

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2116

December 17, 2021

DEVELOPMENT PERMIT

To: Name: 2700 Mission Road Properties Ltd. Inc. BC1230881 (Rick Browning)
Address: PO Box 255
Whistler BC
V0N 1B9

Property to which permit refers:

Legal: Lot A, District Lot 236, Comox District Plan 43411
Civic: 2700 Mission Road

Conditions of Permit:

Permit issued to permit the construction of a 28 unit multi-residential development on the above referenced property

Development Permit 2116 is subject to the following conditions:

1. The development shall be substantially consistent with the plans shown in **Schedule No. 1**, as designed by Macdonald Hagarty Architects Ltd dated August 13, 2021;
2. The landscaping shall be in substantial conformance with the plans and specifications contained in **Schedule No. 2**, as designed by Cameron Murray (MBCSLA), dated November 18, 2021;
3. Submission of landscape security in the amount of \$173,987.50 (\$139,190.00 x125%) is required, as contained in **Schedule No. 3**, as estimated by Topographics Landscape Architecture (Cameron Murray, MBCLSA), dated November 20, 2021.
4. Landscaping must be completed within one year of the date of the issuance of the occupancy permit by the City;
5. The minimum depth of topsoil or amended organic soil on all landscaped areas is to be as follows: shrubs – 450mm; groundcover and grass – 300 mm; and trees -300 mm.;
6. All new street lighting in the proposed development must use Full Cut Off/Flat Lens (FCO/FL) luminaries to light roads, parking, loading and pedestrian areas. Exterior building lighting must have FCO lighting fixtures;
7. A sign permit shall be obtained prior to any signage being installed on the property. Also, any freestanding signage must be architecturally integrated with the building design and landscaping and shall not exceed a height of 2.0metres.
8. A tree cutting permit is required prior to the removal of any tree on the property;

9. Prior to the issuance of an occupancy permit from the City, the owner is required to install six (6) foot privacy fencing along the entire length of the eastern property boundary of proposed Lot 2;
10. The development must be all applicable requirements, standards and guidelines; and
11. No alterations or amendments shall be made without the City's permission. A formal amendment application is required if the plans change or additional variances are identified after the permit is issued.

Time Schedule of Development and Lapse of Permit

That if the permit holder has not substantially commenced the construction authorized by this permit within (12) months after the date it was issued, the permit lapses.

