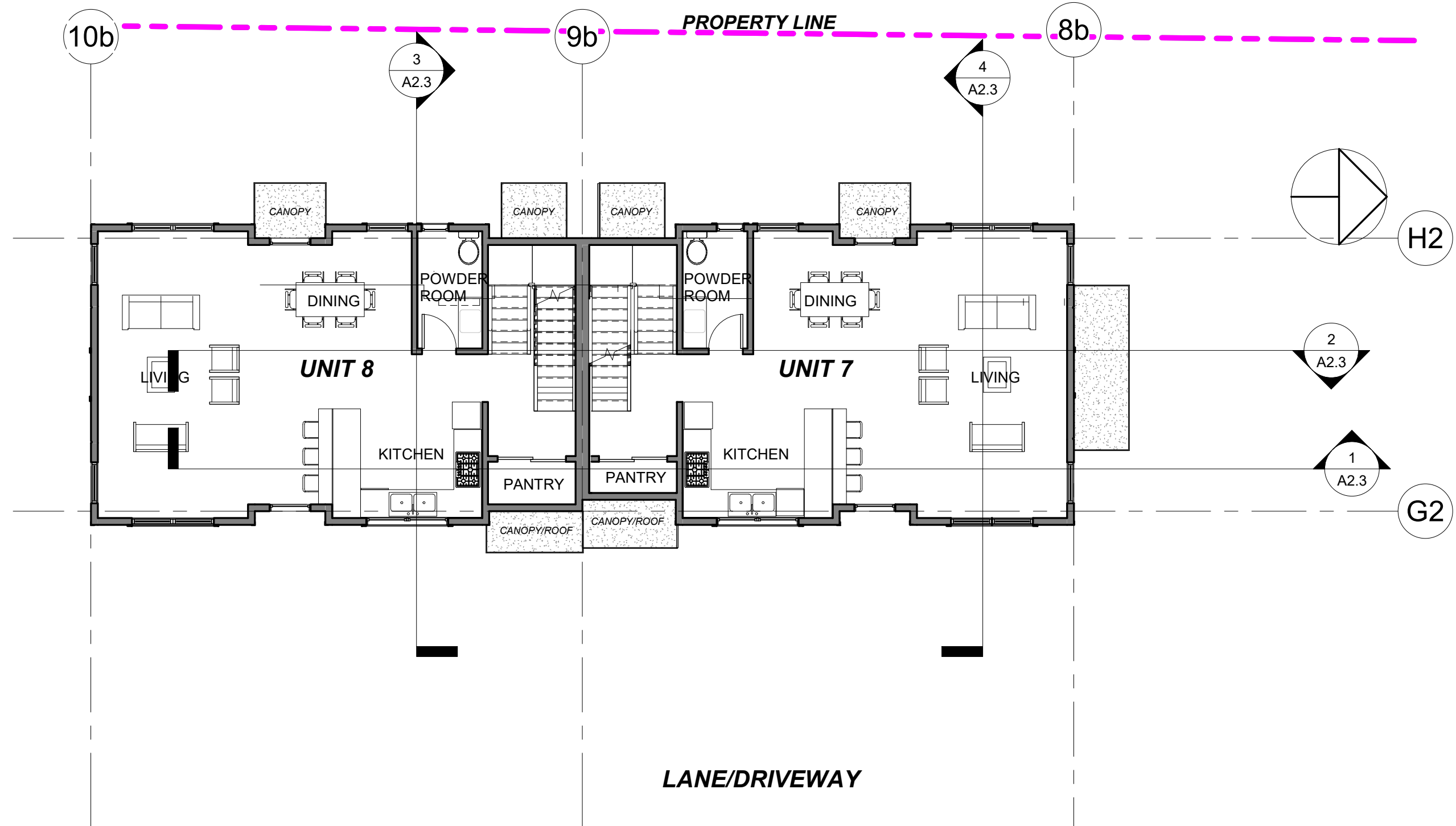
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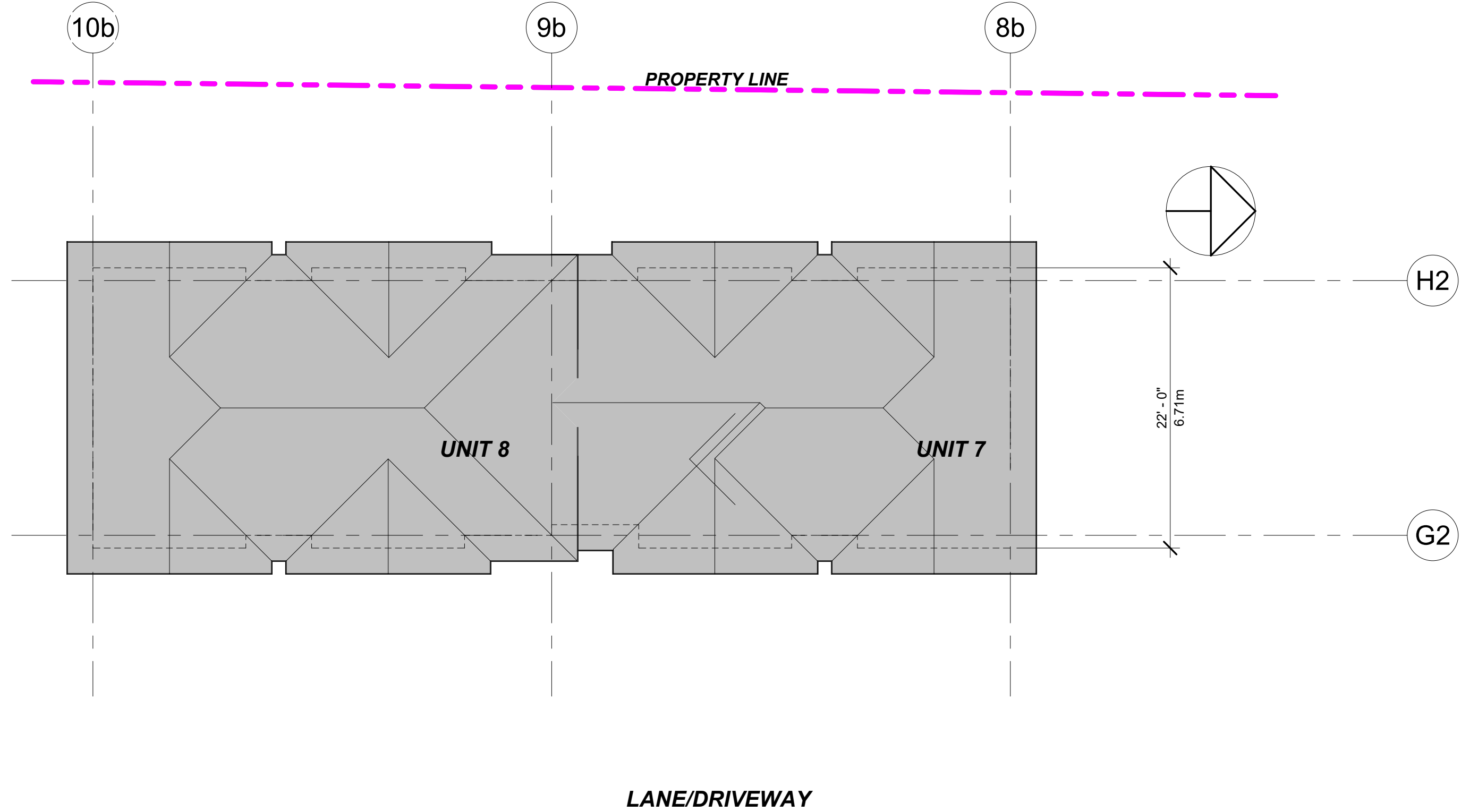
① BLD B - Level 1
1/8" = 1'-0"



③ BLD B - Level 3
1/8" = 1'-0"

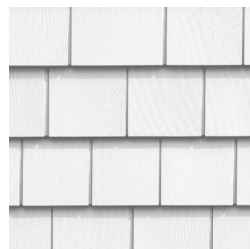


② BLD B - Level 2
1/8" = 1'-0"



④ BLD B - Roof Level
1/8" = 1'-0"

MATERIALS LEGEND (BUILDING B):



JAMES HARDIE SHINGLE SIDING
ARCTIC WHITE TO MATCH WITH GARAGE DOOR

- RECESS PORTION



TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOORS

- END WALLS PORTION



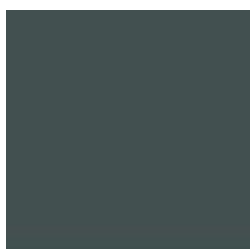
JAMES HARDIE PANEL SIDING
GRAY SLATE

- ACCENT WALL CLADDING



JAMES HARDIE PLANK LAP SIDING
RICH ESPRESSO

- GARAGE LEVEL



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH

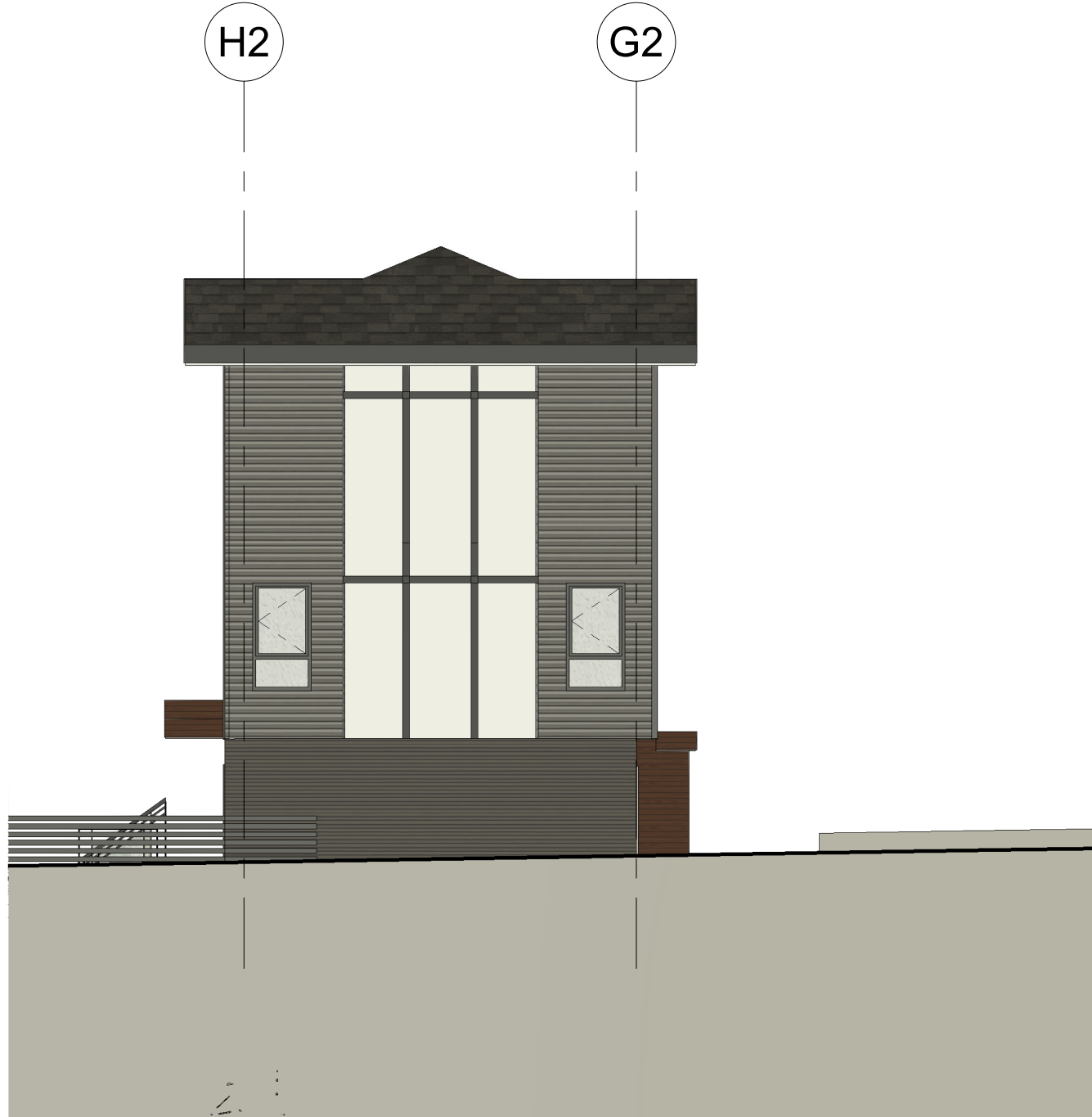
- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



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



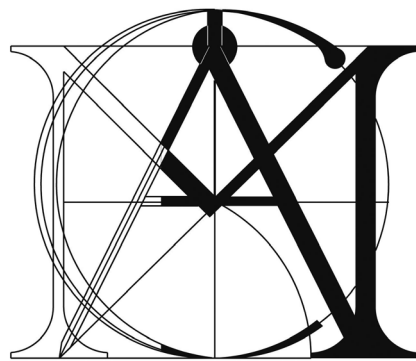
③ Elevation BLD B - East
1/8" = 1'-0"



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



④ Elevation BLD B - West
1/8" = 1'-0"



MATTHEW CHENG
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VANCOUVER, BC V6A 2K9
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Revision:

4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD B -
ELEVATIONS

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

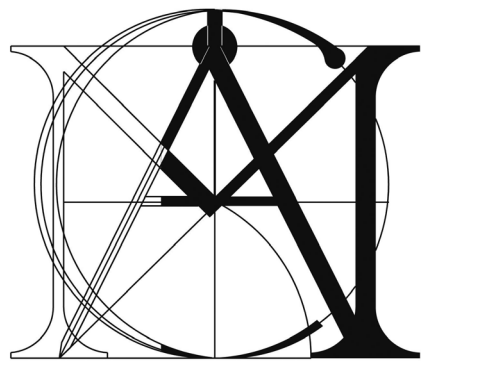
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Dwg. No.:

A2.2



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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD B -
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:
2025-07-02

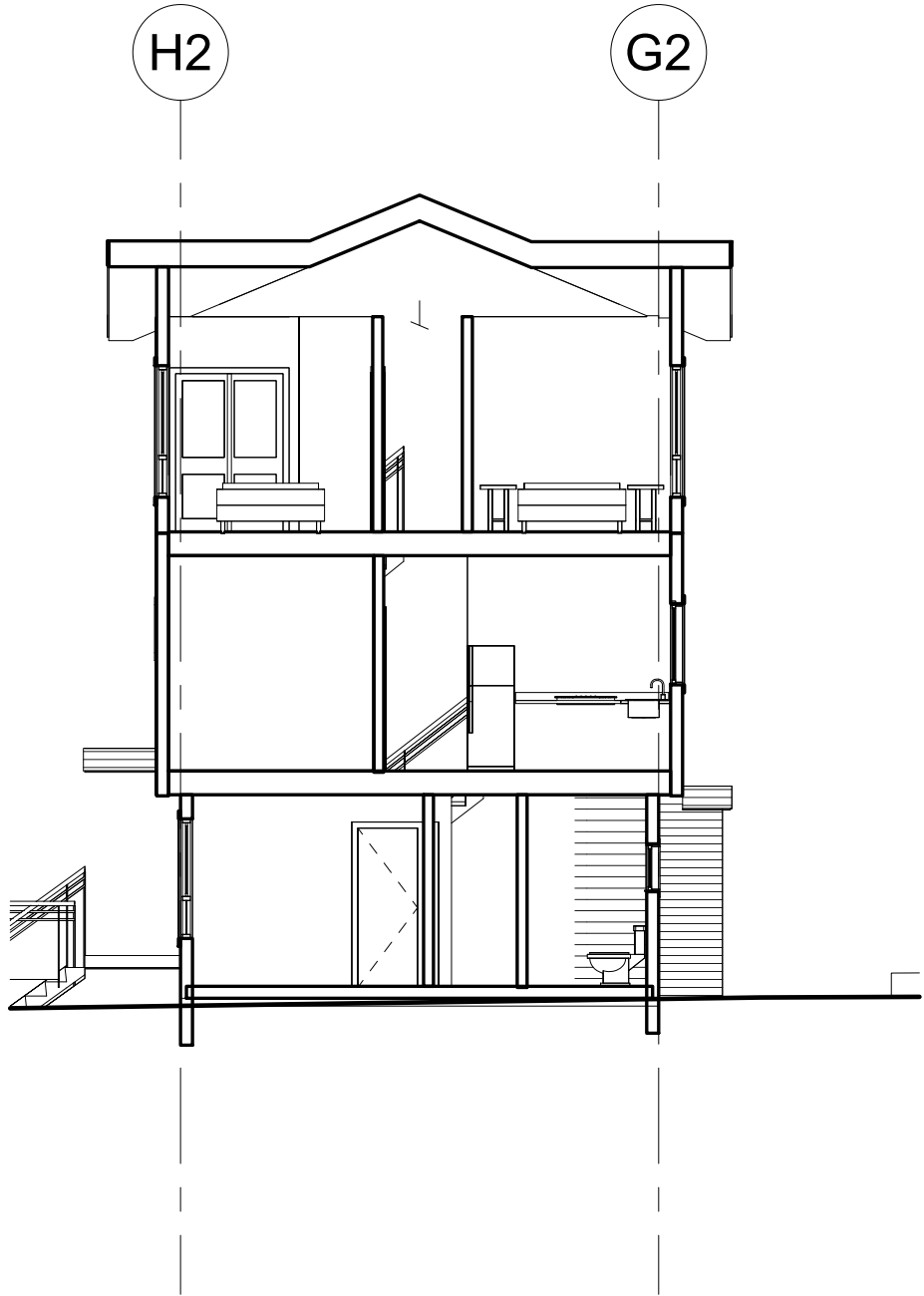
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Dwg. No.:

A2.3



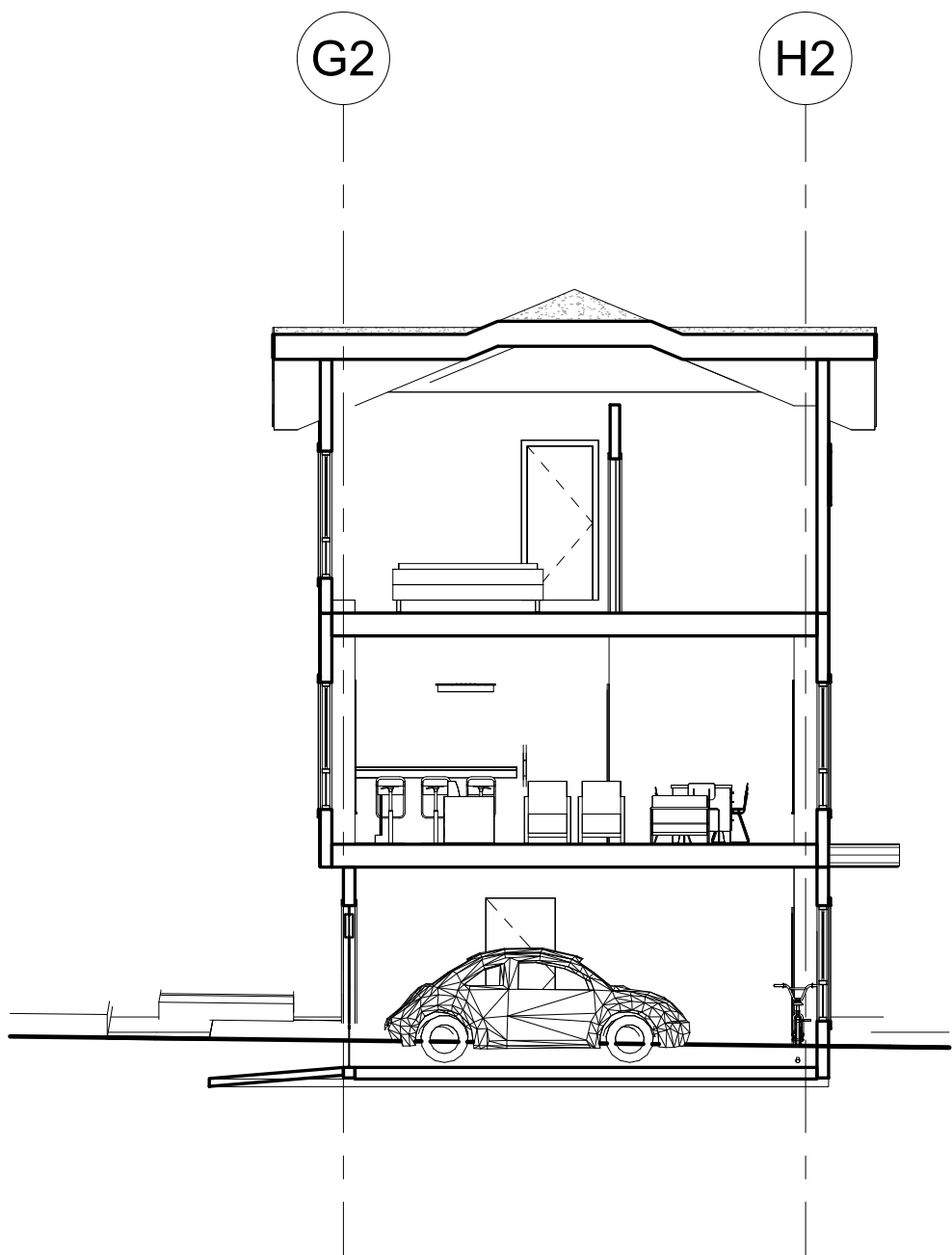
1 BLD B - Section 1
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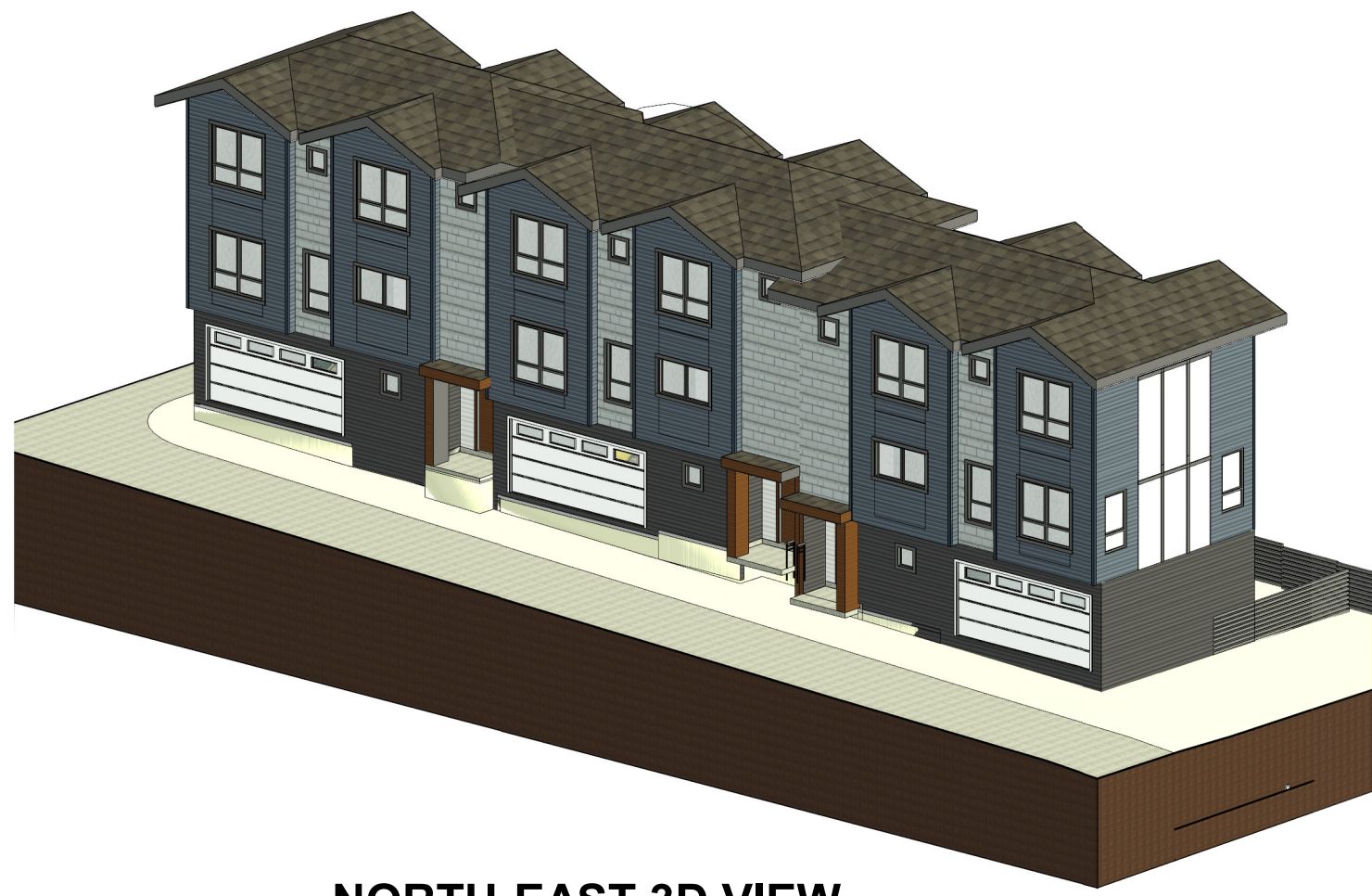
3 BLD B - Section 3
1/8" = 1'-0"



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



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



NORTH-EAST 3D VIEW



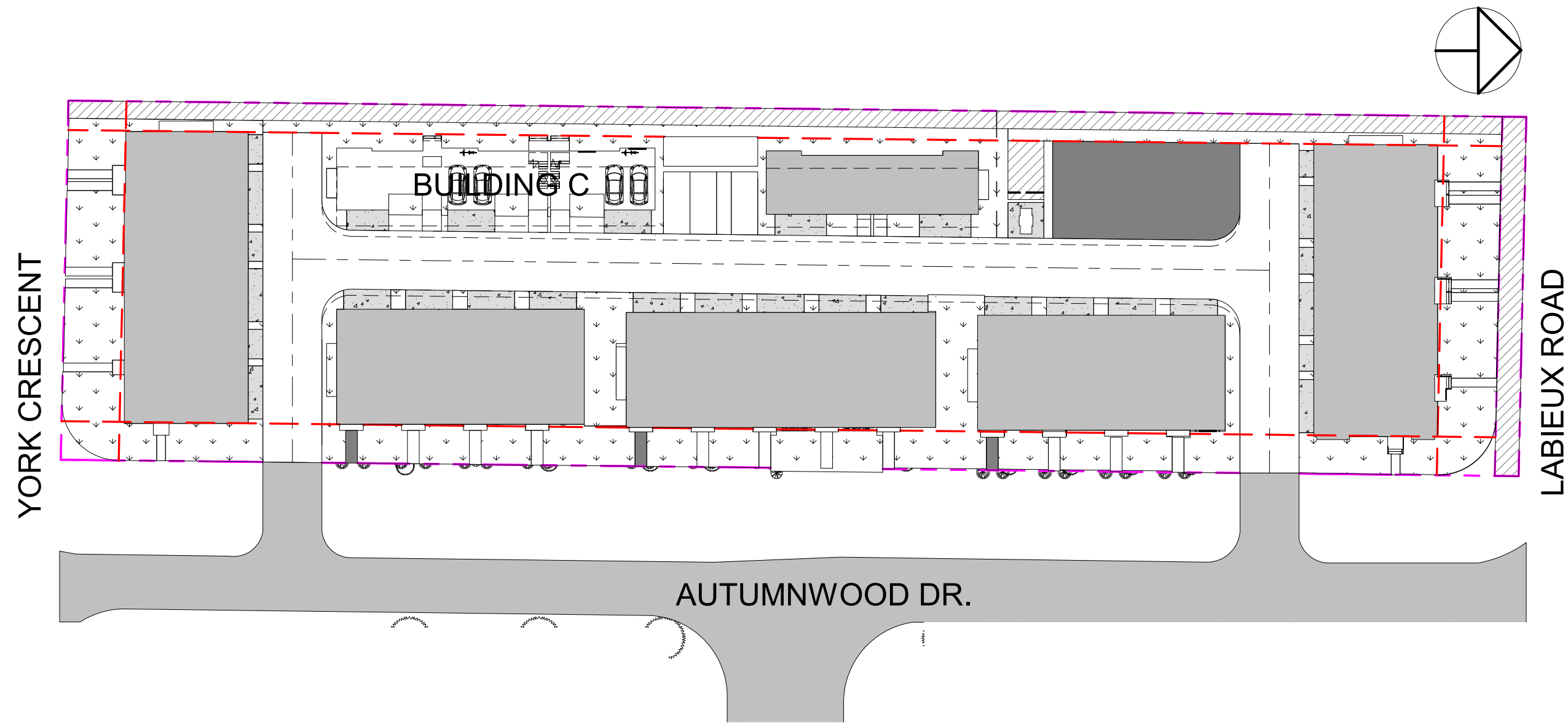
NORTH-WEST 3D VIEW



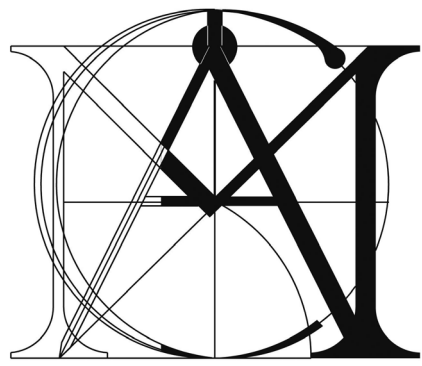
SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW



BUILDING C LOCATION-GENERAL LAYOUT



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ARCHITECT INC.

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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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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

Drawn: DS

Checked: MC

Scale: 1" = 40'-0"

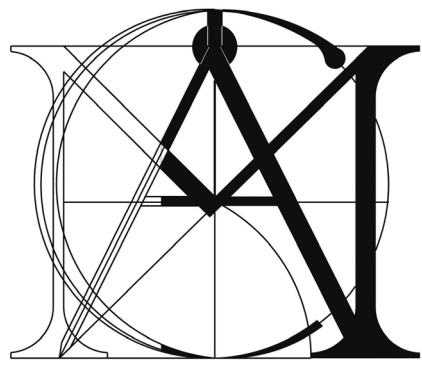
Project Number: 22NTH01
Print Code: 406

Revision Date:
2025-07-02

Print Date:
7/2/2025 12:14:13 PM

Dwg. No.:

A3.0



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD C - LEVEL 1
& 2 FLOOR
PLANS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

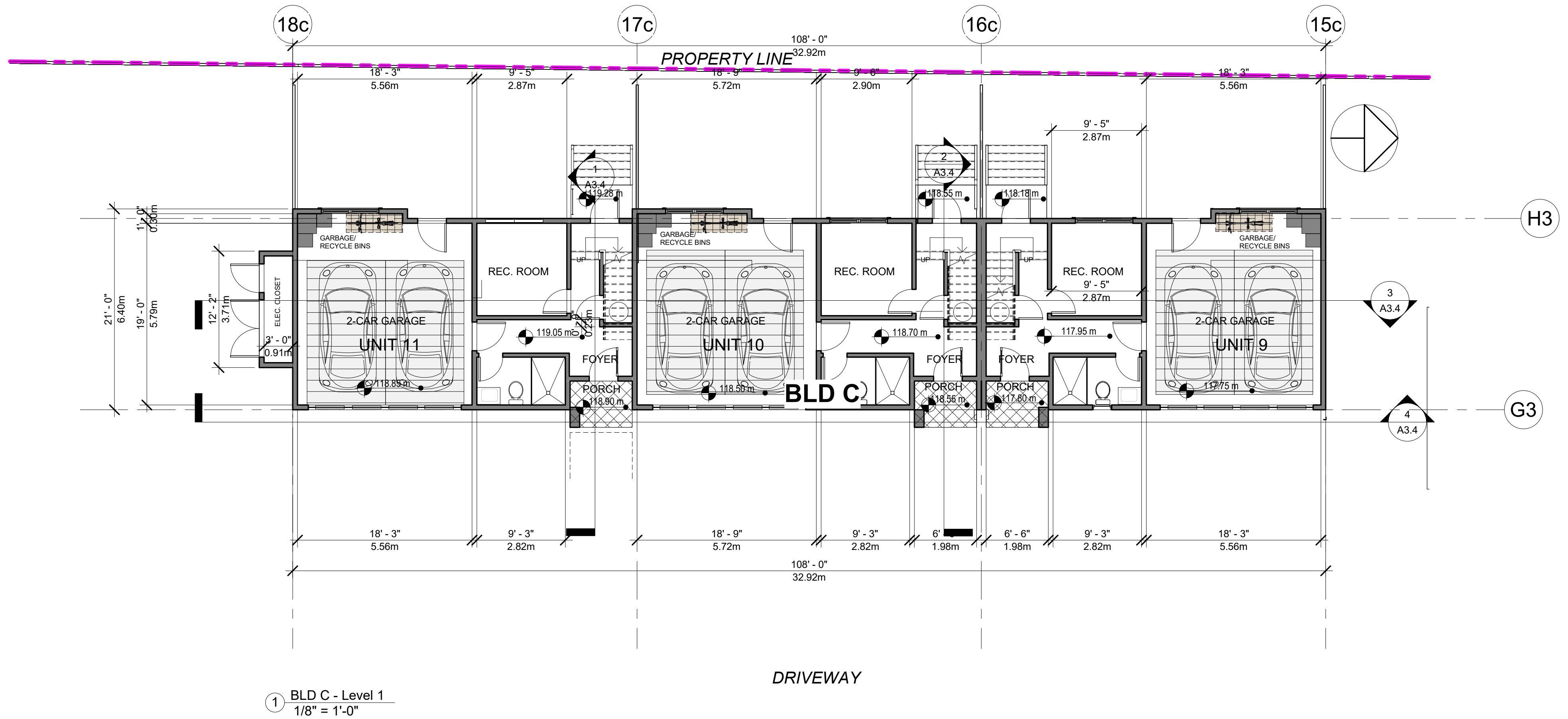
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Revision Date:
2025-07-02

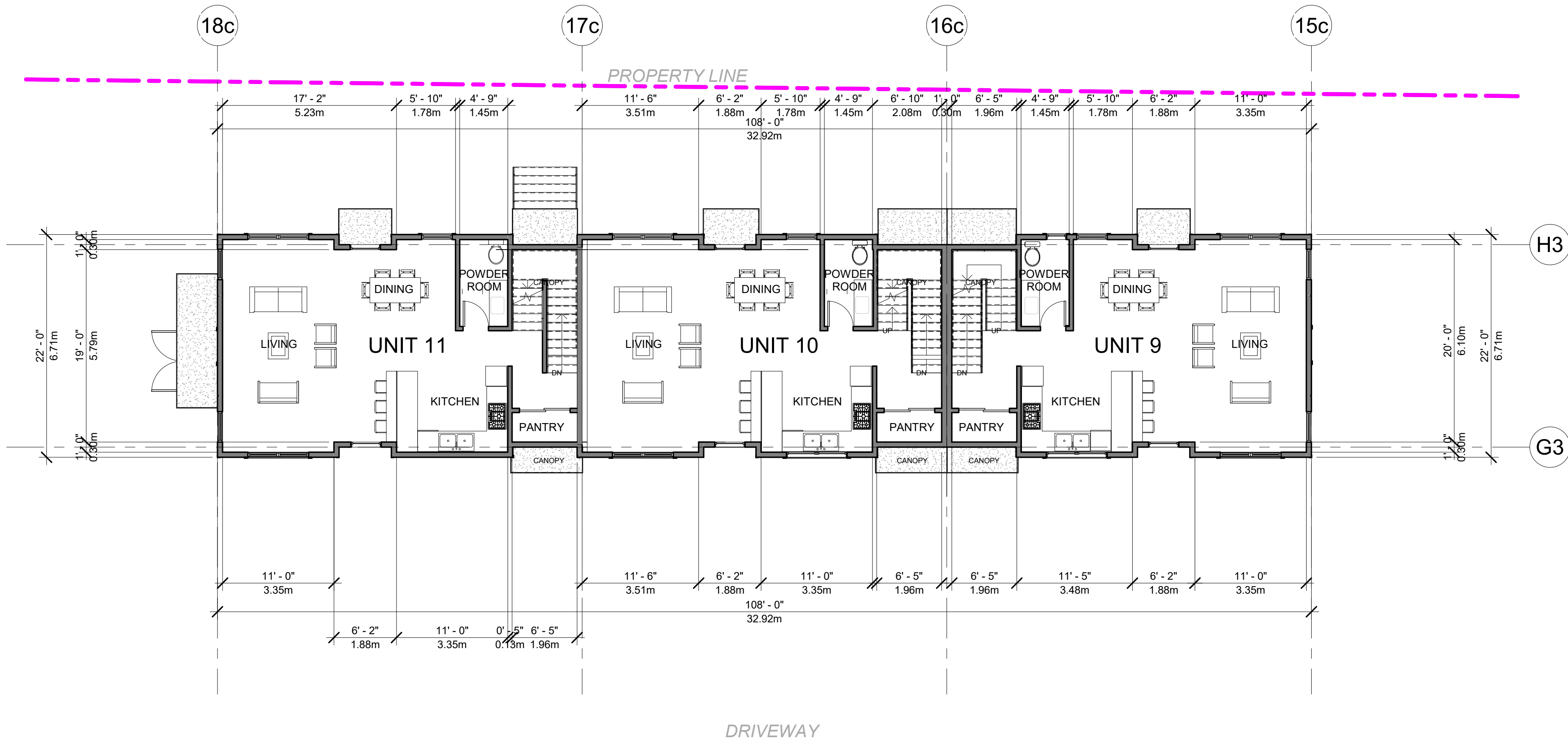
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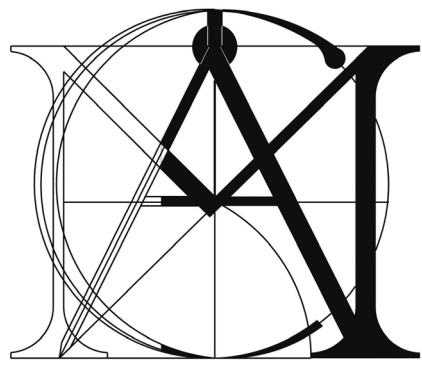
A3.1



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



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



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ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
-----	----------	-------------	------	-----

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

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

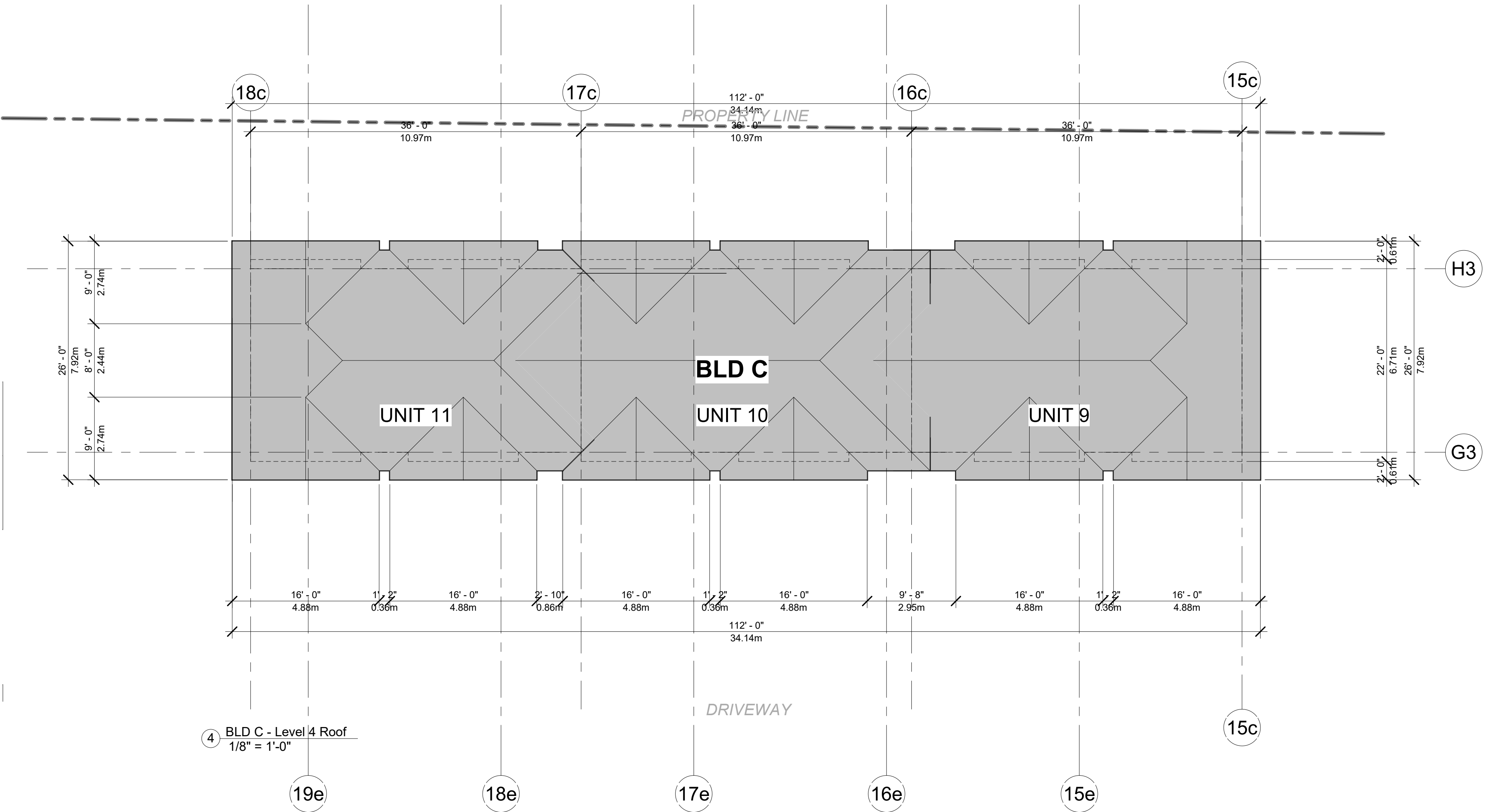
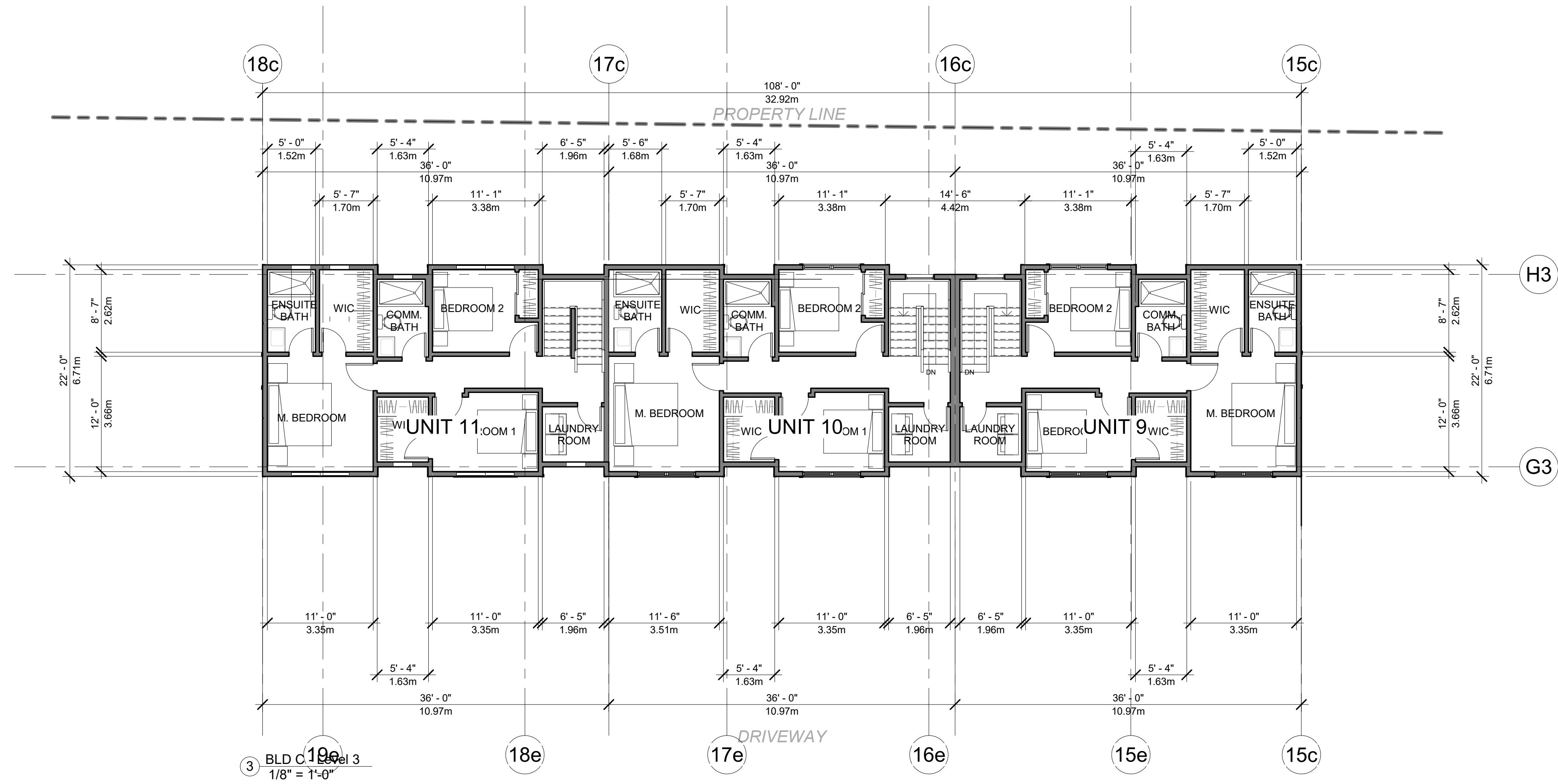
Print Code: 406

Revision Date:
2025-07-02

Print Date:
7/2/2025 10:41:01 AM

Dwg. No.:

A3.2



MATERIALS LEGEND (BUILDING C):



JAMES HARDIE SHINGLE SIDING
LIGHT MIST

- RECESS PORTION



TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOORS

- END WALLS PORTION



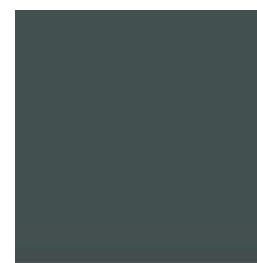
JAMES HARDIE PANEL SIDING
BOOTHBAY BLUE

- ACCENT WALL CLADDING



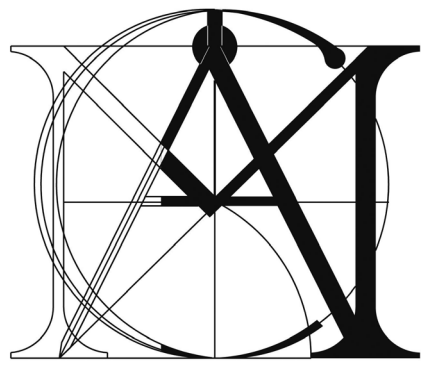
JAMES HARDIE PLANK LAP SIDING
NIGHT GRAY

- GARAGE LEVEL



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH

- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



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2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
-----	----------	-------------	------	-----

Architect's Sign and Seal



Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD C -
ELEVATIONS

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

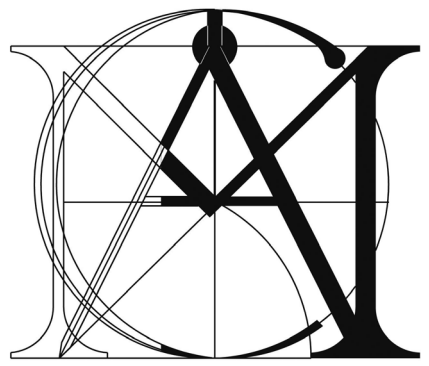
2025-07-02

Print Date:

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Dwg. No.:

A3.3



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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRAWN	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 -
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

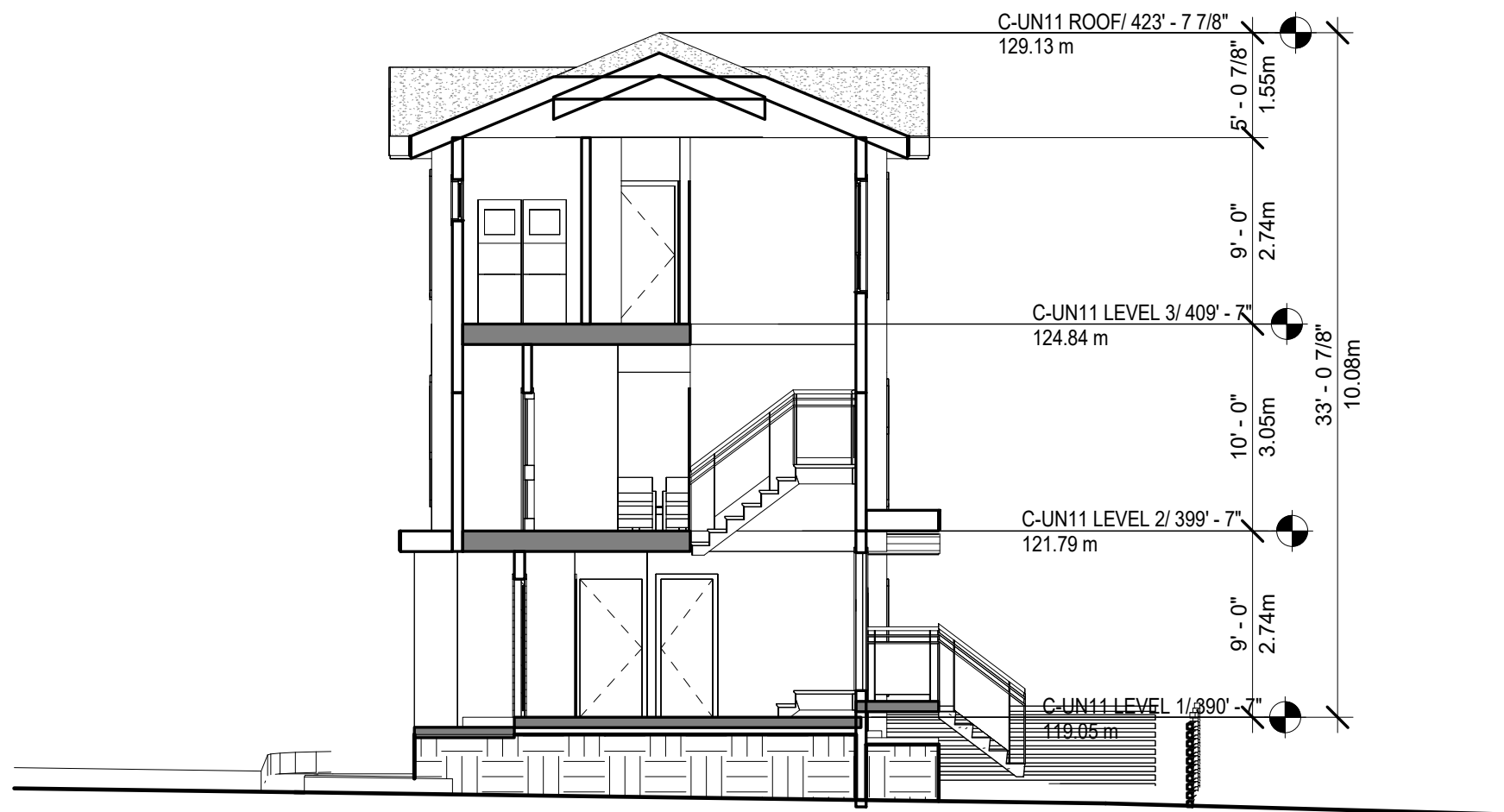
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Print Date:

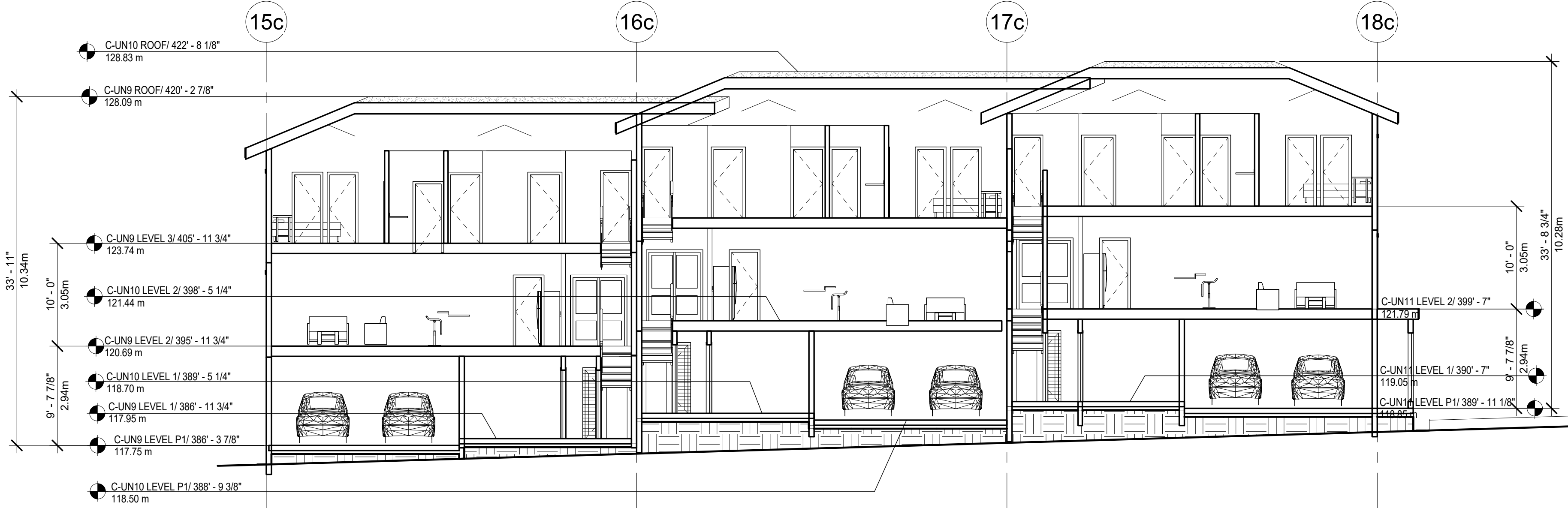
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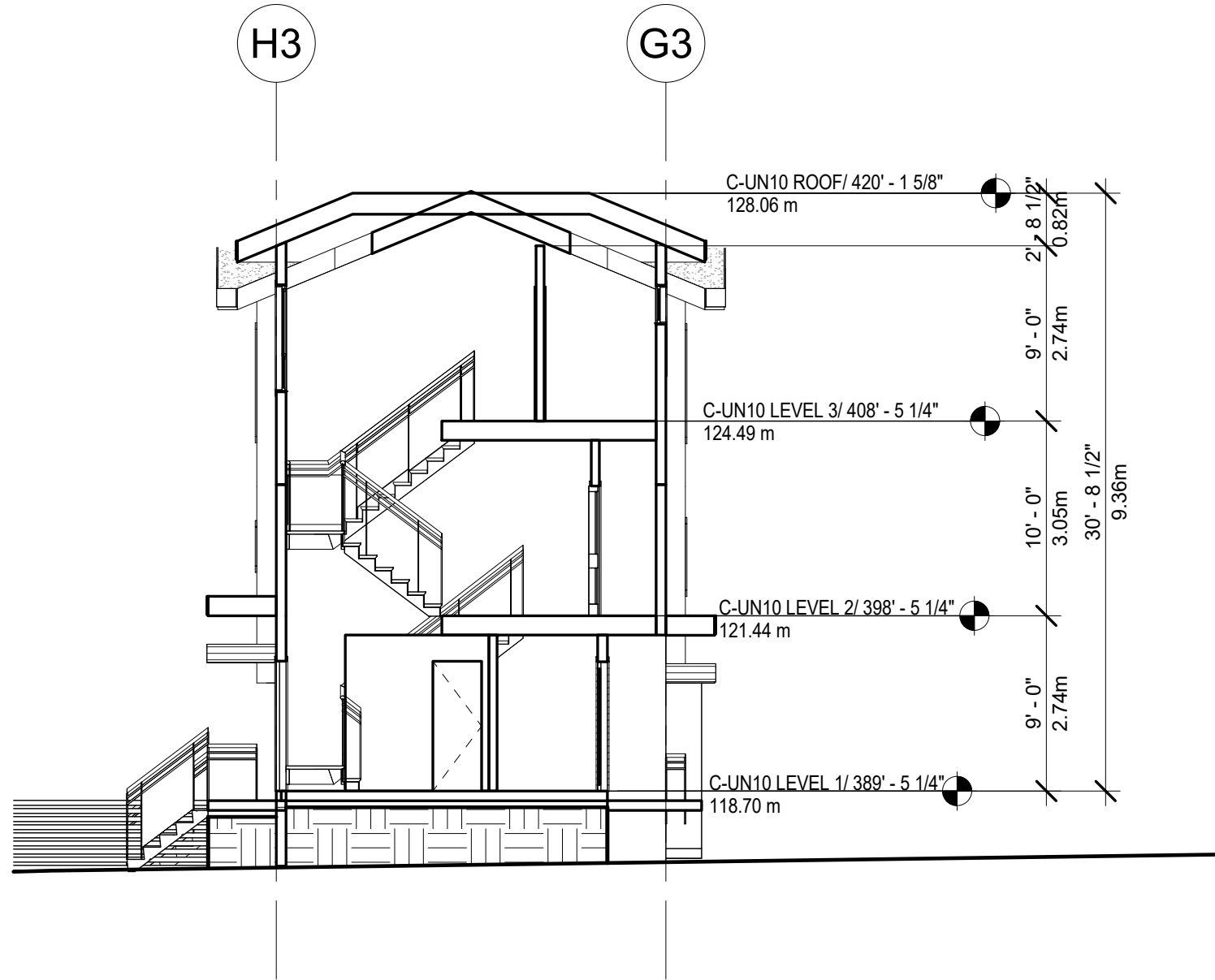
A3.4



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



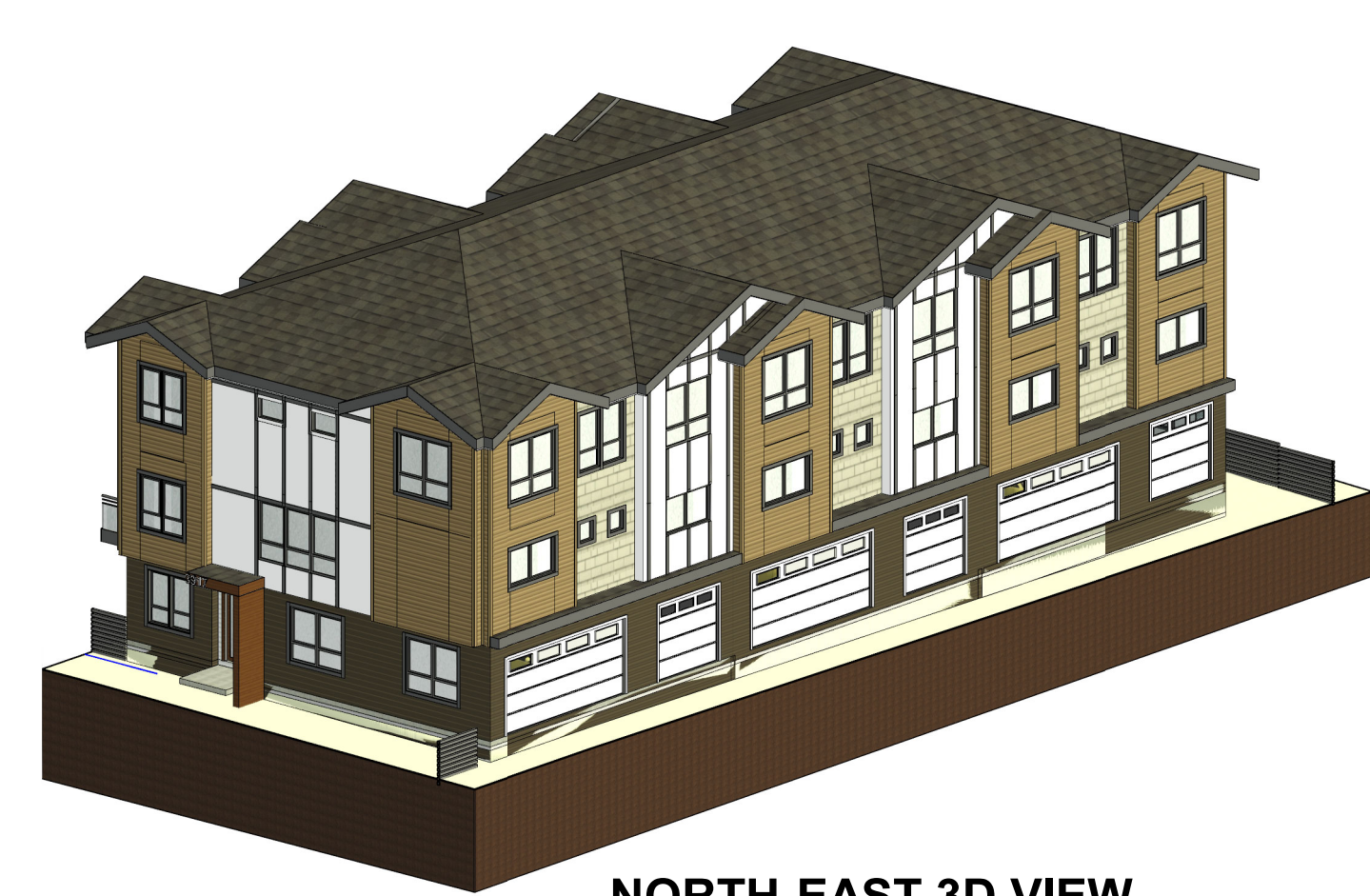
3 BLD C - Section 3
1/8" = 1'-0"



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



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



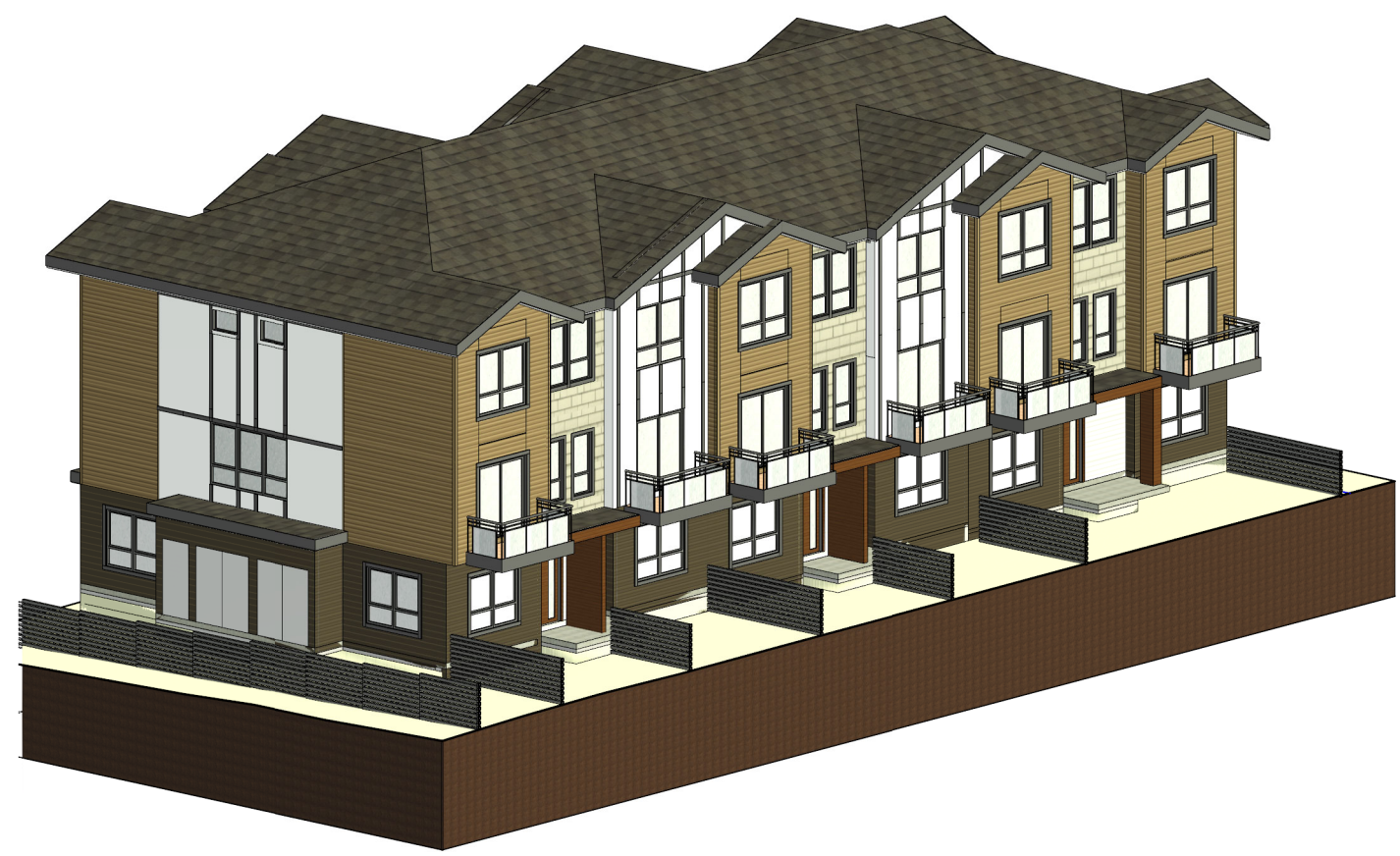
NORTH-EAST 3D VIEW



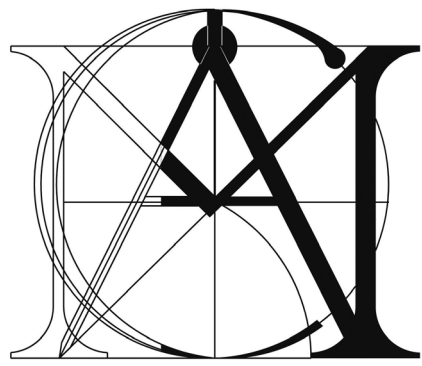
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



SOUTH-WEST 3D VIEW

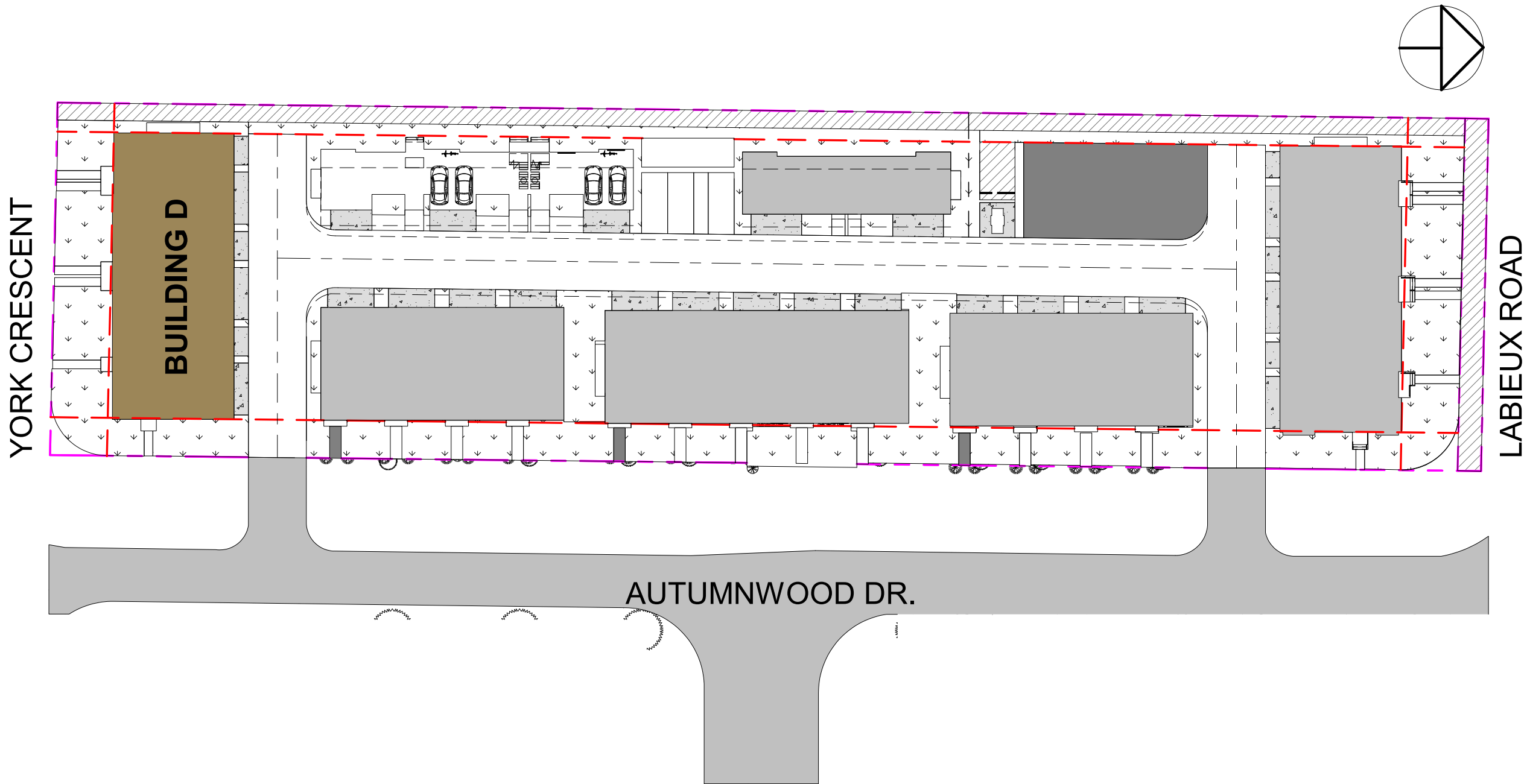


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Revision:



BUILDING D LOCATION-GENERAL LAYOUT

4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal



EXTERIOR PERSPECTIVE BUILDING D



Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**EXTERIOR
PERSPECTIVE -
BLD D @ SOUTH**

Drawn: Author

Checked: Checker

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

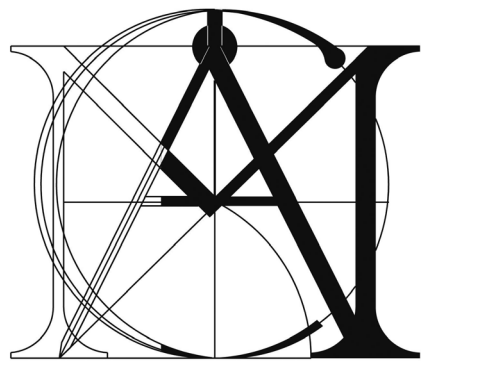
2025-07-02

Print Date:

7/2/2025 12:05:26 PM

Dwg. No.:

A4.0



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Revision:

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2	2024-12-03	DP SUBMISSION	NG MC
1	2022-07-28	REZONING APPLICATION	

REV YY-MM-DD DESCRIPTION DRWN/CHK

Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD D - FLOOR
PLANS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