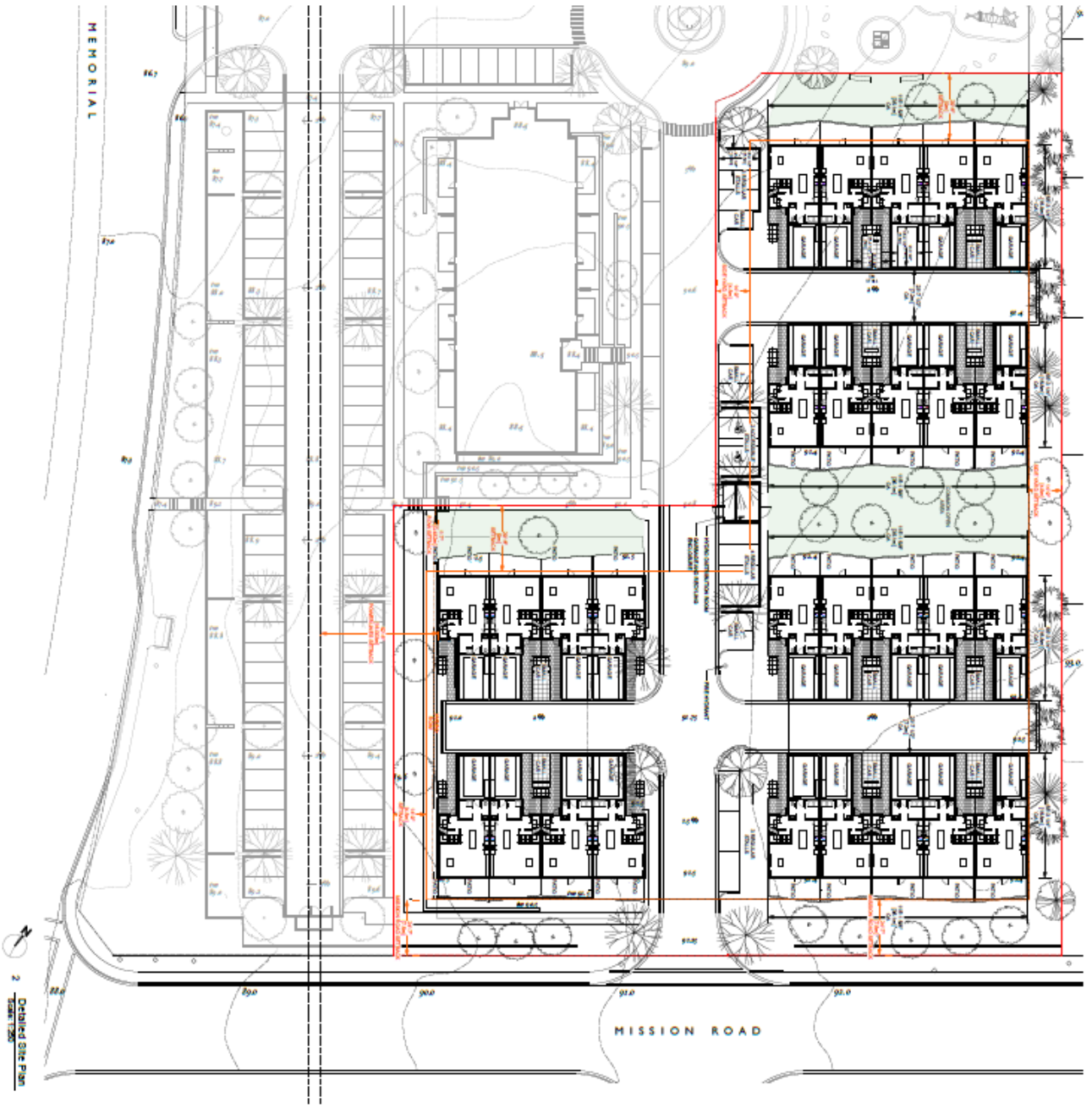
December 17, 2021

Date



Chief Administrative Officer

Schedule No. 1: Plans and Elevations



2
Detailed Site Plan
SCALE: 1/8" = 1'-0"

A0.01

Site Plan

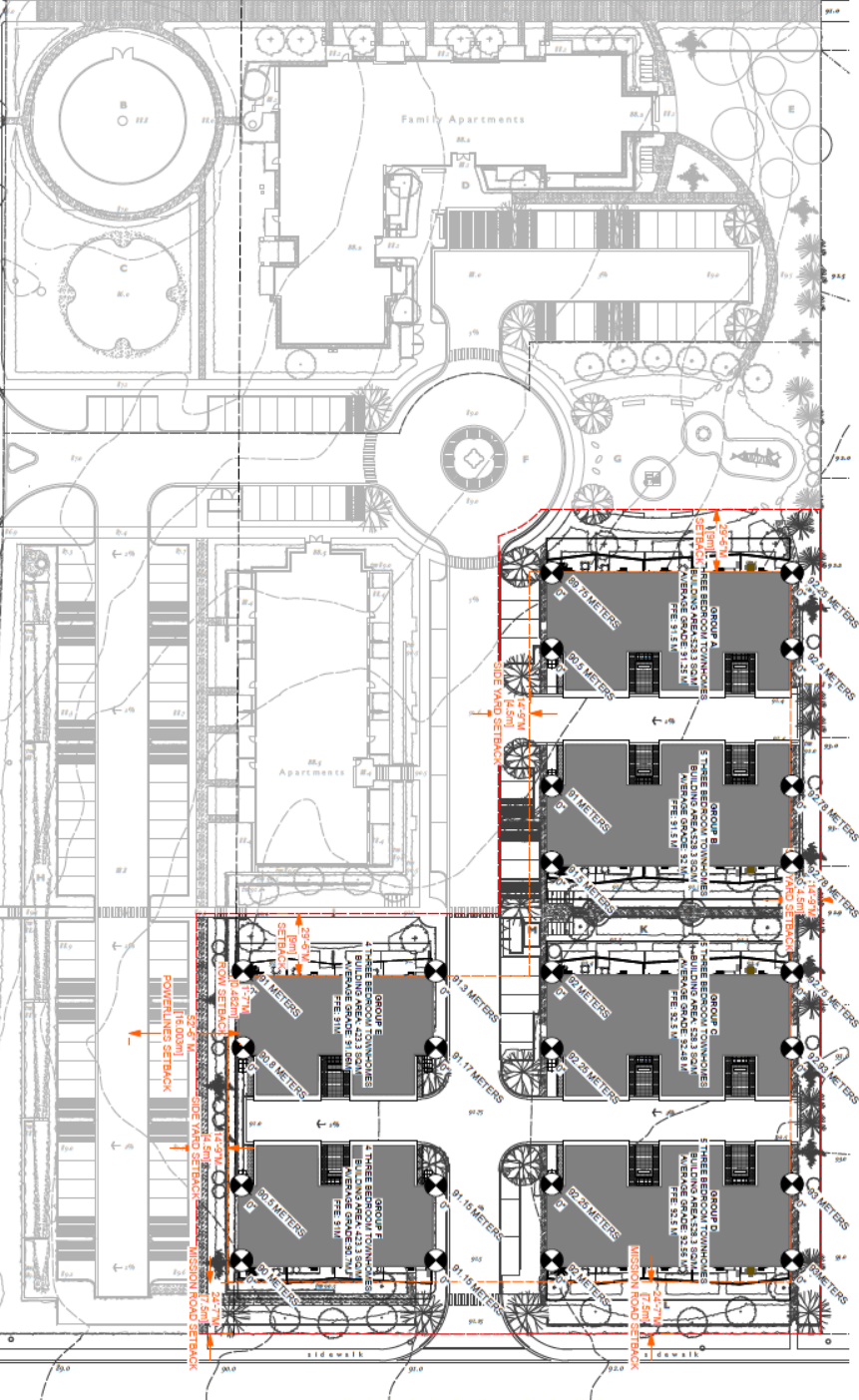
Townhomes
2700 Mission Road

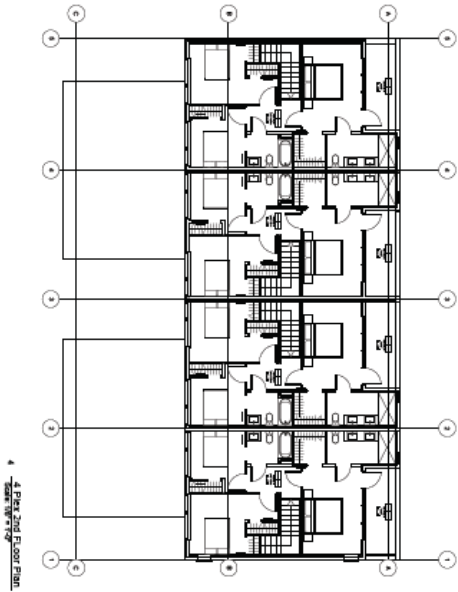


1. 2024-01-15
2. 2024-01-15
3. 2024-01-15

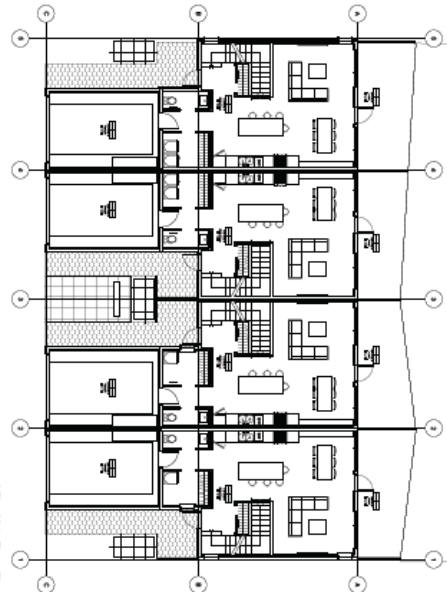


VETERANS MEMORIAL

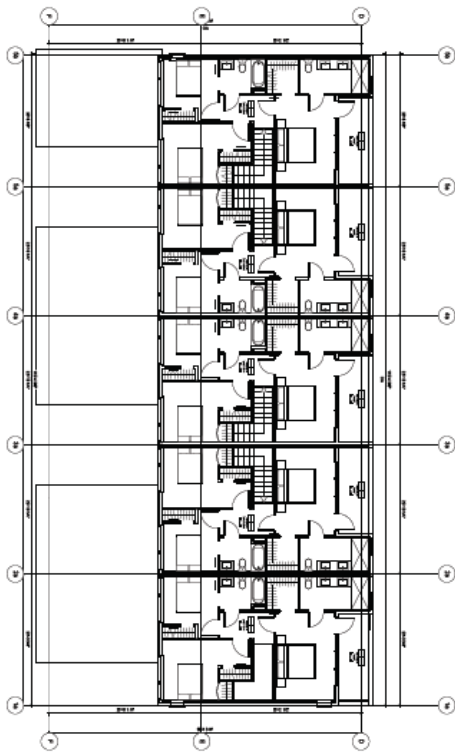




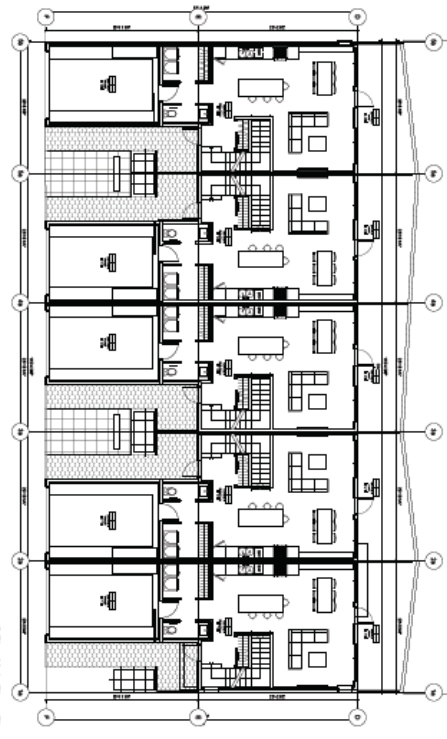
4 - 4th Parking Floor Plan
SCALE: 1/4" = 1'-0"



3 - 3rd Parking Floor Plan
SCALE: 1/4" = 1'-0"



2 - 5th Floor Plan
SCALE: 1/4" = 1'-0"



1 - 5th Parking Floor Plan
SCALE: 1/4" = 1'-0"