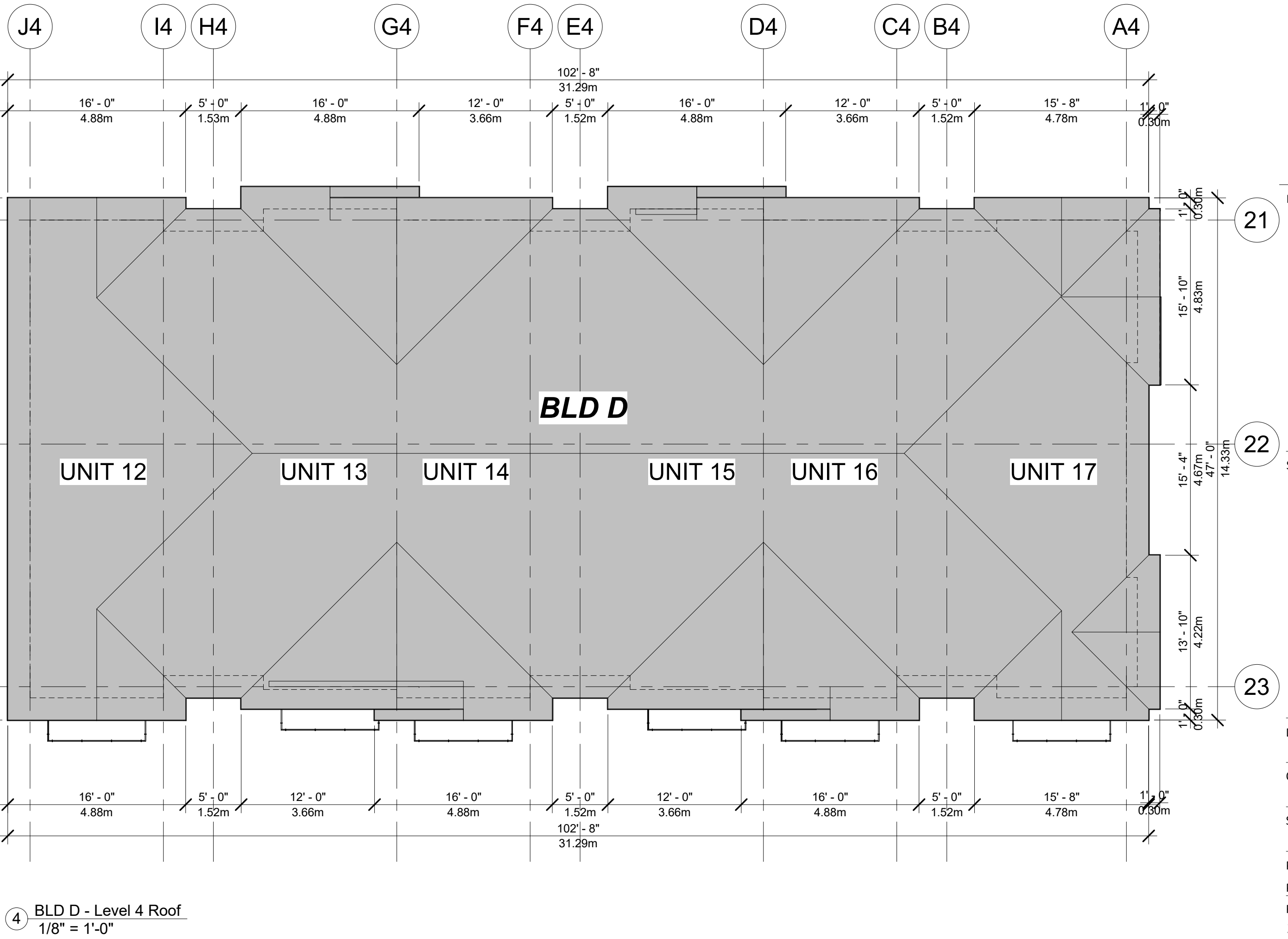
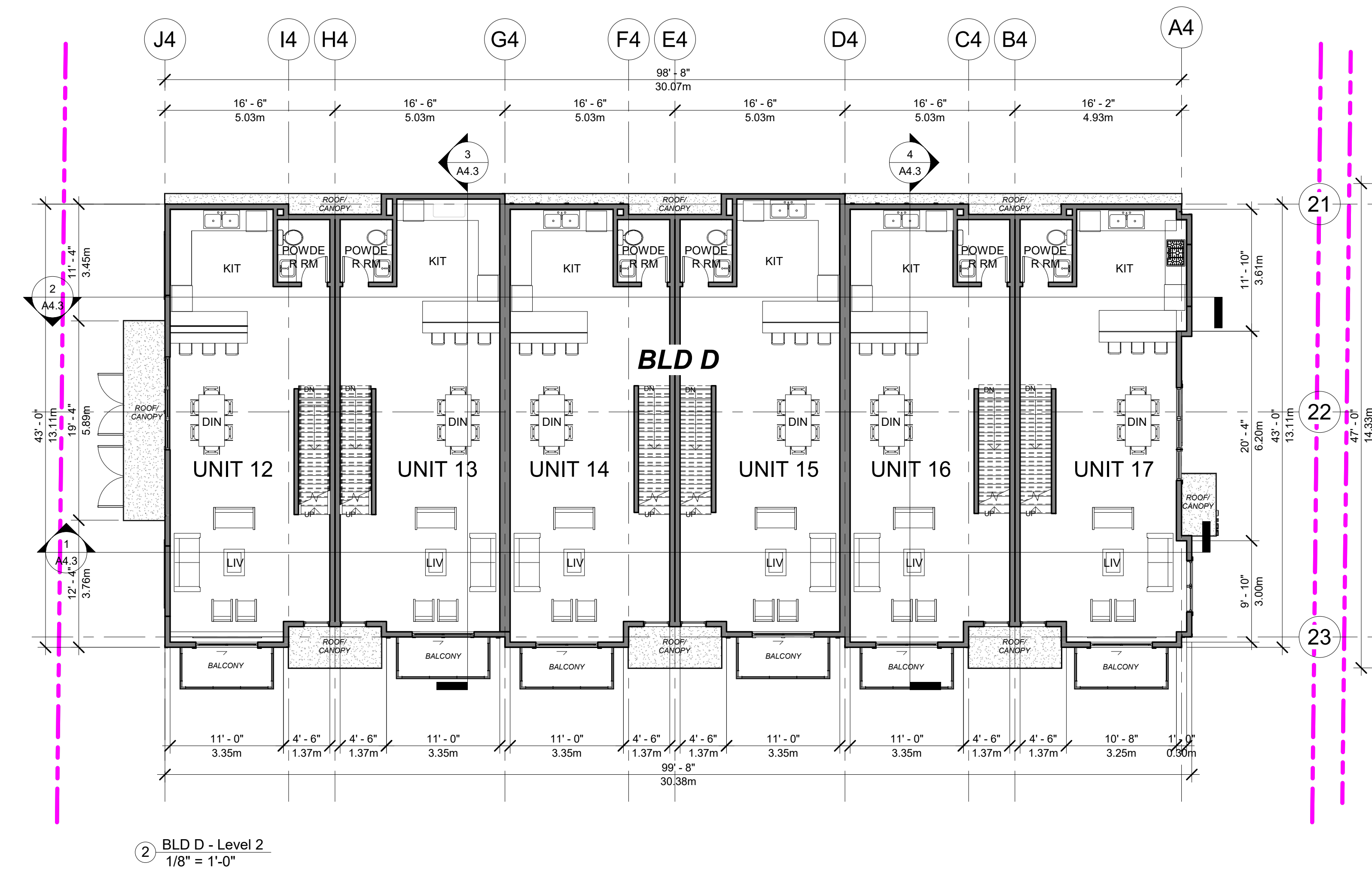
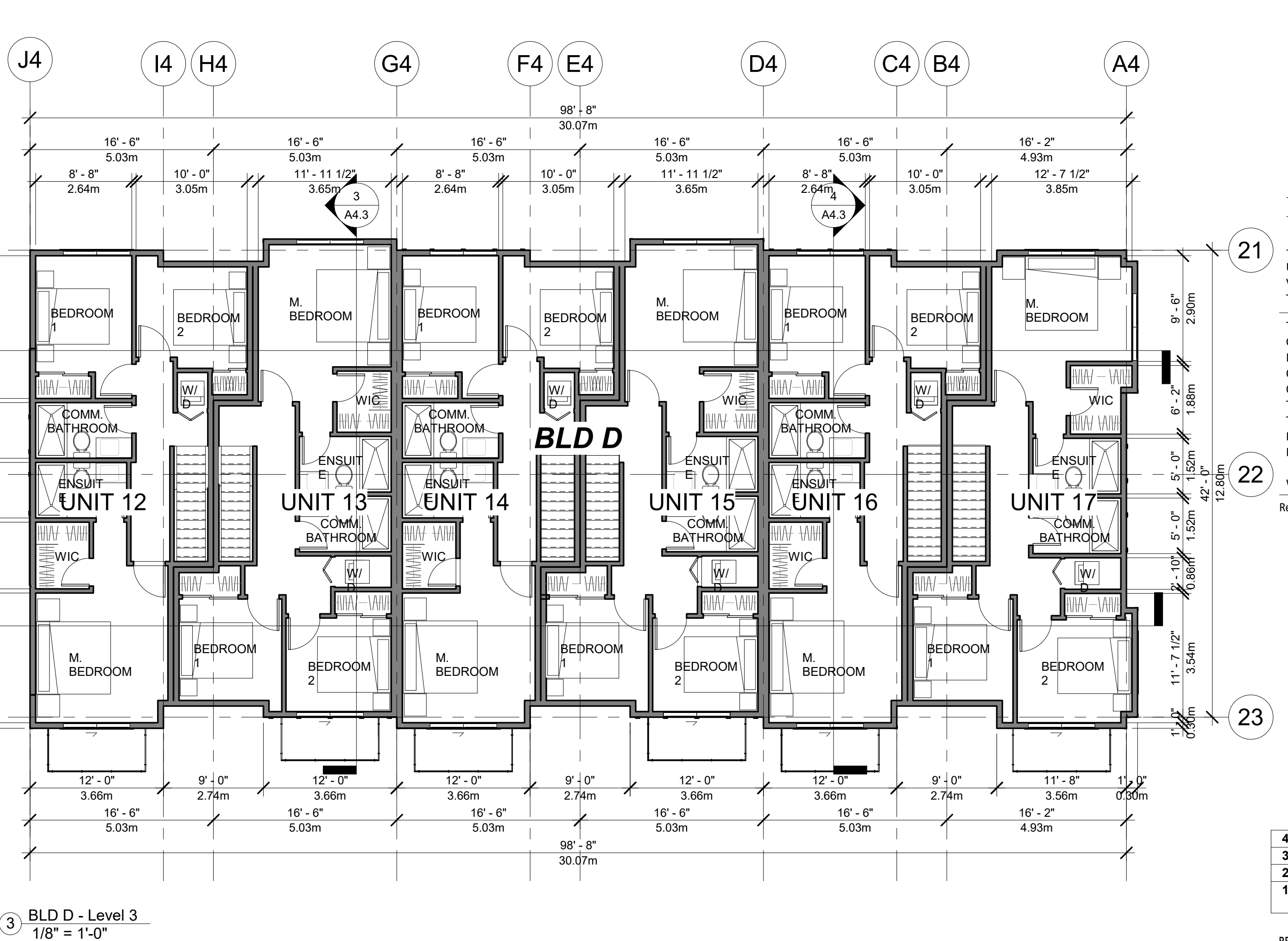
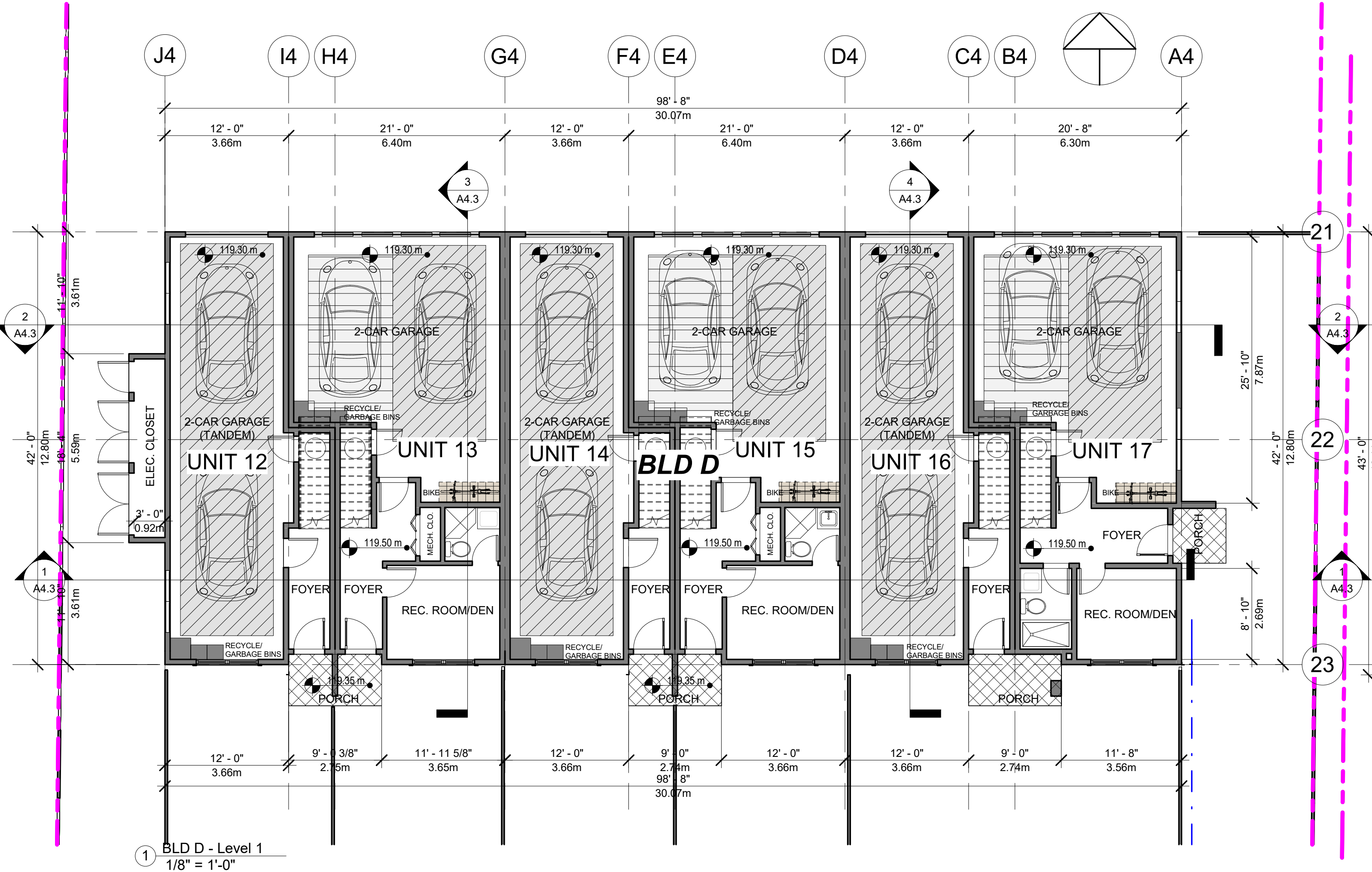
Revision Date:

2025-07-02

Print Date:

7/2/2025 10:48:51 AM

Dwg. No.:
A4.1



MATERIALS LEGEND (BUILDING D):



JAMES HARDIE SHINGLE SIDING
COBBLE STONE

- RECESS PORTION



TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOOR

- MAIN WALL
- END WALLS PORTION



JAMES HARDIE PANEL SIDING
KHAKI BROWN

- ACCENT WALL CLADDING



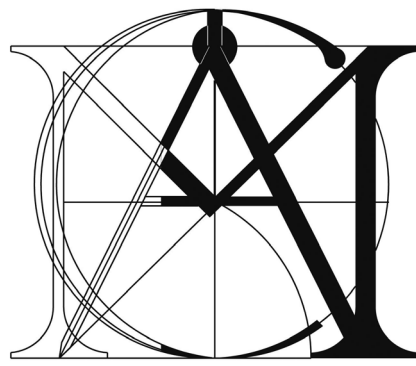
JAMES HARDIE PLANK LAP SIDING
WANDERING GREEN

- GARAGE LEVEL



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH

- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



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1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal



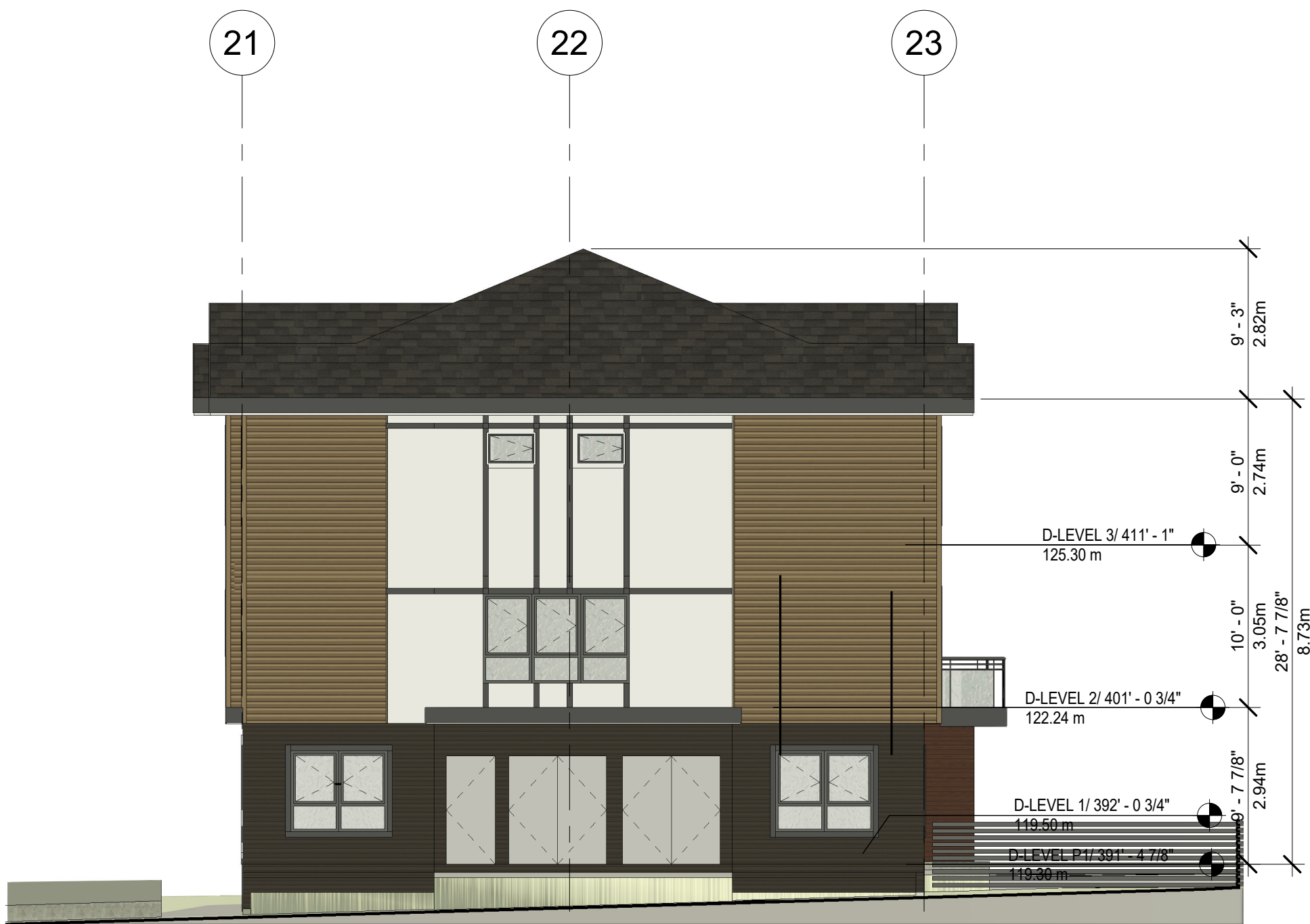
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1/8" = 1'-0"



③ Elevation BLD D - East
1/8" = 1'-0"



② Elevation BLD D - South (York Cres.)
1/8" = 1'-0"



④ Elevation BLD D - West
1/8" = 1'-0"

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD D -
ELEVATIONS

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

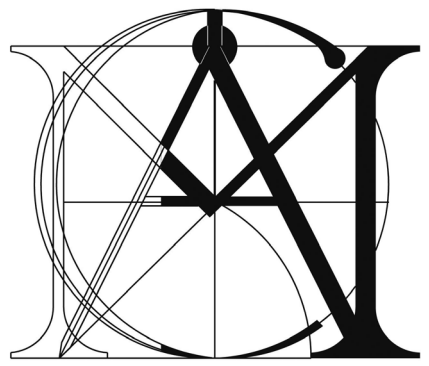
Print Code: 406

Revision Date:
2025-07-02

Print Date:
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Dwg. No.:

A4.2



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REV	YY-MM-DD	DESCRIPTION	DRAWN	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 D -
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

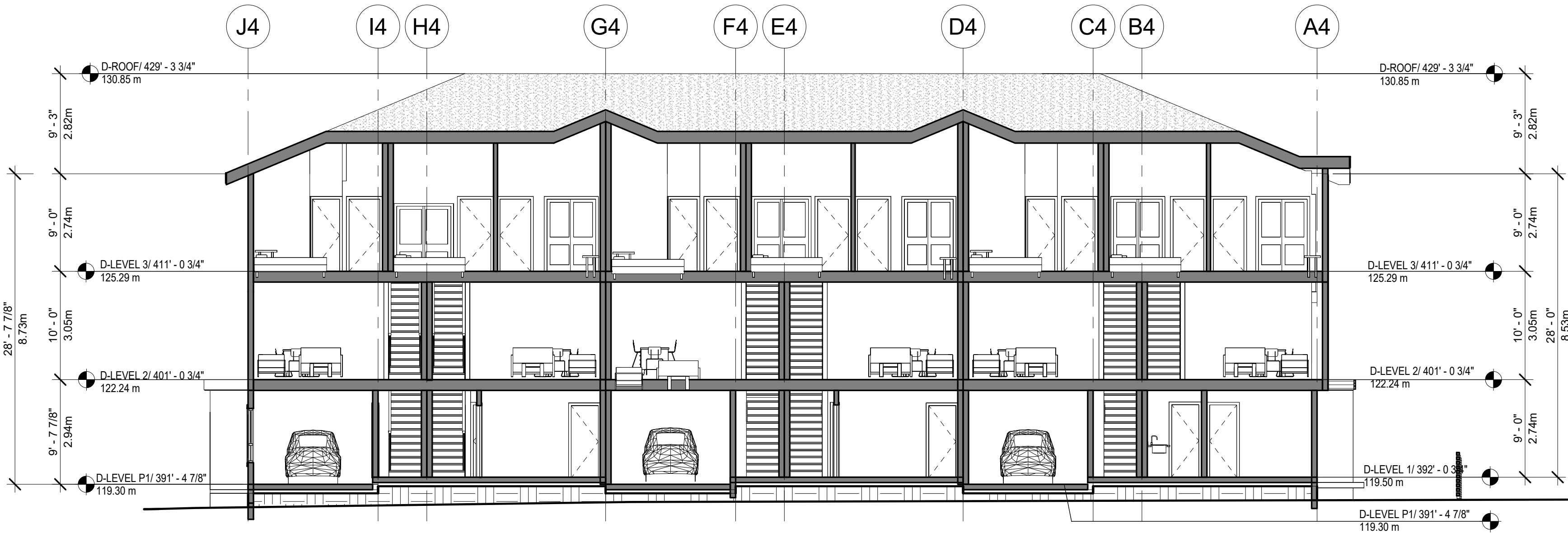
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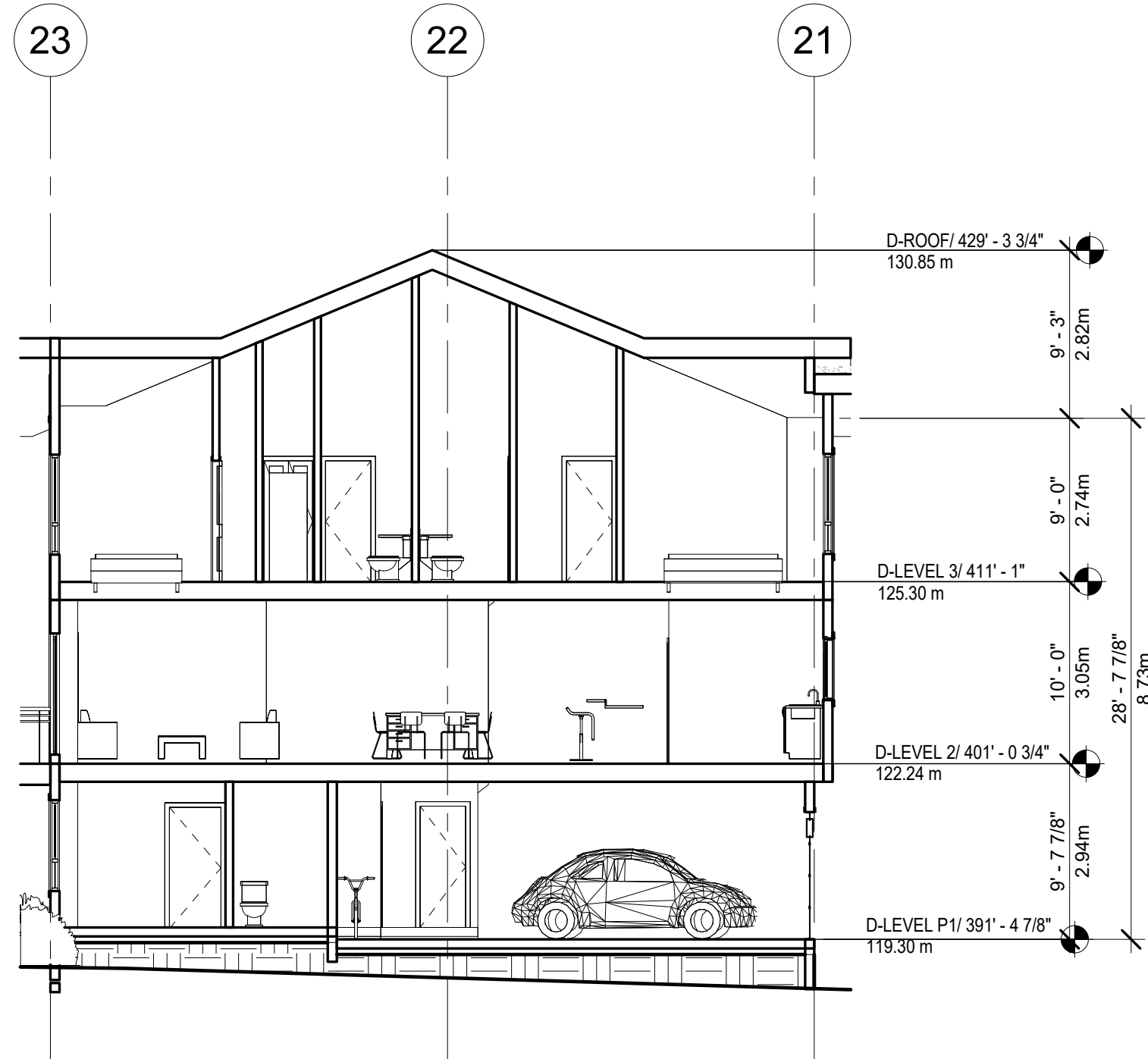
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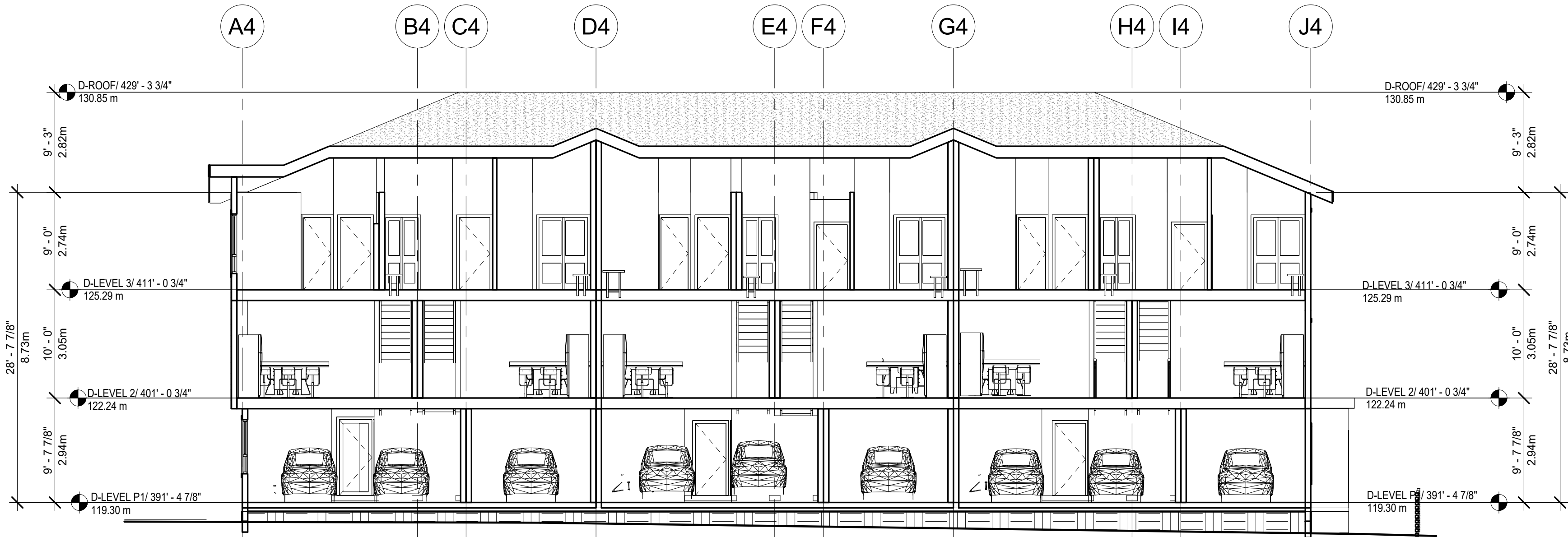
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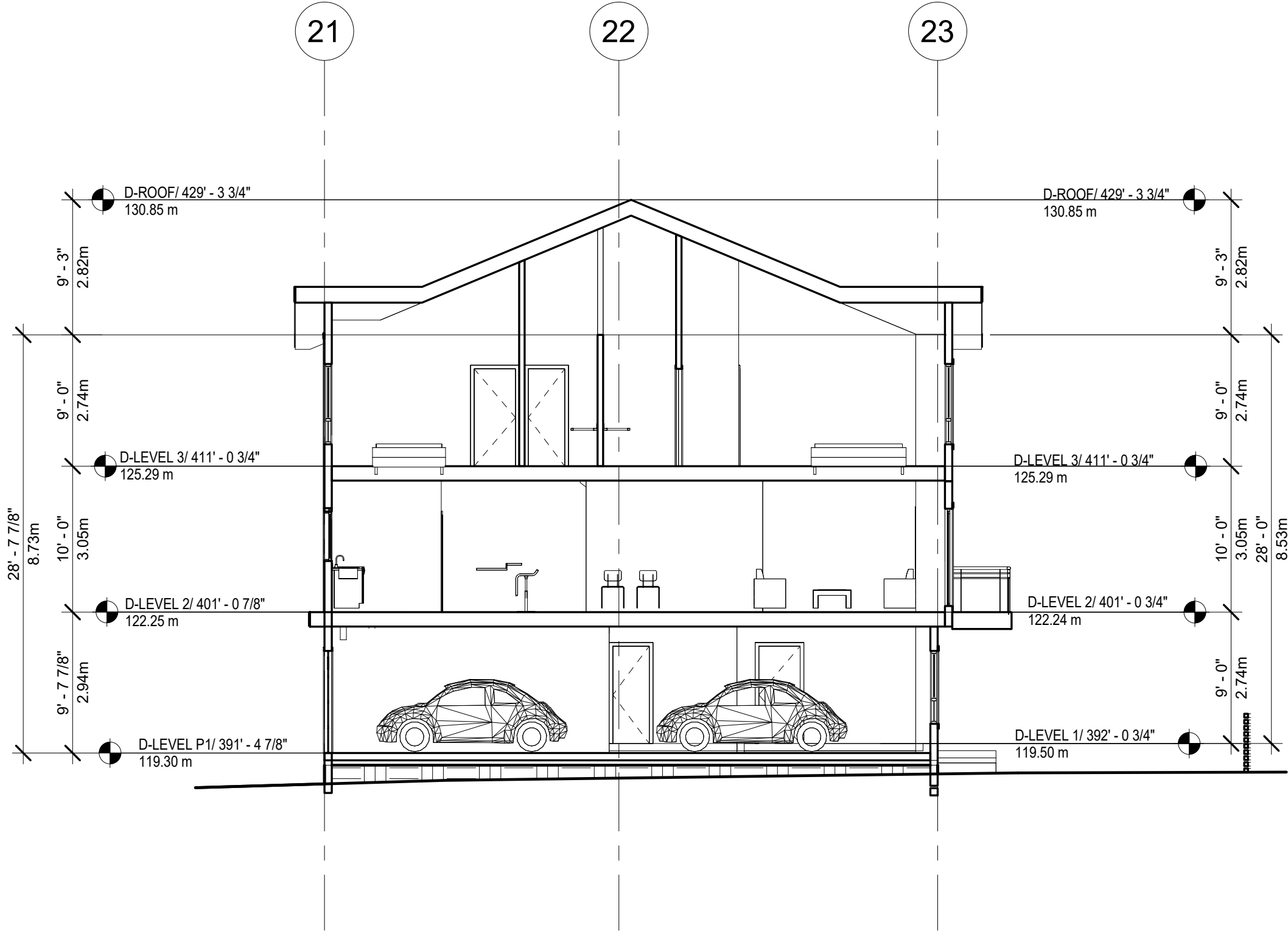
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1/8" = 1'-0"