A1.02

5 plan + 4 plan

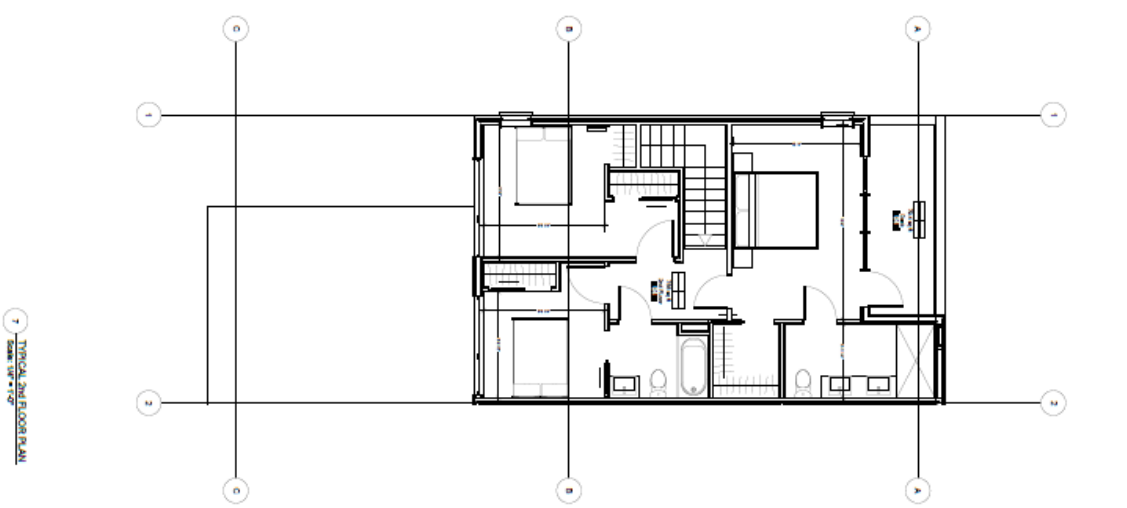
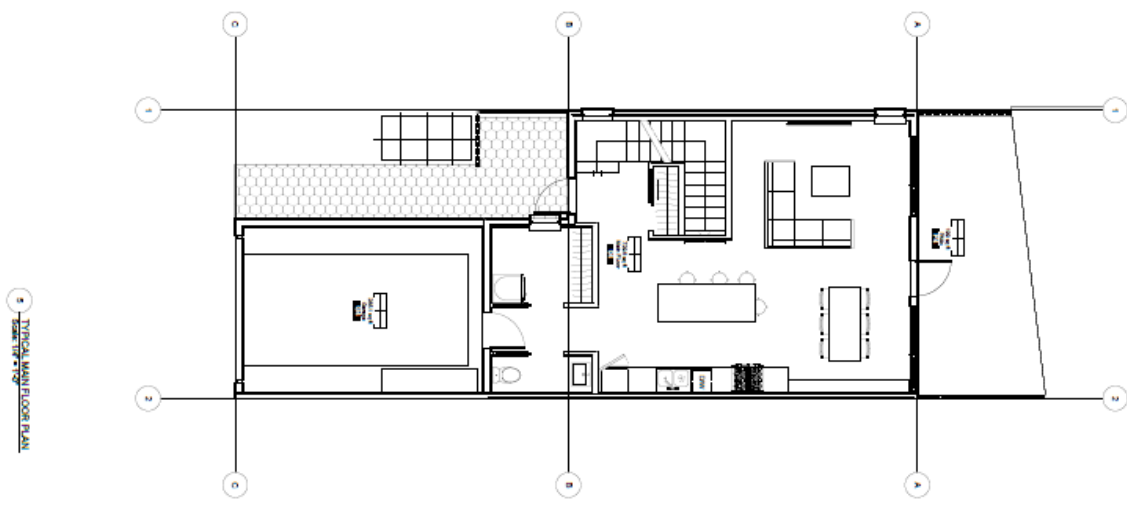
Townhomes
2700 Mission Road



1/4" = 1'-0"
1/8" = 1'-0"
1/2" = 1'-0"
3/4" = 1'-0"
1" = 1'-0"



MVA
Multifamily Property Advisors Ltd
200 West Beaver Creek Road
Richmond Hill, Ontario
L4B 1P2



A1.03

AS PER
Detailed Plan

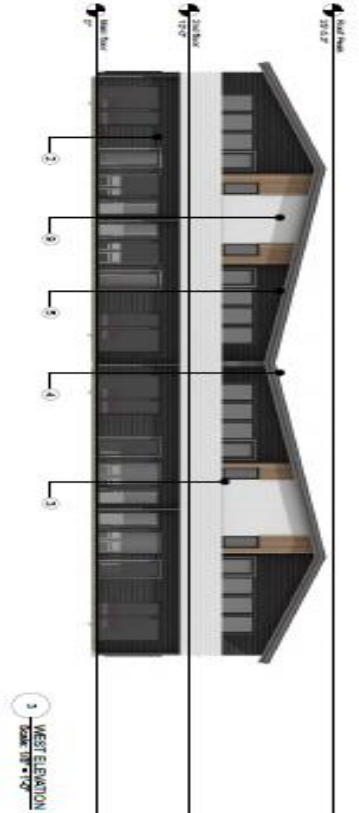
Townhomes
2700 Minkon Road



• 100-1010 - Detailed DP - 01
• 100-1010 - Detailed Strategic and Prelim
10/11/21



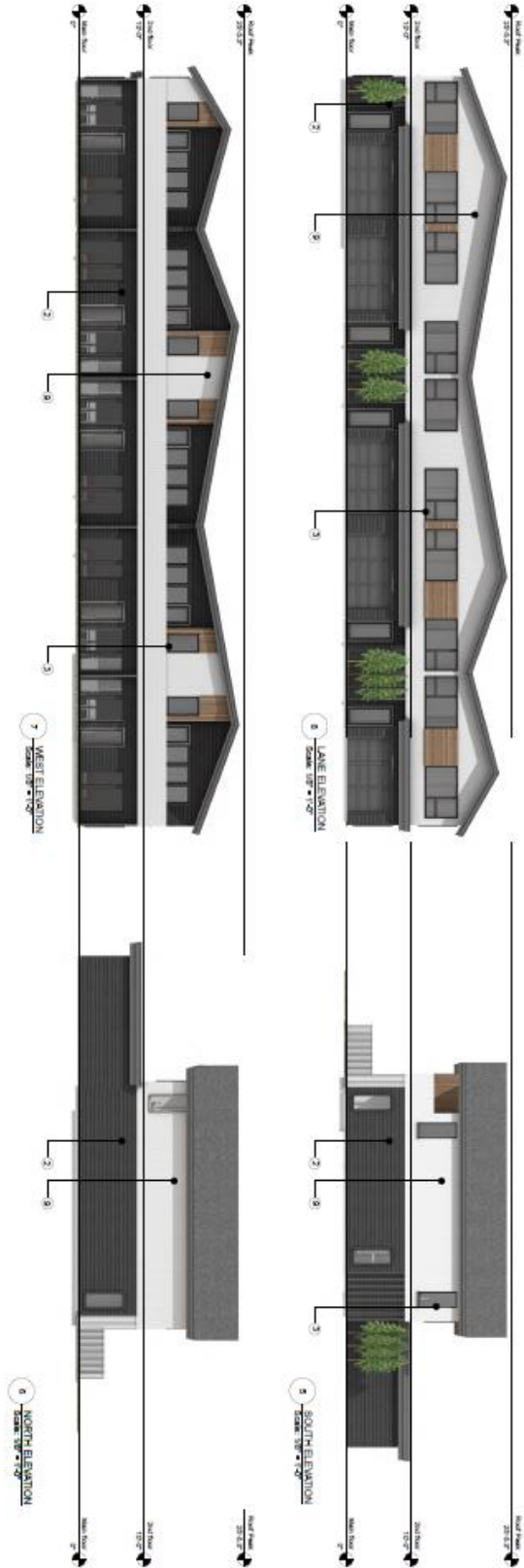
4 PLEX

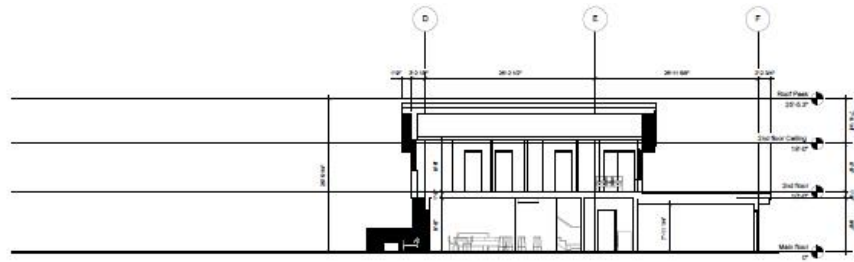


1. 1/8" = 1'-0" (Architectural Scale)
 2. 1/4" = 1'-0" (Architectural Scale)
 3. 1/2" = 1'-0" (Architectural Scale)
 4. 3/4" = 1'-0" (Architectural Scale)
 5. 1" = 1'-0" (Architectural Scale)

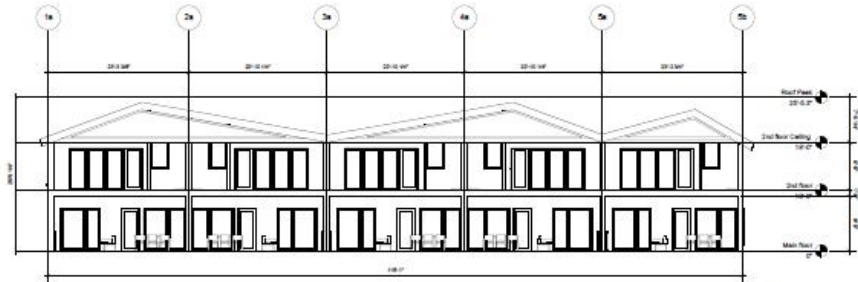


S PLEX





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



2 Typical long section
 Scale: 1/8" = 1'-0"



Townhomes
 2700 Main Road

Architectural Firm Name

A3.01



2 4-PLEX FRONT
Scale 1:125



1 4-PLEX BACK
Scale 1:125



4 5-PLEX FRONT
Scale 1:125



3 5-PLEX BACK
Scale 1:125

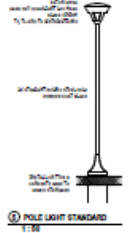
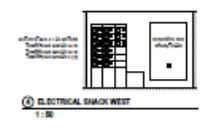
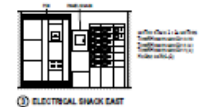
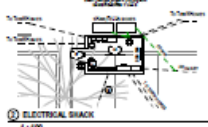
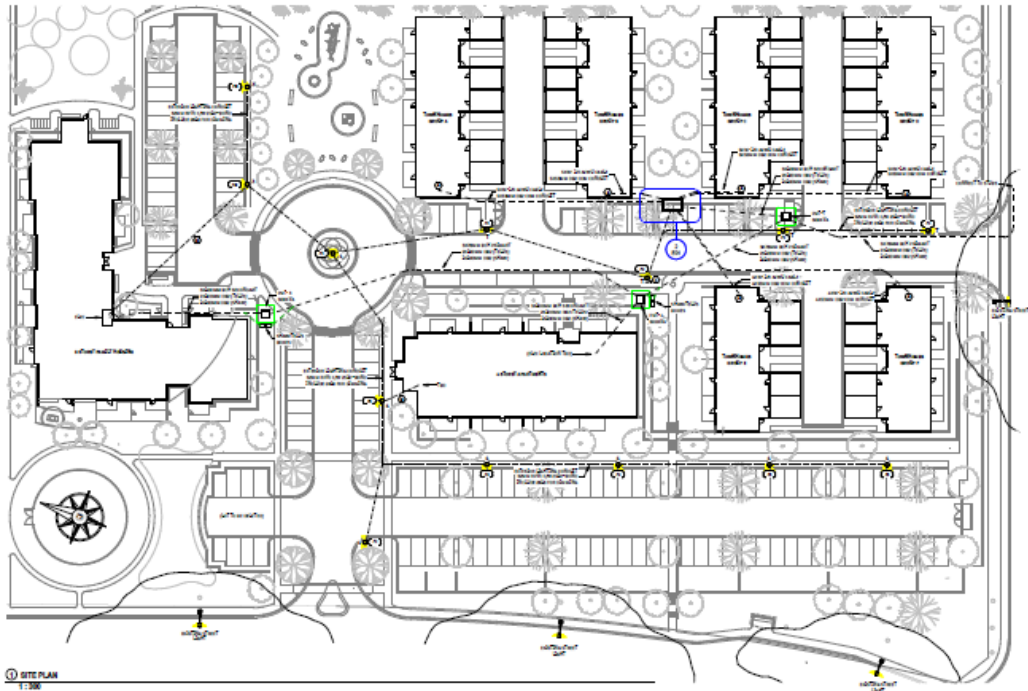
2000	
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN