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



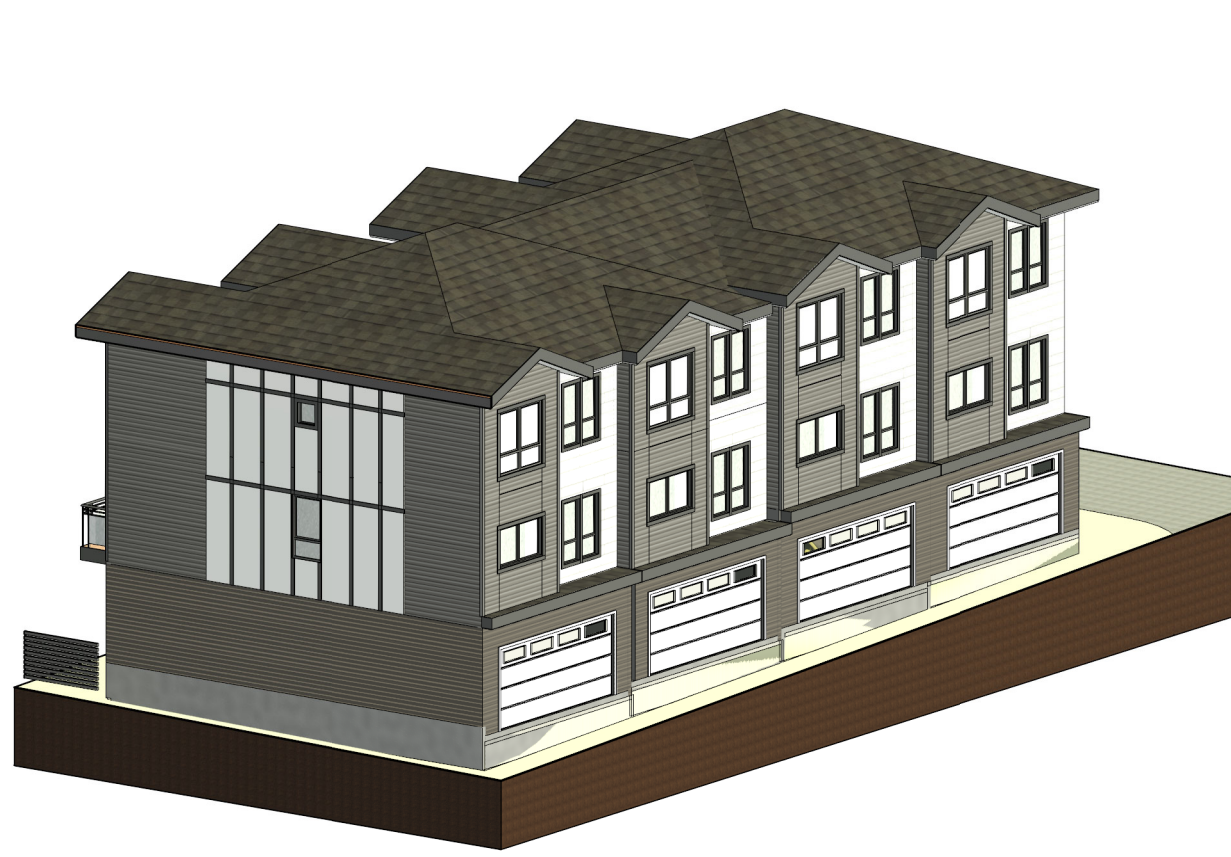
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1/8" = 1'-0"



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



NORTH-EAST 3D VIEW



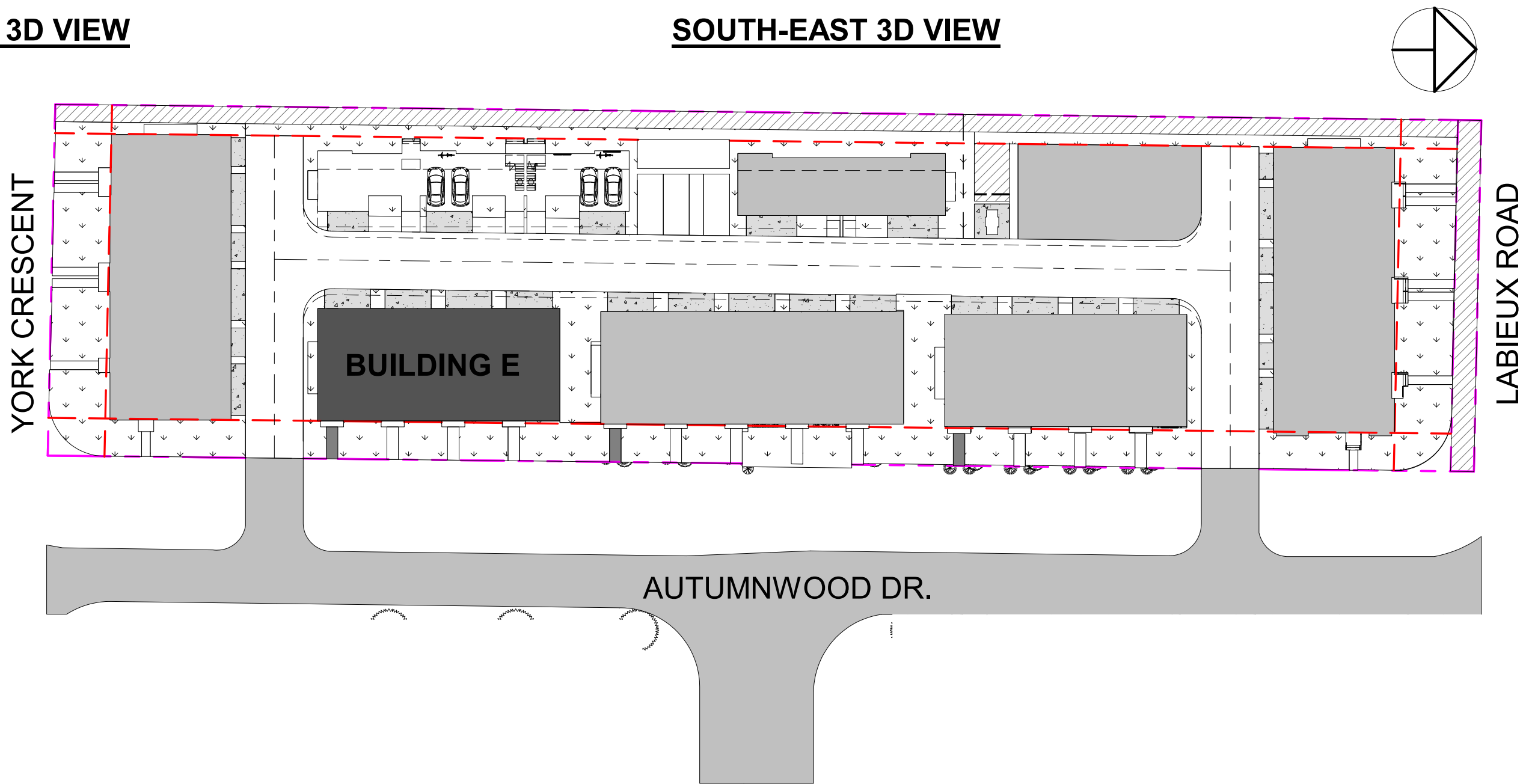
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



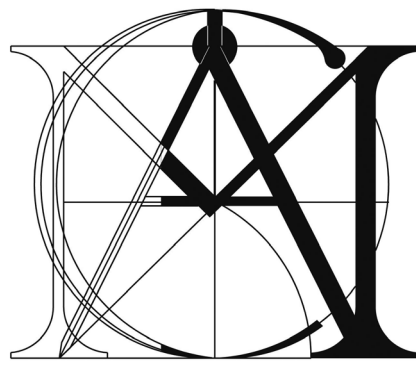
SOUTH-WEST 3D VIEW



BUILDING E LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING E



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

**EXT.
PERSPECTIVE -
BLD E @
AUTUMNWOOD
Dr.**

Drawn: Author

Checked: Checker

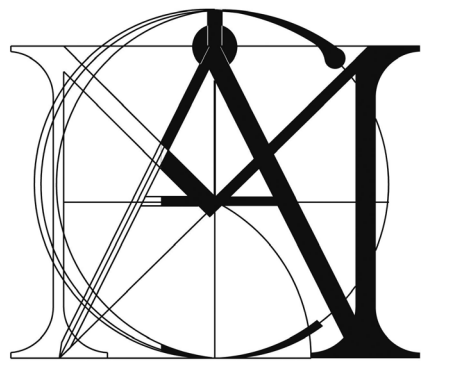
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Project Number: 22NTH01
Print Code: 406

Revision Date: 2025-07-02

Print Date: 7/2/2025 11:56:04 AM

Dwg. No.:
A5.0



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD E - FLOOR
PLANS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

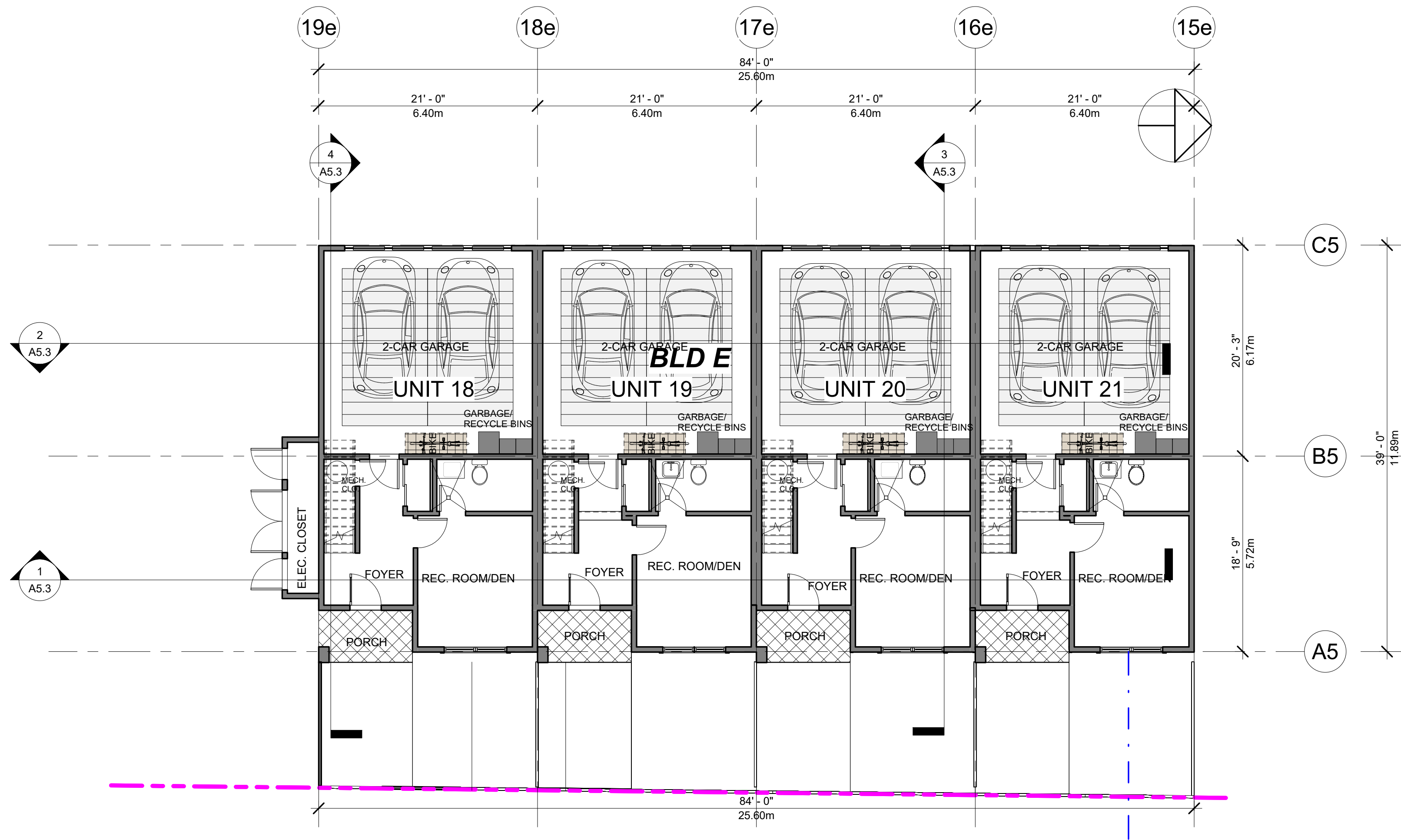
2025-07-02

Print Date:

7/2/2025 10:57:54 AM

Dwg. No.:

A5.1



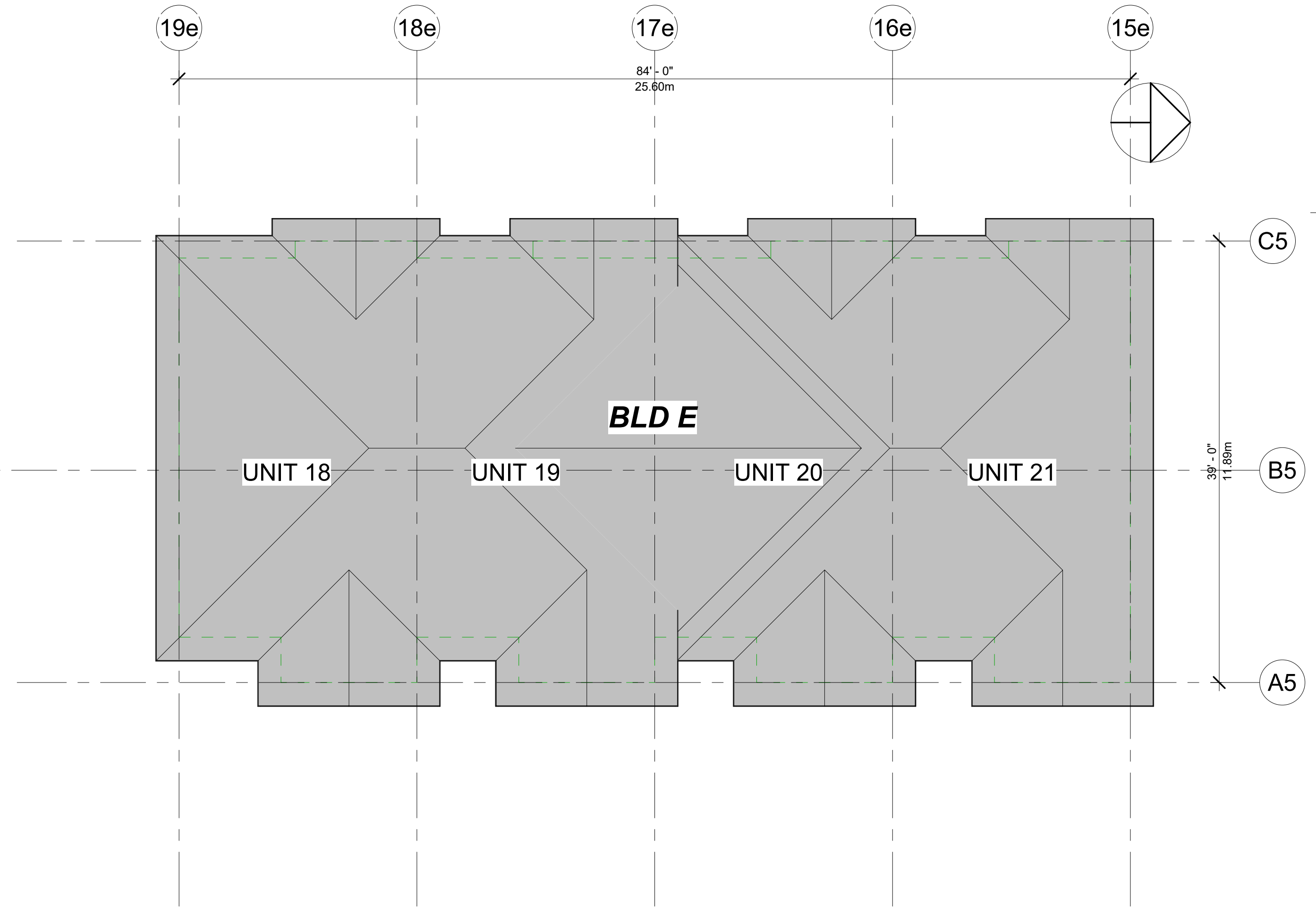
① BLD E - Level 1
1/8" = 1'-0"



③ BLD E - Level 3
1/8" = 1'-0"

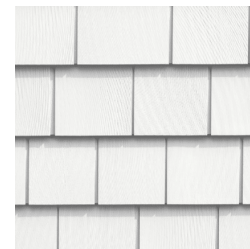


② BLD E - Level 2
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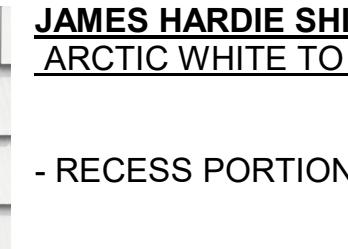


④ BLD E - Level 4 Roof
1/8" = 1'-0"

MATERIALS LEGEND (BUILDING E):



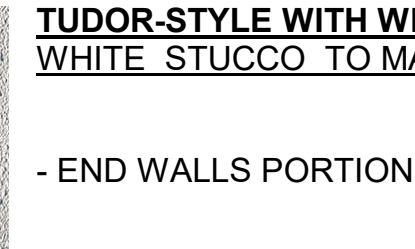
JAMES HARDIE SHINGLE SIDING
ARCTIC WHITE TO MATCH WITH GARAGE DOOR



- RECESS PORTION



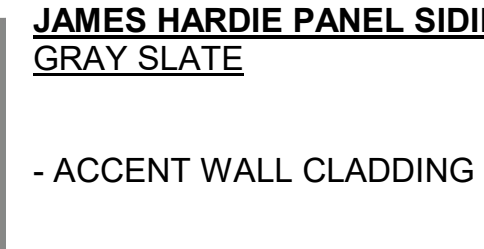
TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOORS



- END WALLS PORTION



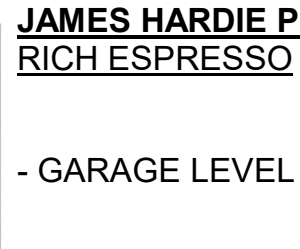
JAMES HARDIE PANEL SIDING
GRAY SLATE



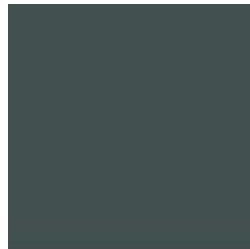
- ACCENT WALL CLADDING



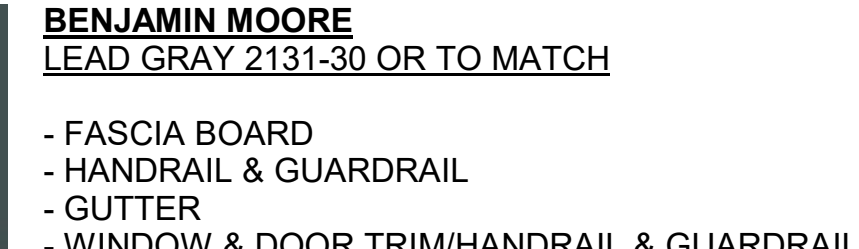
JAMES HARDIE PLANK LAP SIDING
RICH ESPRESSO



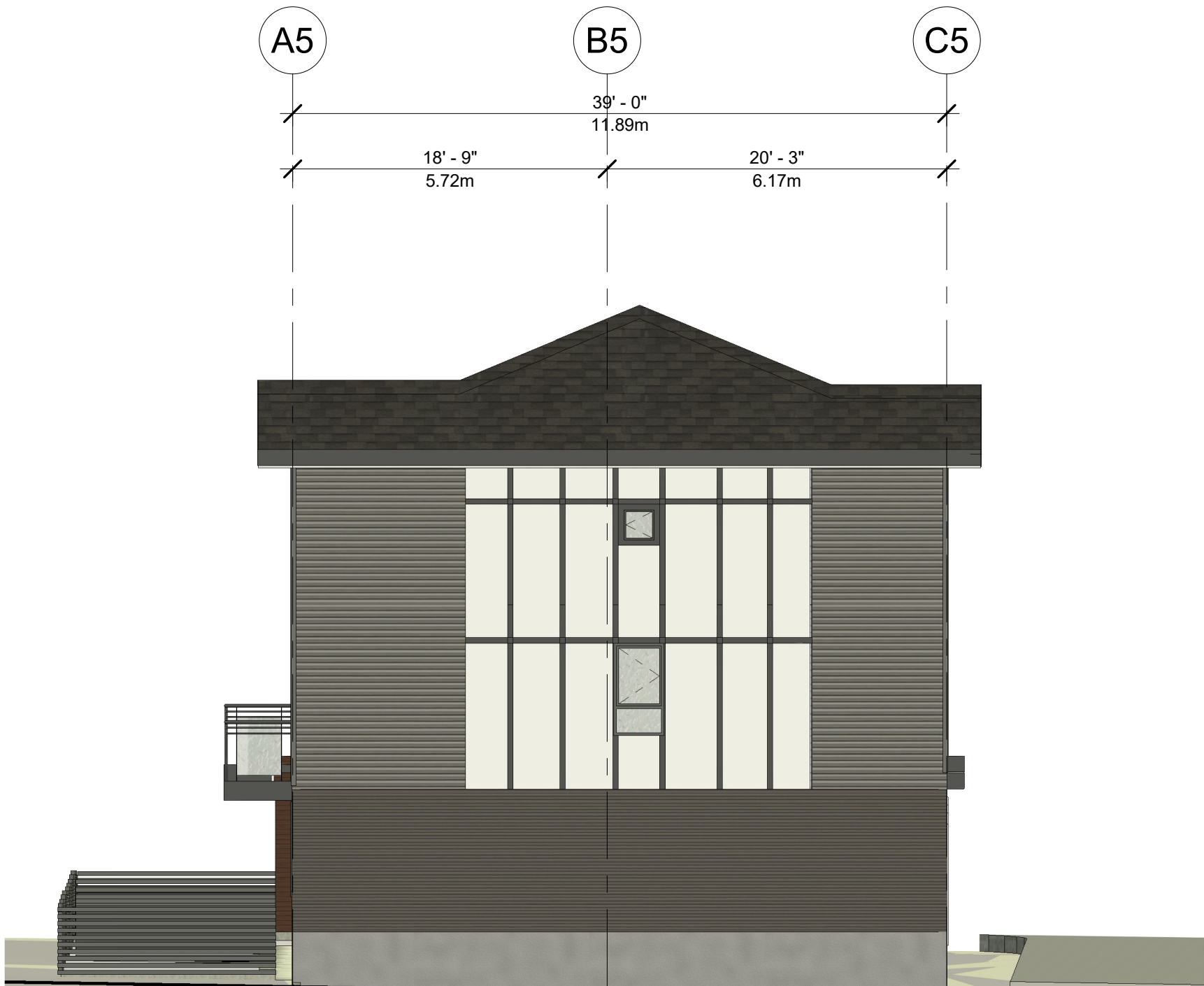
- GARAGE LEVEL



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH



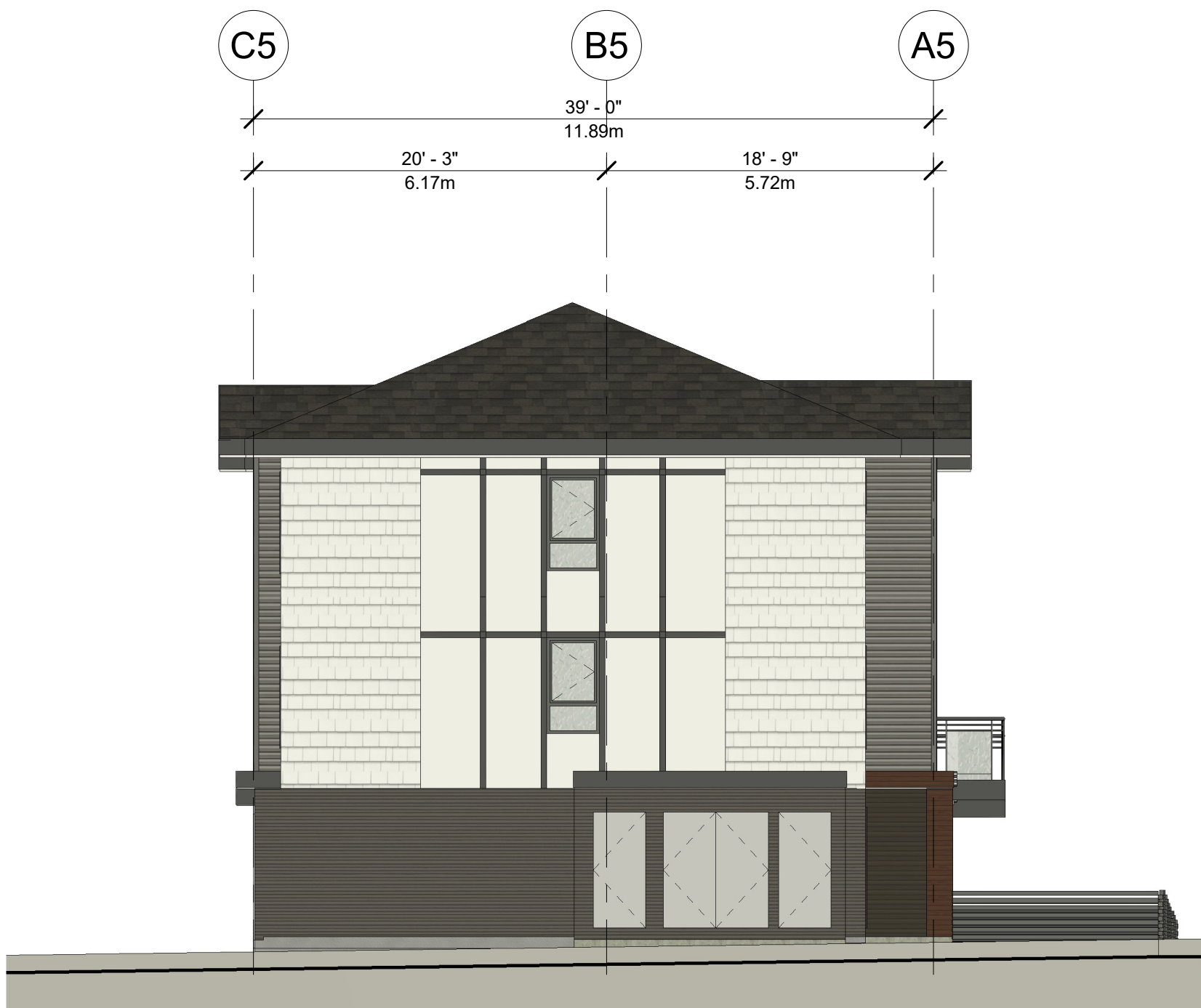
- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



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



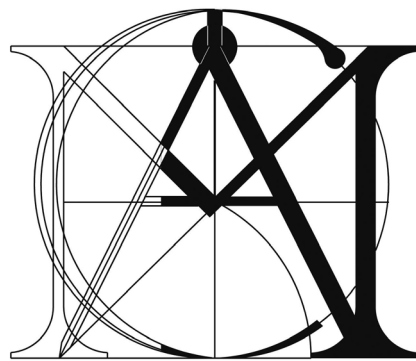
③ Elevation BLD E - East
1/8" = 1'-0"



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



④ Elevation BLD E - West
1/8" = 1'-0"



MATTHEW CHENG
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4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD E -
ELEVATIONS

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number: 22NTH01

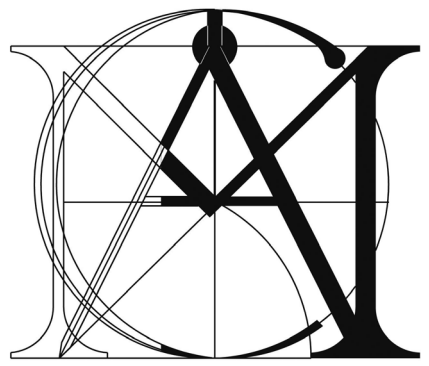
Print Code: 406

Revision Date:
2025-07-02

Print Date:
7/2/2025 10:59:36 AM

Dwg. No.:

A5.2



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD E -
SECTIONS

Drawn: Author

Checked: Checker

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

Project Number: 22NTH01

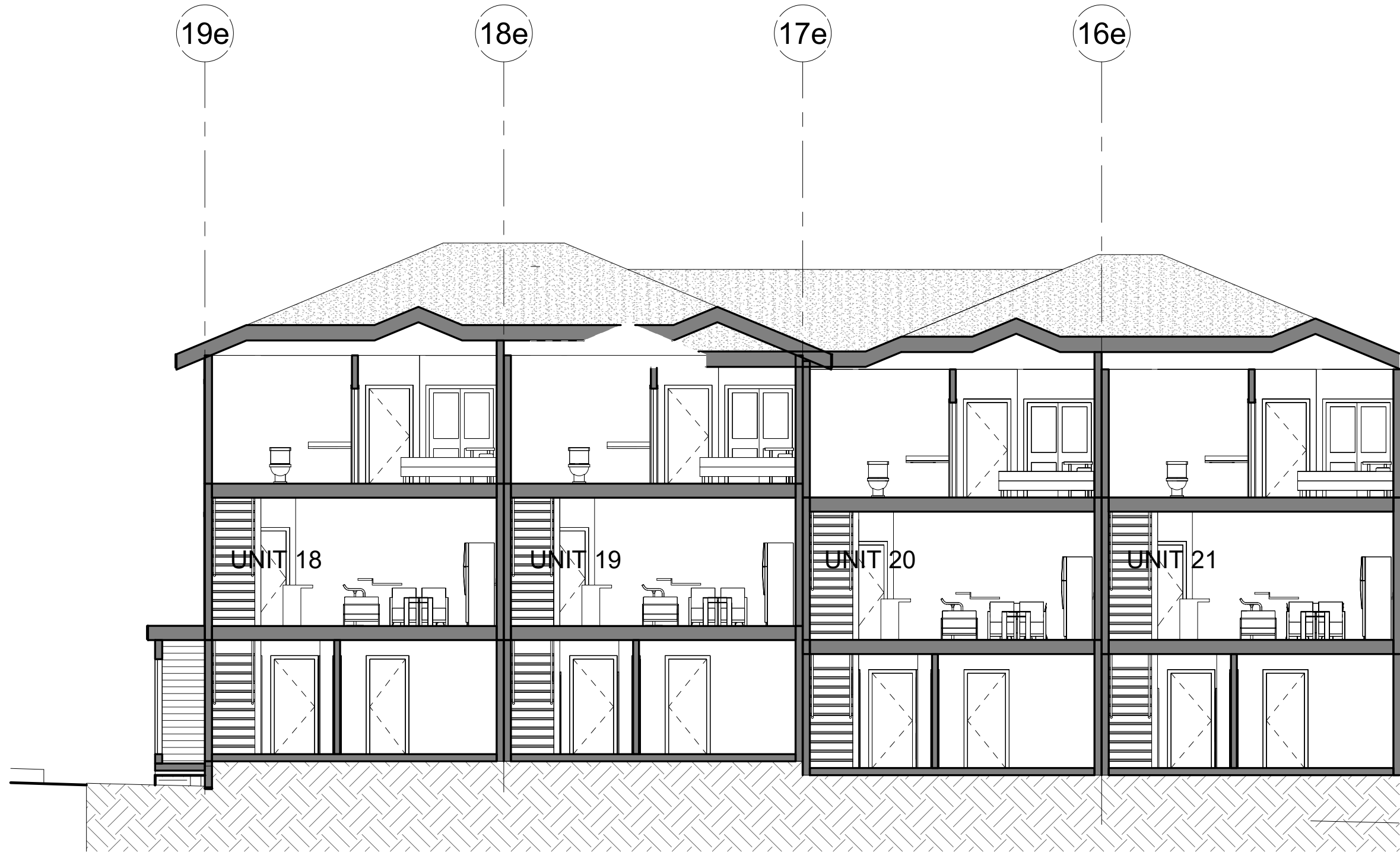
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Revision Date:
2025-07-02

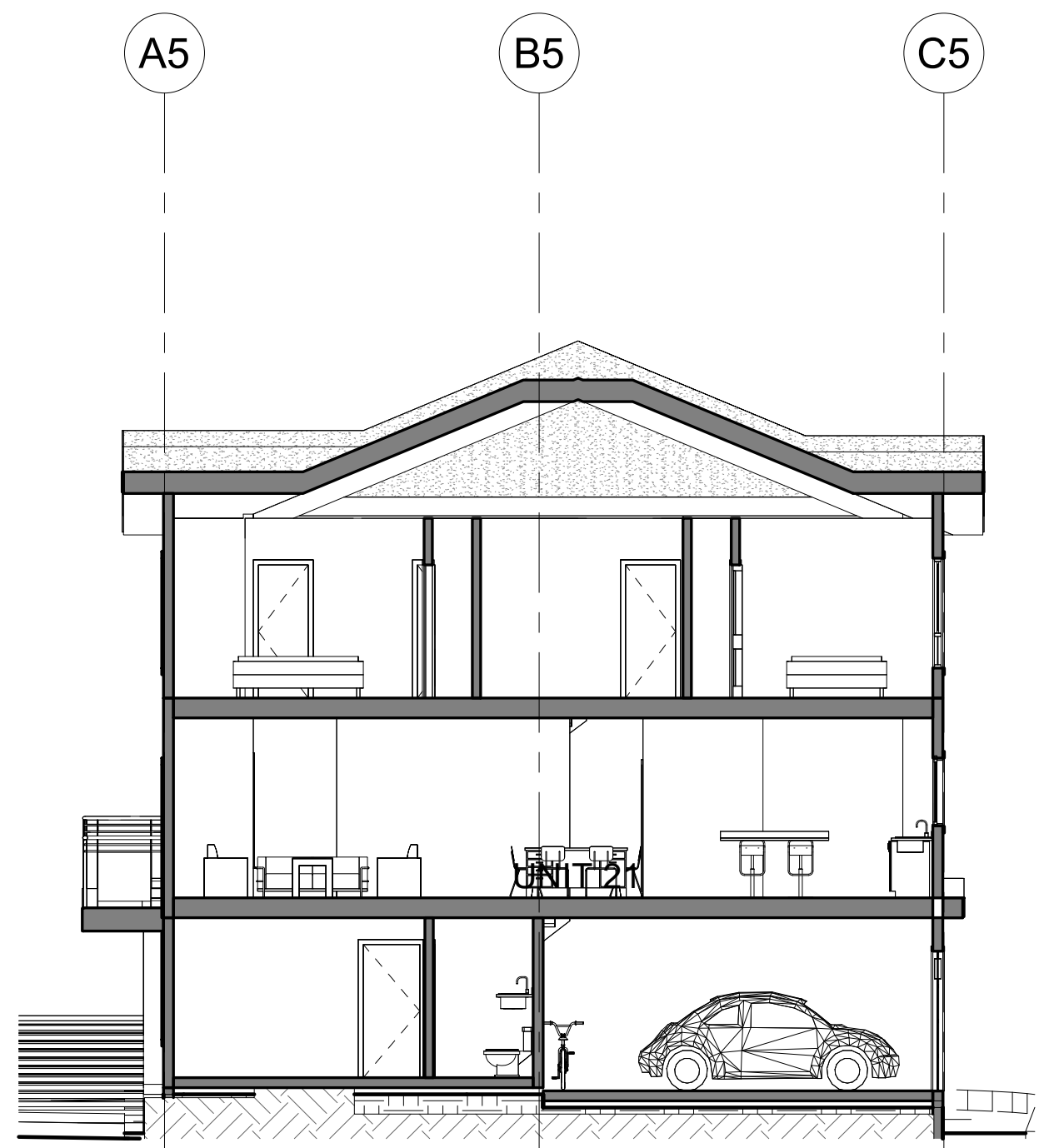
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Dwg. No.:

A5.3



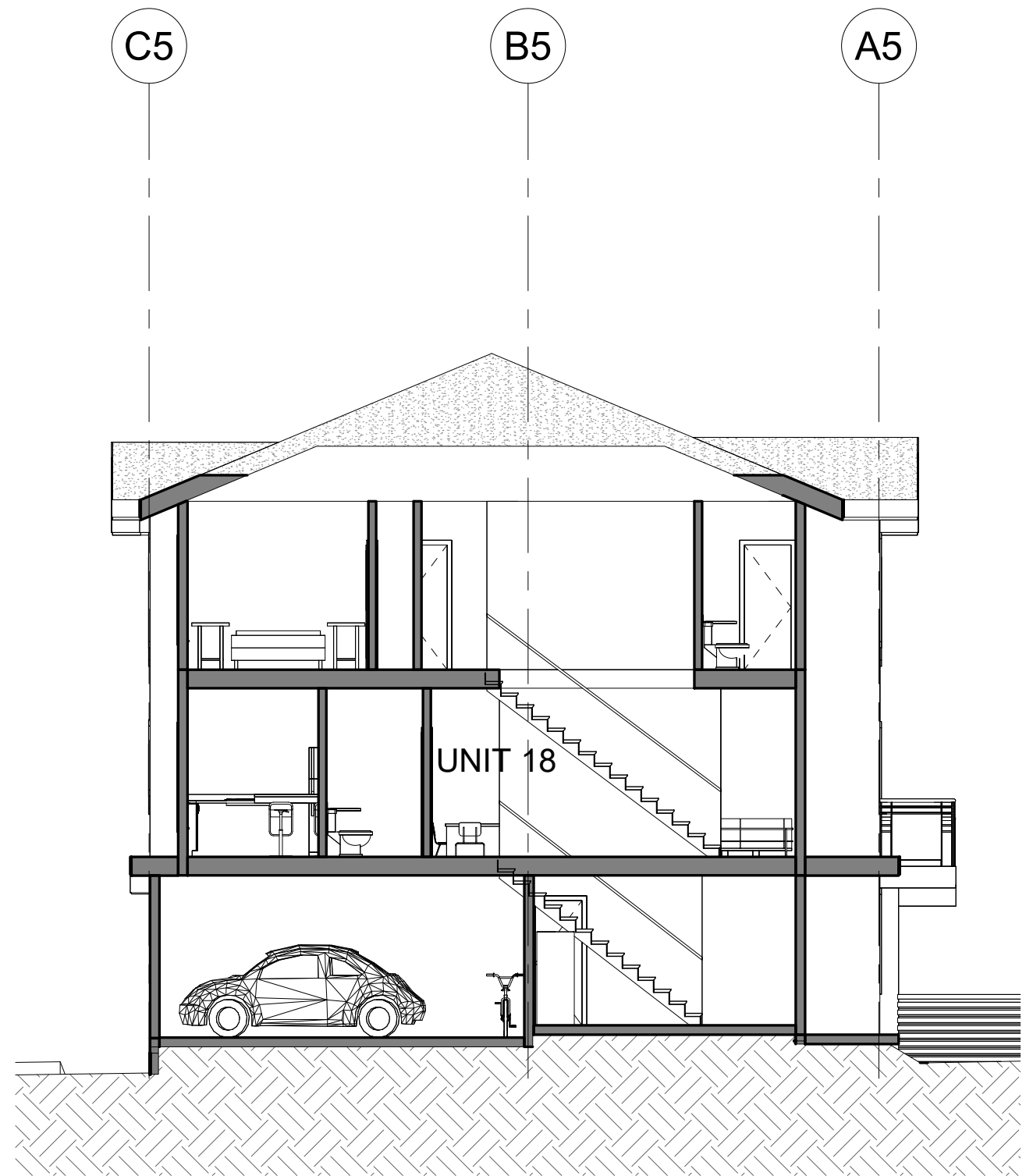
1 BLD E - Section 1
1/8" = 1'-0"



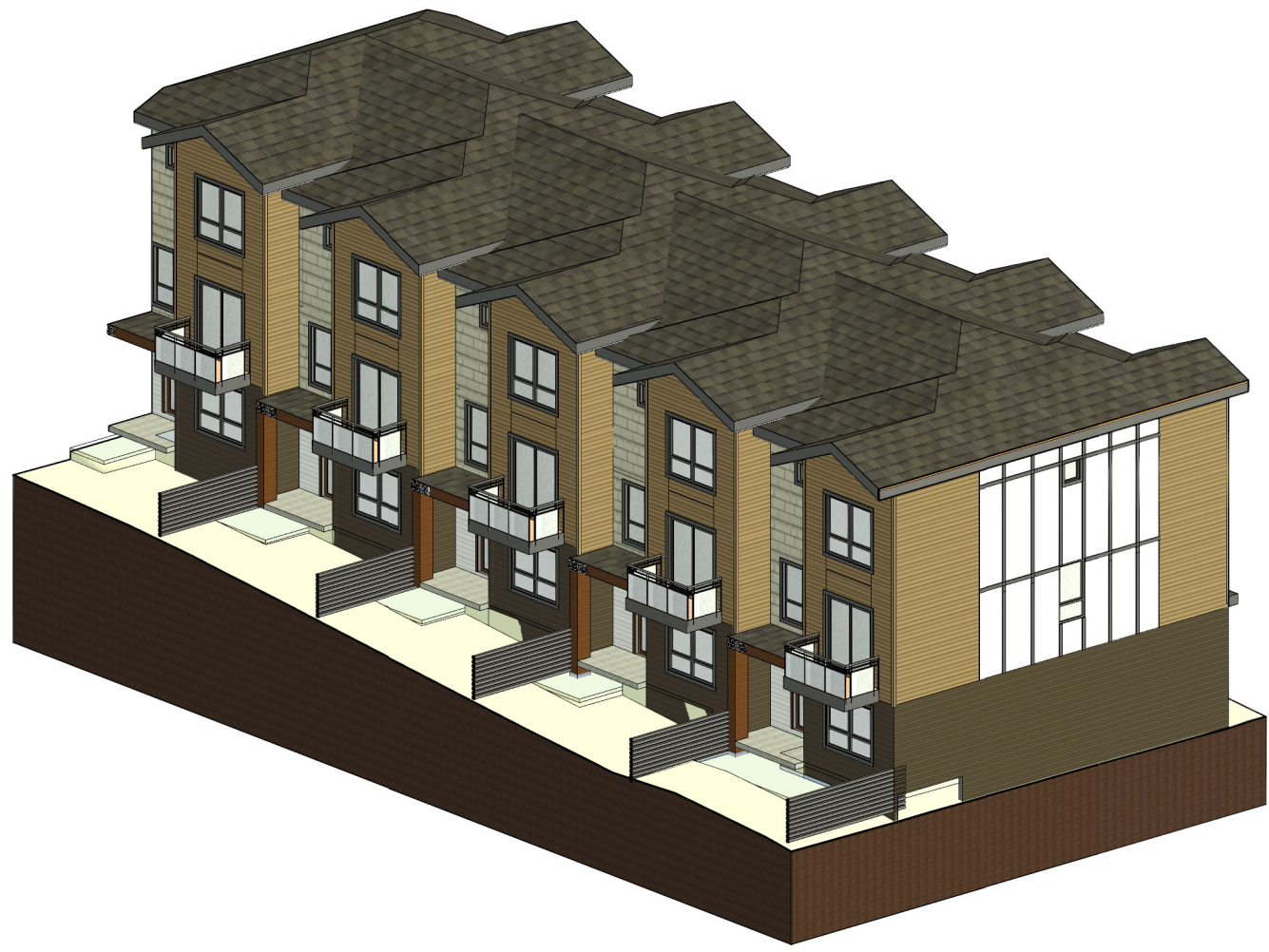
3 BLD E - Section 3
1/8" = 1'-0"



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



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



NORTH-EAST 3D VIEW



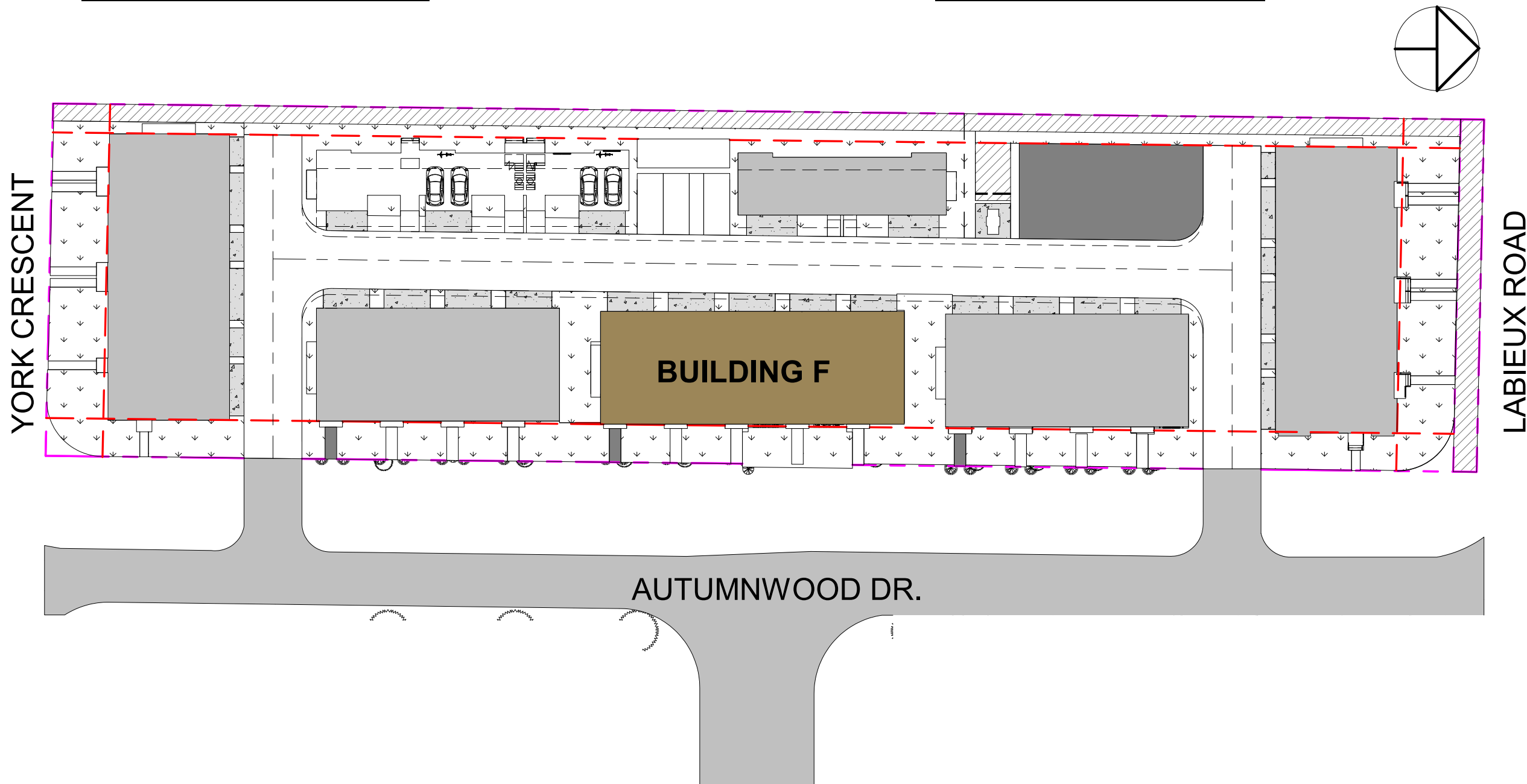
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