2000-001	
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN

2000-001	
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN

2000-001	
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN

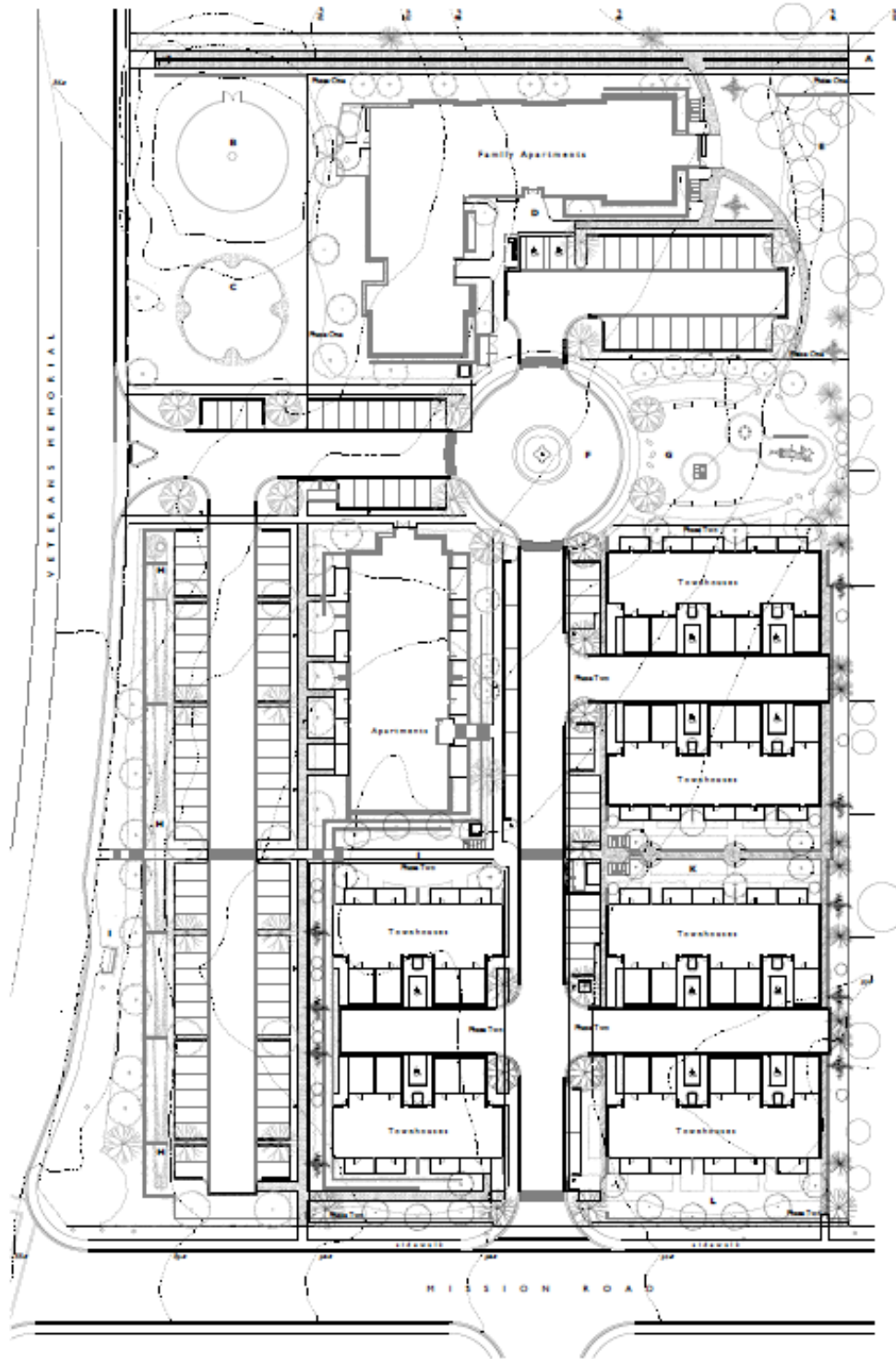
2000-001	
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN



MUIR
ENGINEERING LTD.
Consulting Electrical Engineers
1000 Highway 101, Suite 100
North York, Ontario M2N 6L2
Tel: (416) 491-1111
Fax: (416) 491-1112
www.muireng.com

PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN
PROJECT NAME	MISSION ROAD SITE LIGHTING
PROJECT ADDRESS	2700 MISSION RD, COURTESY, SC
CLIENT	MISSION ROAD LIMITED PARTNERSHIP
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN
PROJECT NAME	MISSION ROAD SITE LIGHTING
PROJECT ADDRESS	2700 MISSION RD, COURTESY, SC
CLIENT	MISSION ROAD LIMITED PARTNERSHIP
PROJECT NO.	2000-001
DATE	01/15/2000
BY	J. MUIR
CHECKED BY	J. MUIR
SCALE	AS SHOWN
PROJECT NAME	MISSION ROAD SITE LIGHTING
PROJECT ADDRESS	2700 MISSION RD, COURTESY, SC
CLIENT	MISSION ROAD LIMITED PARTNERSHIP