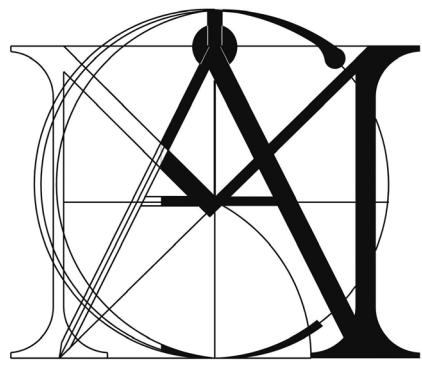
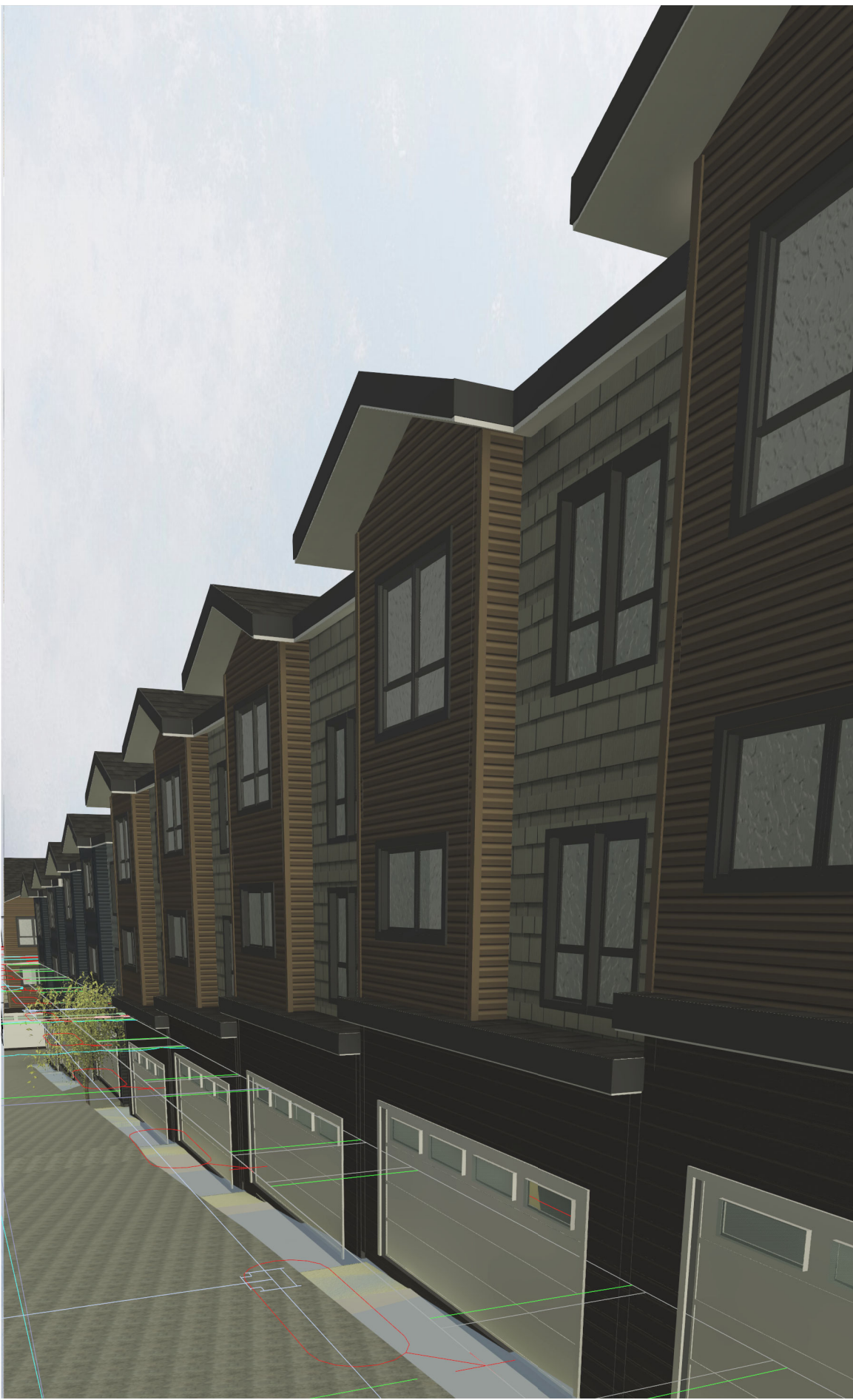
SOUTH-WEST 3D VIEW



BUILDING F LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING F



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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 @
AUTUMNWOOD
DR.**

Drawn: DCS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

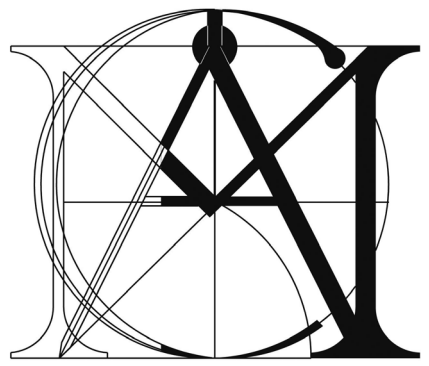
2025-07-02

Print Date:

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Dwg. No.:

A6.0



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD F - LEVEL 1
& 2 FLOOR
PLANS

Drawn: DCS

Checked: MC

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

Project Number: 22NTH01

Print Code: 406

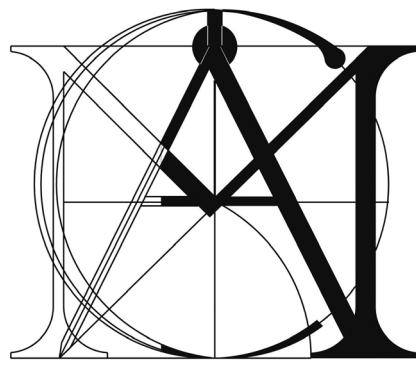
Revision Date:
2025-07-02

Print Date:
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Dwg. No.:

A6.1





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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD F - LEVEL 3
& ROOF PLANS

Drawn: DCS

Checked: MC

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

Project Number: 22NTH01
Print Code: 406

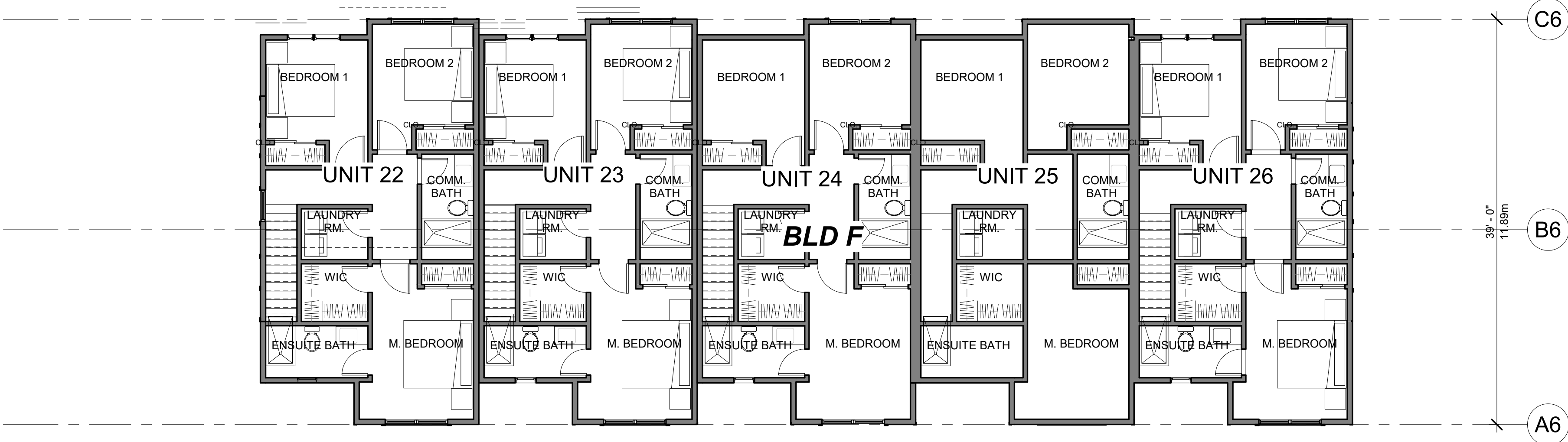
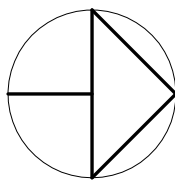
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Print Date:
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Dwg. No.:

A6.2

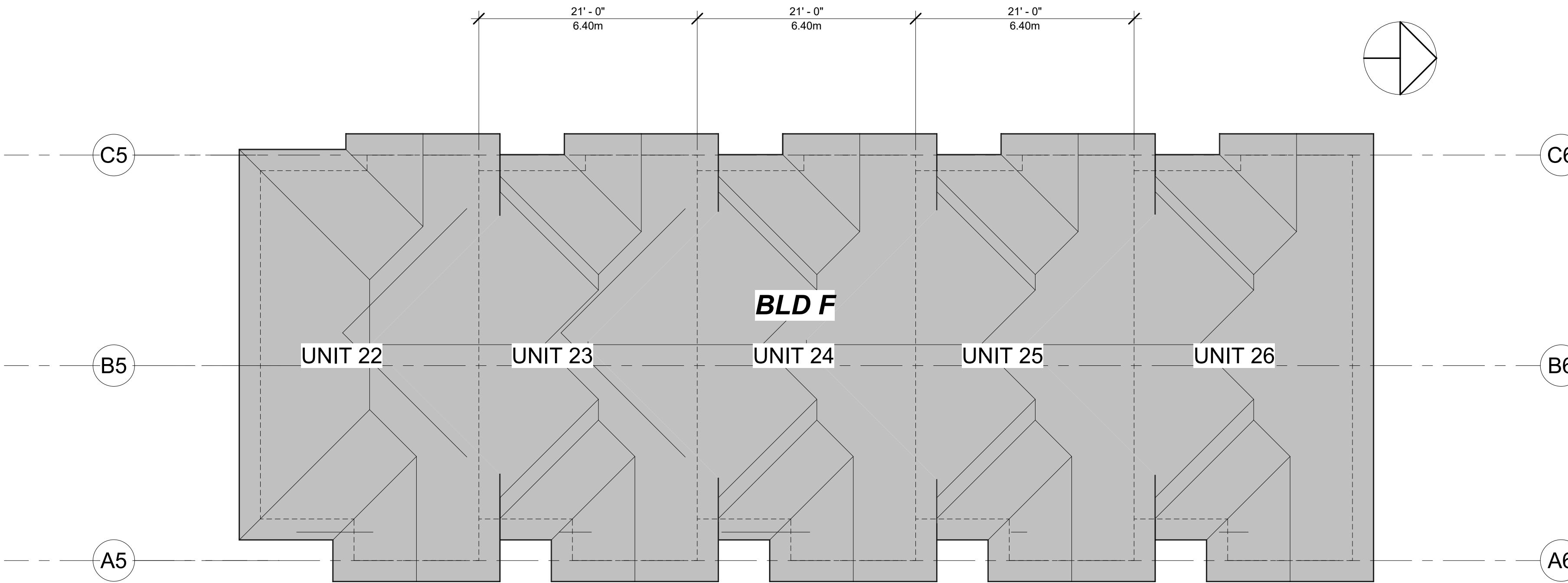
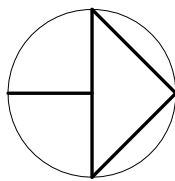
LANE (DRIVEWAY)



AUTUMNWOOD DRIVE

③ BLD F - Level 3
1/8" = 1'-0"

LANE (DRIVEWAY)



AUTUMNWOOD DRIVE

④ BLD F - Level 4 Roof
1/8" = 1'-0"

MATERIALS LEGEND (BUILDING F):



JAMES HARDIE SHINGLE SIDING
COBBLE STONE

- RECESS PORTION



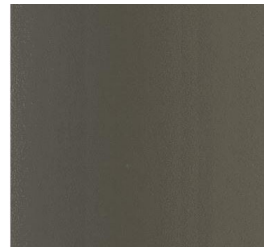
TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOOR

-END WALLS PORTION



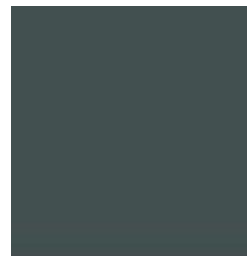
JAMES HARDIE PANEL SIDING
KHAKI BROWN

- ACCENT WALL CLADDING



JAMES HARDIE COLOUR PLUS
WANDERING GREEN

- HARDIE PLANK LAP SIDING

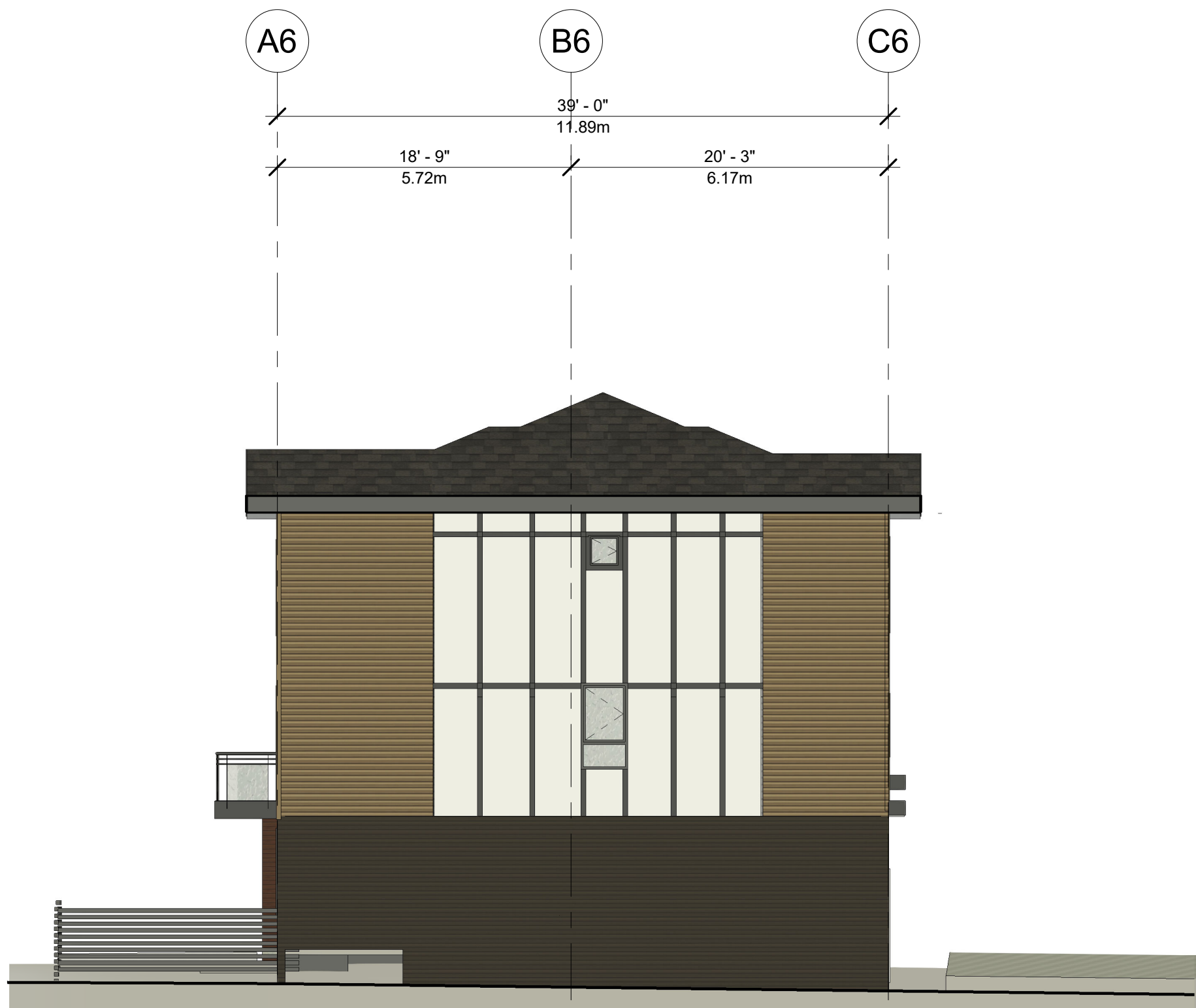


BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH

- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



① Elevation BLD F - East (Front)
1/8" = 1'-0"



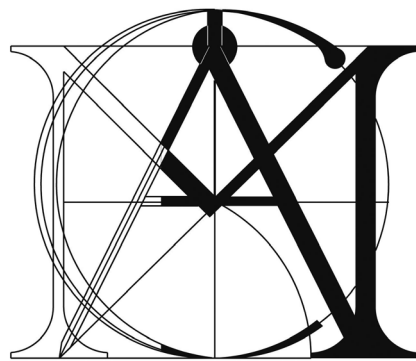
③ Elevation BLD F - North (Right Side)
1/8" = 1'-0"



② Elevation BLD F - West (Rear)
1/8" = 1'-0"



④ Elevation BLD F - South (Left Side)
1/8" = 1'-0"



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4	2025-07-02	DP RESUBMISSION	NG	MC
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2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD F -
ELEVATIONS

Drawn: DCS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

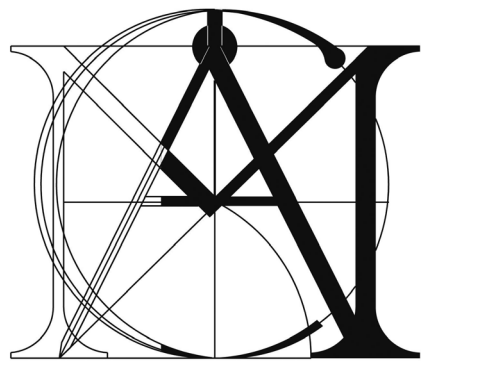
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Print Date:

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Dwg. No.:

A6.3



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD F -
SECTIONS

Drawn: DCS

Checked: MC

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

Project Number: 22NTH01

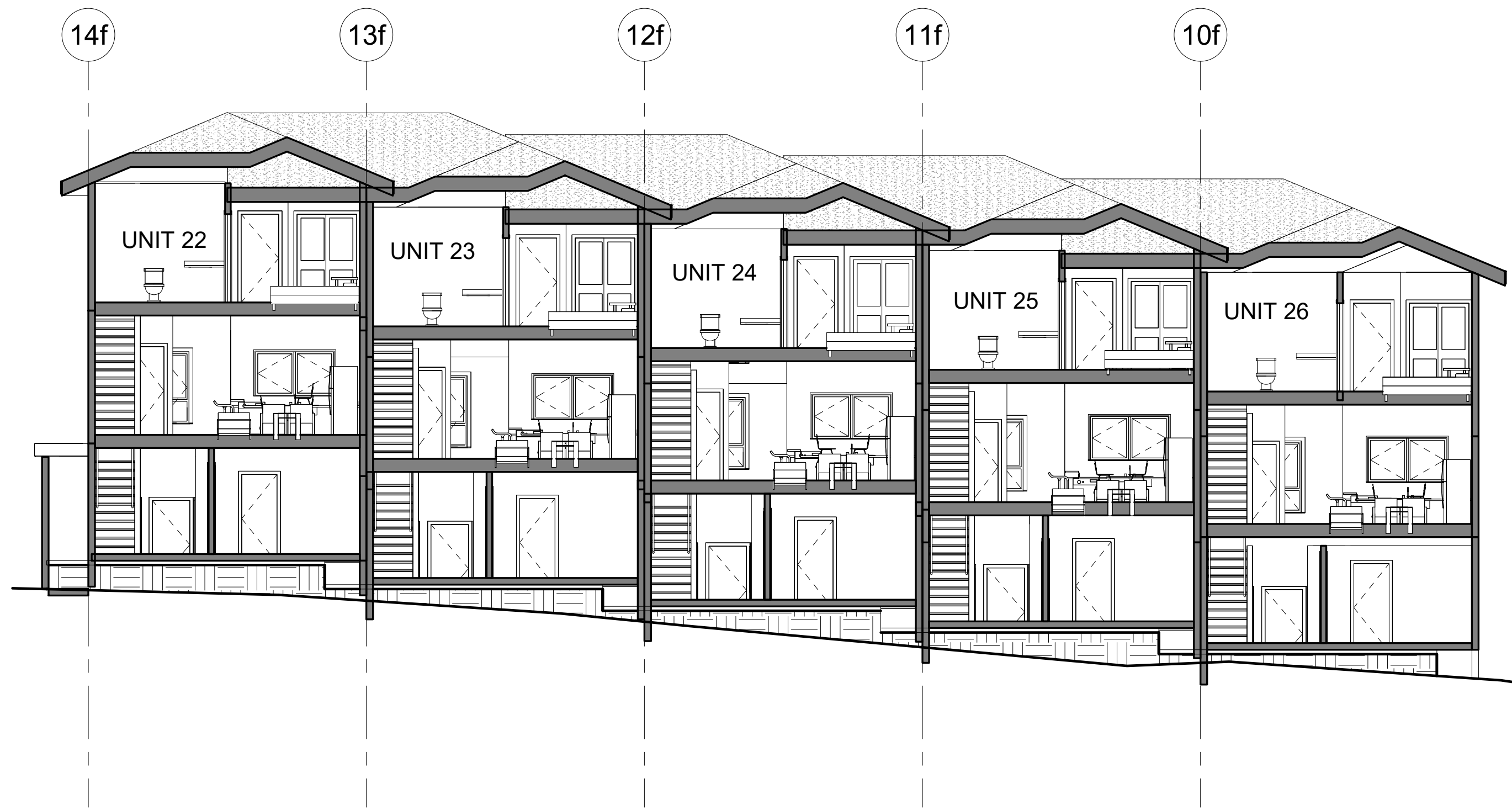
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2025-07-02

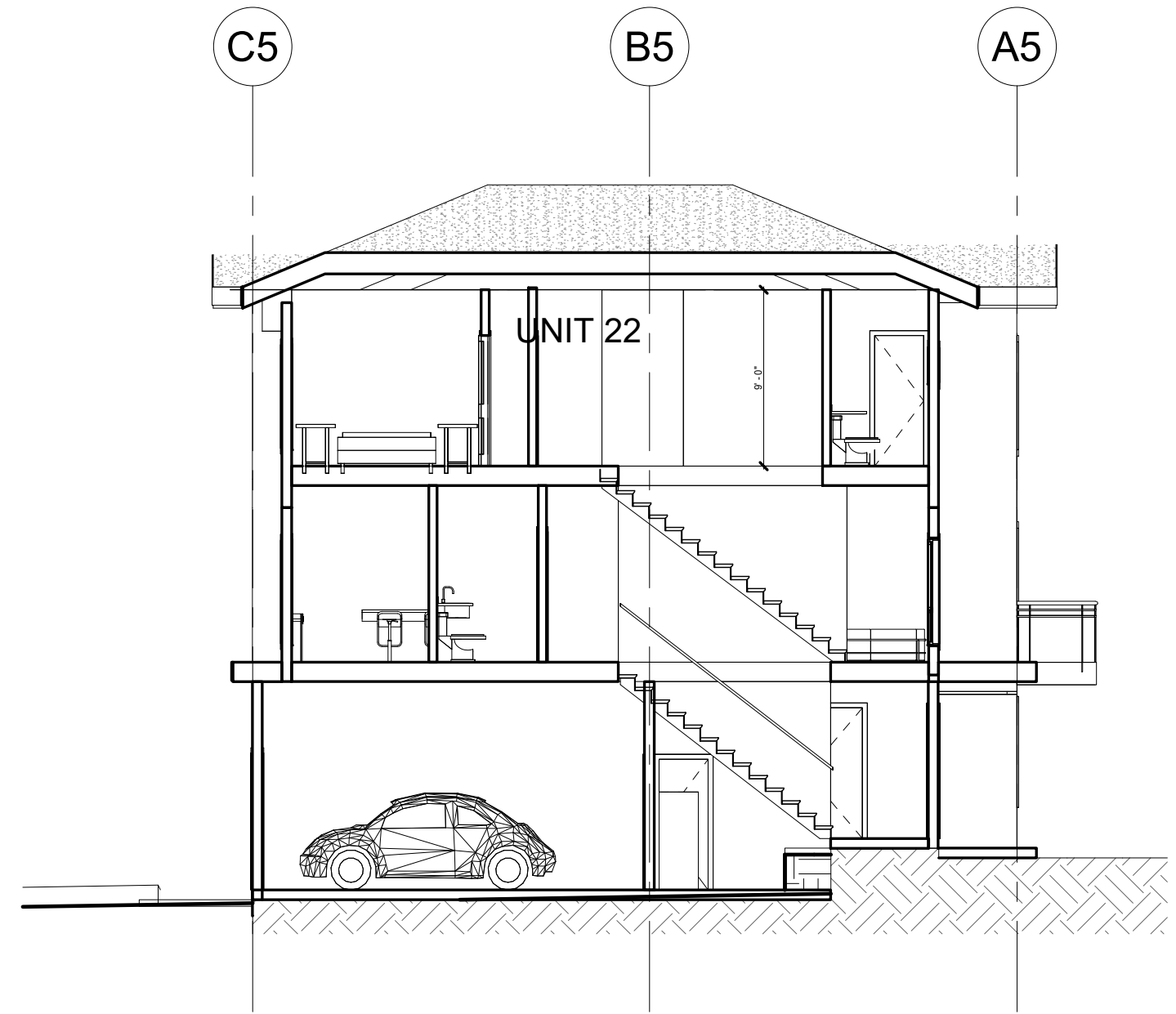
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Dwg. No.:

A6.4



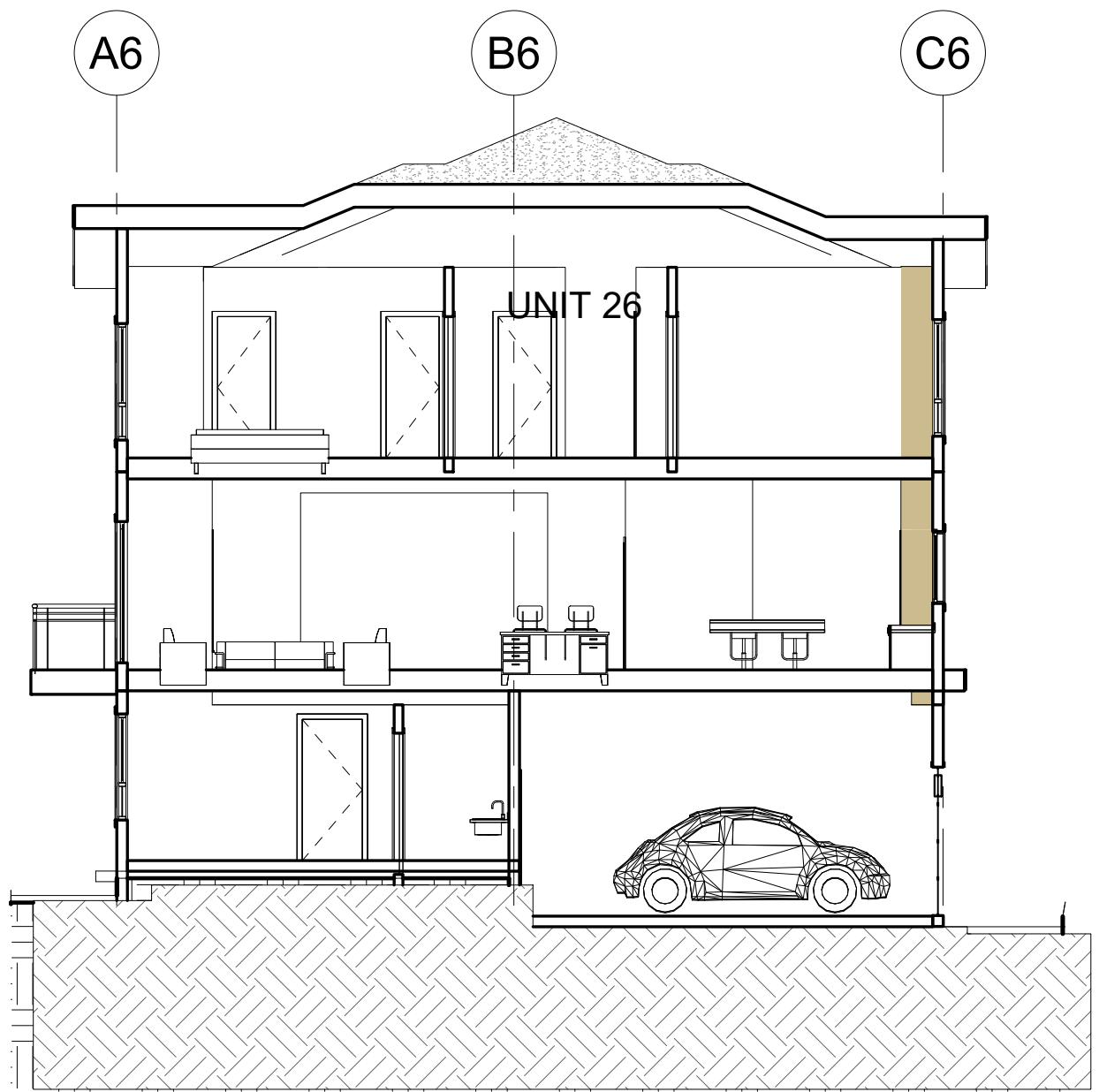
① BLD F - Section 1
1/8" = 1'-0"



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"



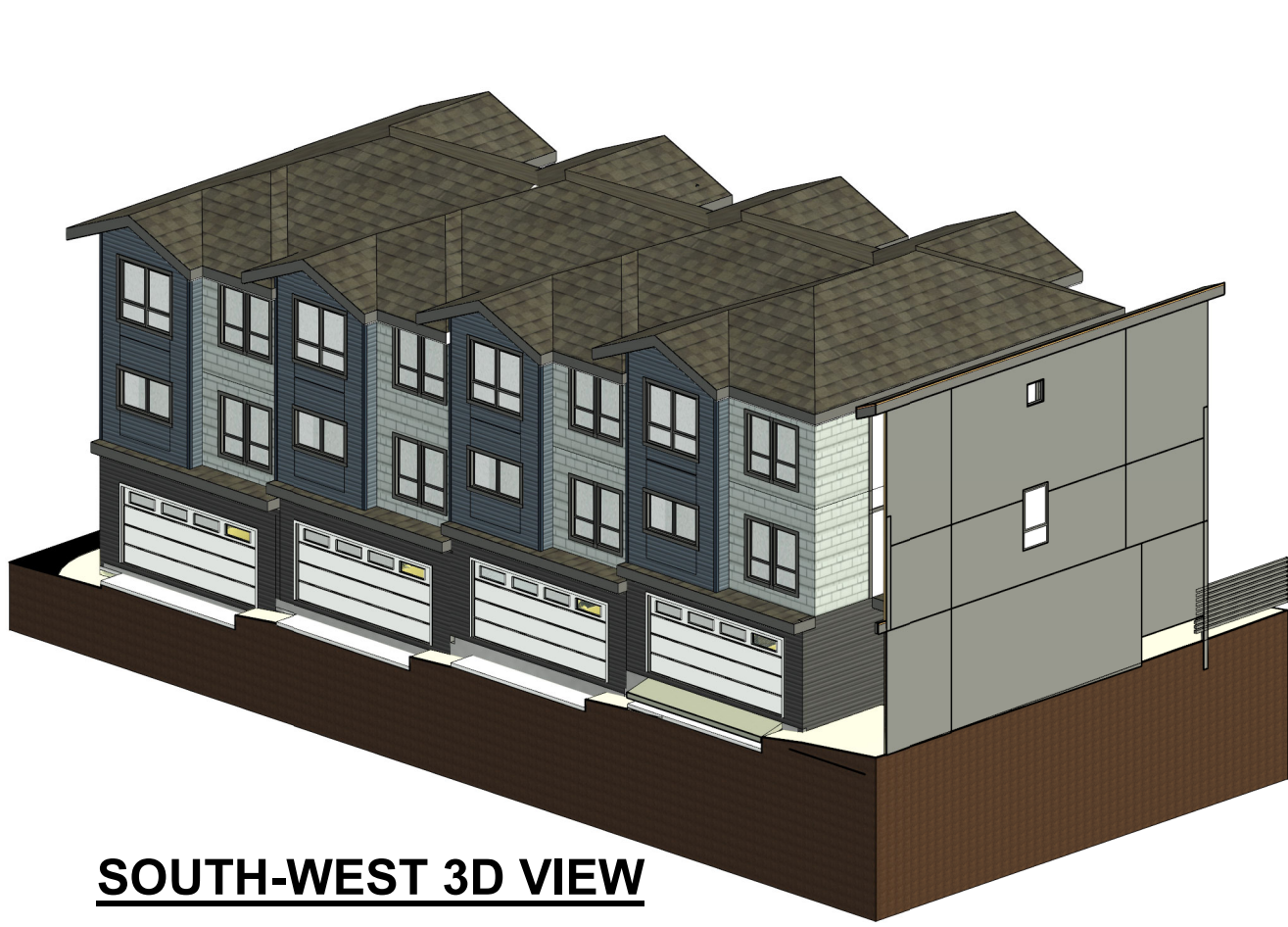
NORTH-EAST 3D VIEW



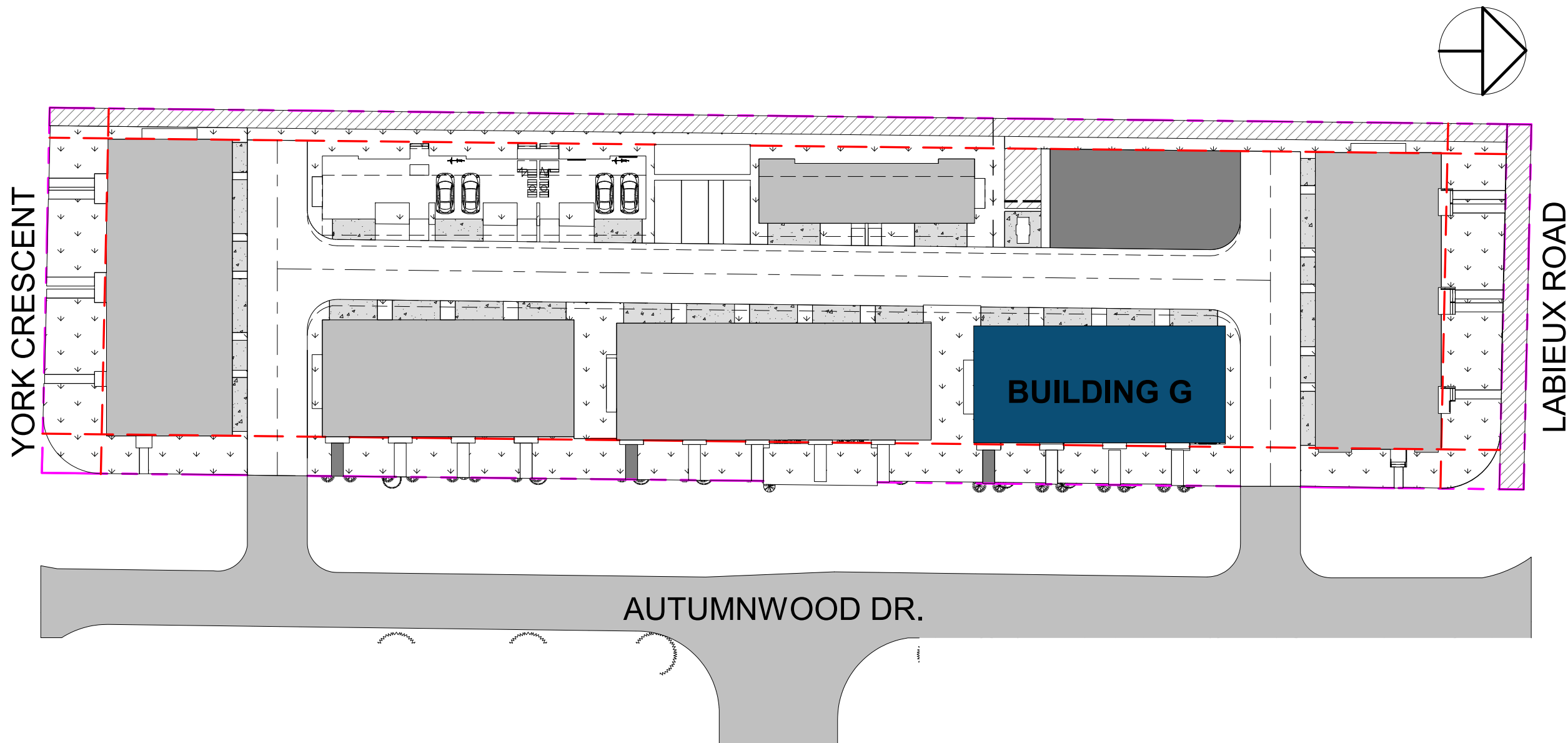
NORTH-WEST 3D VIEW



SOUTH-EAST 3D VIEW



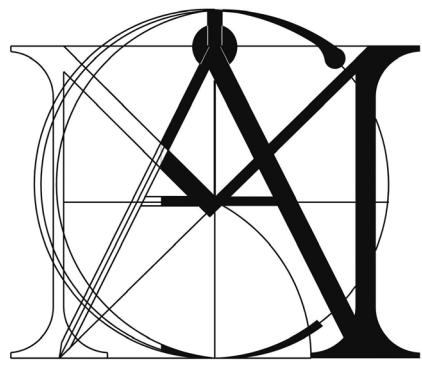
SOUTH-WEST 3D VIEW



BUILDING G LOCATION-GENERAL LAYOUT



EXTERIOR PERSPECTIVE BUILDING F



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

Project Title

**PROPOSED
30-UNIT
TOWNHOUSES**

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

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

Drawn: DCS

Checked: MC

Scale: 1" = 40'-0"

Project Number: 22NTH01

Print Code: 406

Revision Date:

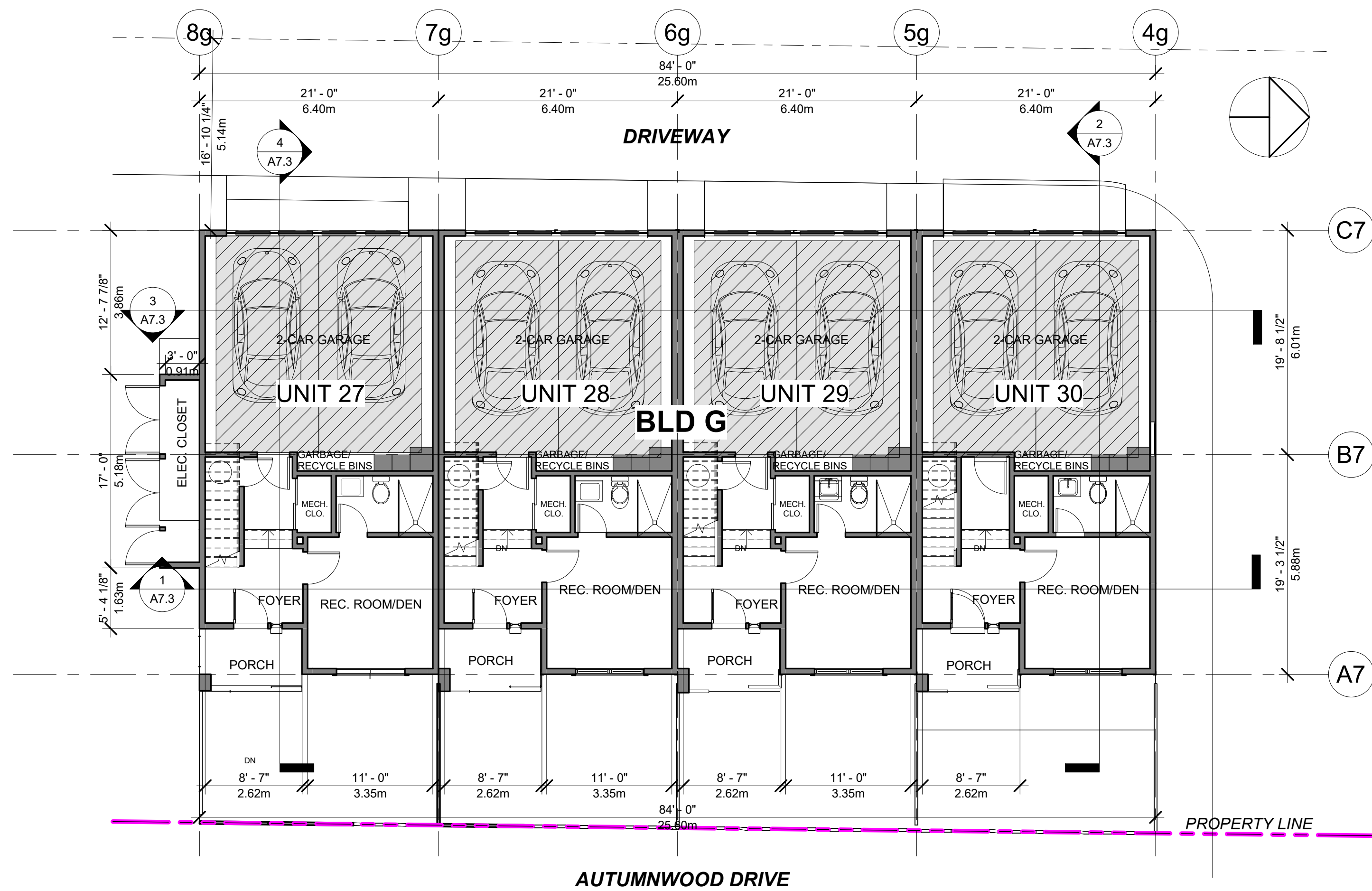
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Dwg. No.:

A7.0



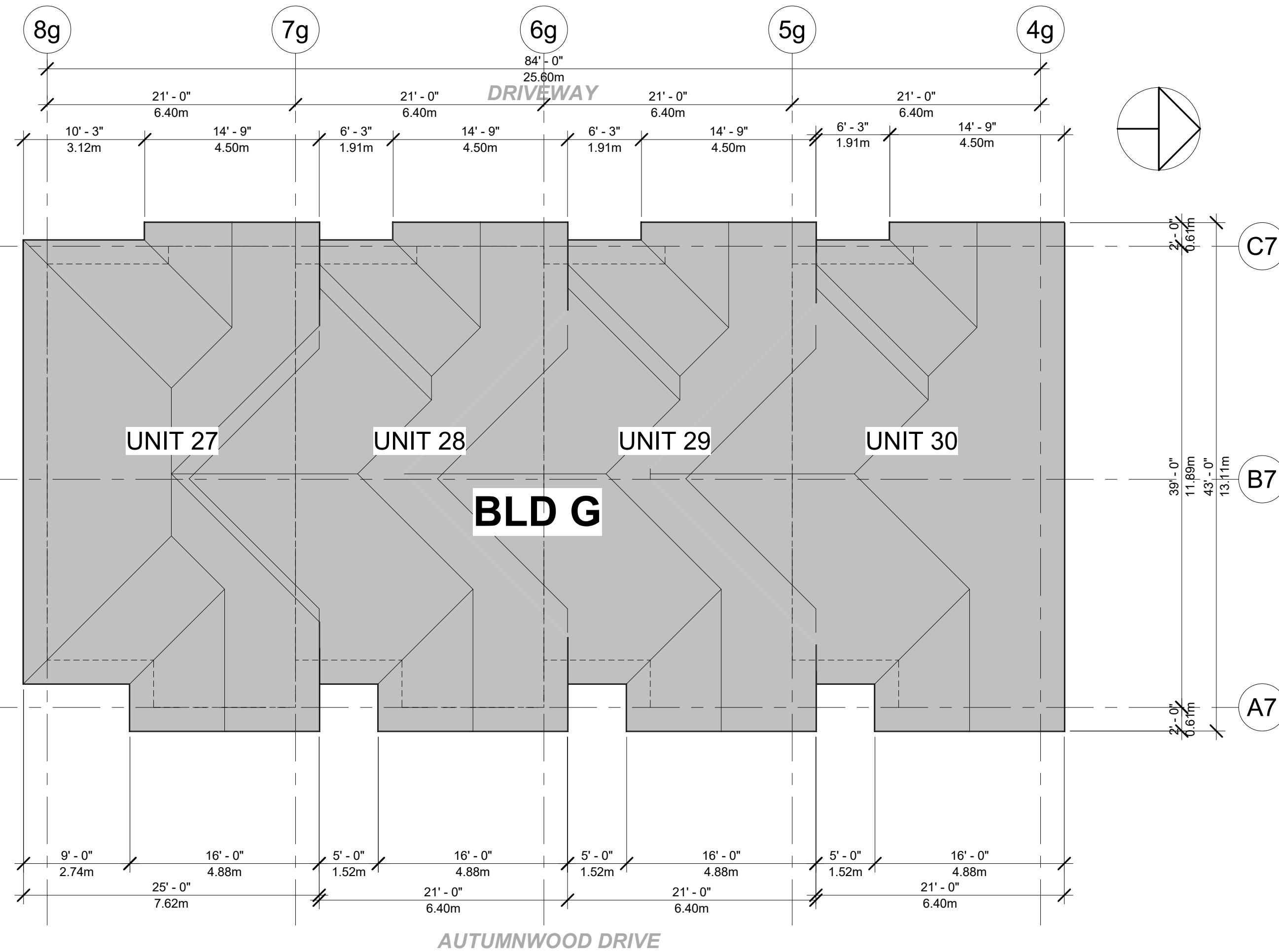
1 BLD G - Level 1
1/8" = 1'-0"



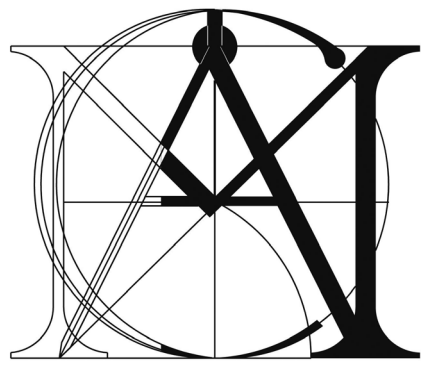
2 BLD G - Level 2
1/8" = 1'-0"



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



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



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PROPOSED 30-UNIT TOWNHOUSES

2453 LABIEUX RD.,
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Sheet Title

BLD G - FLOOR PLANS

Drawn: DCS

Checked: MC

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

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Print Code: 406

Revision Date:

2025-07-02

Print Date:

7/2/2025 11:21:50 AM

Dwg. No.:

A7.1

MATERIALS LEGEND (BUILDING G):



JAMES HARDIE SHINGLE SIDING
LIGHT MIST

- RECESS PORTION



TUDOR-STYLE WITH WHITE STUCCO WALLS
WHITE STUCCO TO MATCH WITH GARAGE DOORS

- END WALLS PORTION



JAMES HARDIE PANEL SIDING
BOOTHBAY BLUE

- ACCENT WALL CLADDING



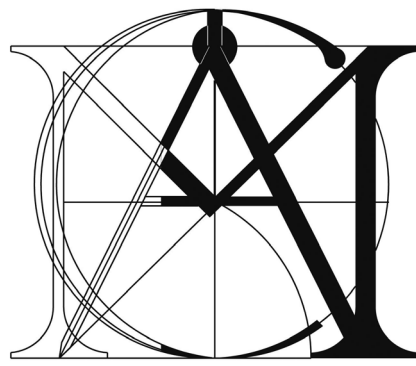
JAMES HARDIE PLANK LAP SIDING
NIGHT GRAY

- GARAGE LEVEL



BENJAMIN MOORE
LEAD GRAY 2131-30 OR TO MATCH

- FASCIA BOARD
- HANDRAIL & GUARDRAIL
- GUTTER
- WINDOW & DOOR TRIM/HANDRAIL & GUARDRAIL



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Revision:

4	2025-07-02	DP RESUBMISSION	NG	MC
3	2025-04-29	DAP SUBMISSION	NG	MC
2	2024-12-03	DP SUBMISSION	NG	MC
1	2022-07-28	REZONING APPLICATION		

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Architect's Sign and Seal

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"

Project Title

PROPOSED
30-UNIT
TOWNHOUSES

2453 LABIEUX RD.,
NANAIMO, B.C.

Sheet Title

BLD G -
ELEVATIONS

Drawn: DCS

Checked: MC

Scale: As indicated

Project Number: 22NTH01

Print Code: 406

Revision Date:

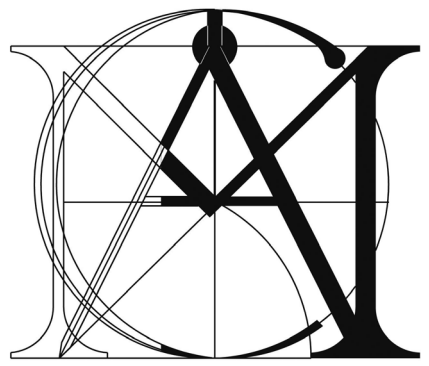
2025-07-02

Print Date:

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REV	YY-MM-DD	DESCRIPTION	DRAWN	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 G -
SECTIONS

Drawn: DCS

Checked: MC

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

Project Number: 22NTH01

Print Code: 406

Revision Date:

2025-07-02

Print Date:

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Dwg. No.:

A7.3