Schedule No. 2: Landscape Plans



Landscape Architects
Drawings

LA 1
 Landscape Context Plan 1:500

LA 2
 Plant Plan
 Landscape Detailing Plan 1:500

LA 3
 Plant Plan
 Planting Plan 1:500

LA 4
 Landscape Details 1:25

LA 5
 Landscape Specifications 1:25

- Key**
- A. Hardscape Detail
 - B. MC Hydro Tower
 - C. Rain Garden
 - D. Compand
 - E. Staking Tower
 - F. Fountain
 - G. Play Structure
 - H. Bedrock
 - I. Tree Box
 - J. Tree Well
 - K. Community Garden
 - L. Orchard

Notes

Owner: Mission Road Limited Partnership

Developer: Growth Projects

General Contractor: Hecker Construction

Architects: *plus urban design llc*
 1600 West Higgins, Fort Collins, CO

Civil: *plus urban design llc*
 Harold Engineering

Structural: *plus urban design llc*
 Har Engineering

Survey: *plus urban design llc*
 Lewis Land Surveying



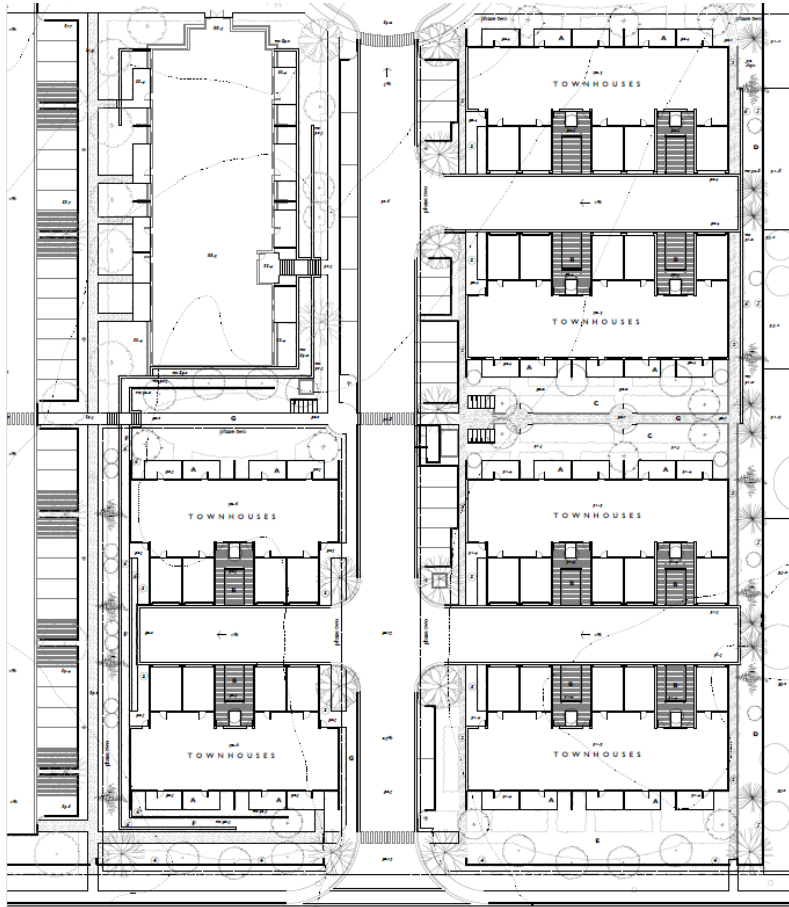
- Unshaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance
- Shaded, low-maintenance

Mission Road
 over Mission Road Corridor, LLC

Landscape Plan
 1/24/2014

TOPOGRAPHICS
 Landscape Architects
 120 EAST 50TH

LA 1



Key

- A Path
- B Courtyard
- C Community Garden
- D East Tree Planting
- E South Garden
- F Terrace Garden
- G Community Walkway
- H Bench
- I Bicycle Rack
- J Recycling
- K Landscape Detail

Station Interval 1:12 or
Elevation as in notes

- Architects**
Allan Rubin & Associates, LLC
The Christy Hagerty Architecture
- Civil**
Allan Rubin & Associates, LLC
Hardscape Engineering
- Electrical**
Allan Rubin & Associates, LLC
Site Engineering
- Survey**
Allan Rubin & Associates, LLC
Survey and Land Grading



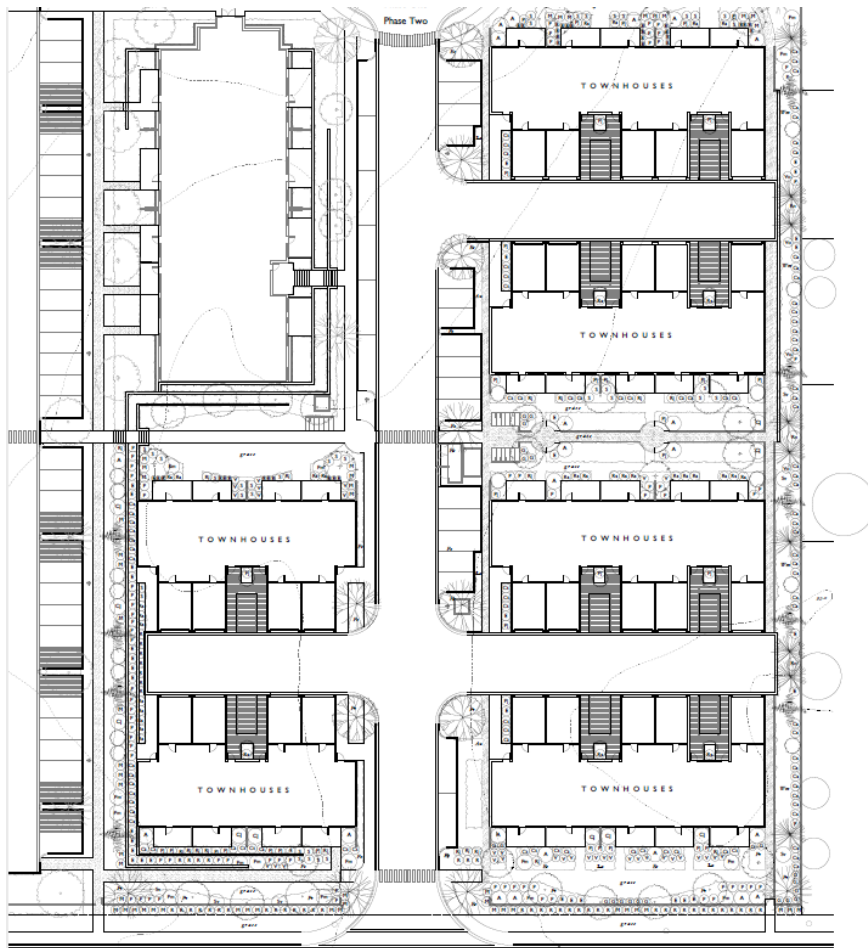
Approved for construction
Date of construction
Site of construction
Scale of construction
Signature of construction
Name of construction

Mission Road
1000 Mission Road, Gaithersburg, MD

**Phase Two
Landscaping
Grading Plan**
Date: 08/20/2018

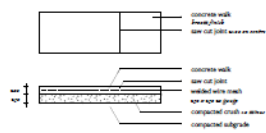
TOPOGRAPHICS
LANDSCAPE ARCHITECTURE

LA 2

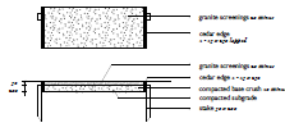


Symbol	Qty	Botanical Name	Common Name	Size	Note
TREES					
(Symbol)	1	Acropetalum floribundum	Japanese Maple	12' x 6"	
(Symbol)	1	Azalea indica	Red Maple	12' x 6"	
(Symbol)	1	Chamaecyparis obtusa	Japanese Cypress	12' x 6"	use in courtyard
(Symbol)	1	Ficus religiosa	Fig Tree	12' x 6"	use in courtyard
(Symbol)	1	Magnolia grandiflora	Southern Magnolia	12' x 6"	
(Symbol)	1	Malus	Apple	12' x 6"	
(Symbol)	1	Pinus strobus	White Pine	12' x 6"	
(Symbol)	1	Quercus	Oak	12' x 6"	
SHRUBS					
(Symbol)	1	Abies	Evergreen	12' x 6"	
(Symbol)	1	Camellia	Camellia	12' x 6"	
(Symbol)	1	Claytonia	Claytonia	12' x 6"	
(Symbol)	1	Conium	Conium	12' x 6"	
(Symbol)	1	Euonymus	Euonymus	12' x 6"	
(Symbol)	1	Hamamelis	Hamamelis	12' x 6"	
(Symbol)	1	Malva	Malva	12' x 6"	
(Symbol)	1	Philadelphus	Philadelphus	12' x 6"	
(Symbol)	1	Spirea	Spirea	12' x 6"	
(Symbol)	1	Wisteria	Wisteria	12' x 6"	
GROUNDCOVERS					
(Symbol)	1	Asplenium	Asplenium	12' x 6"	
(Symbol)	1	Chrysanthemum	Chrysanthemum	12' x 6"	
(Symbol)	1	Polka Dot Plant	Polka Dot Plant	12' x 6"	
PERENNIALS ANNUALS GRASSES					
(Symbol)	1	Hosta	Hosta	12' x 6"	
(Symbol)	1	Impatiens	Impatiens	12' x 6"	

Mission Road
over Mission Road, Coonsey, IL
Phase Two
Planting Plan
Date: 11/15/11
TOPOGRAPHICS
LANDSCAPE ARCHITECTURE
LA 3



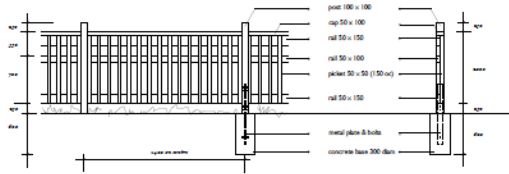
1 Concrete Walkway



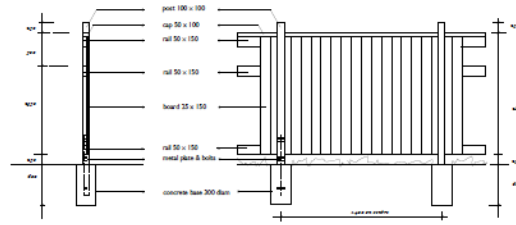
2 Granite Screenings Walk



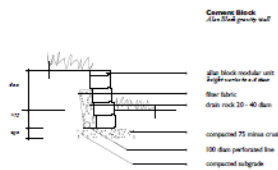
3 Children's Play Surface



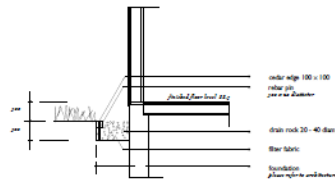
4 Cedar Lattice Fence



5 Cedar Board Fence



6 Cement Block Wall



7 Drain Rock Edge



November 21, 2022
 Signature of [Name]

Mission Road
 c/o Mission Road, Cary, NC

Landscape Details
 2022-01-17
 TOPOGRAPHICS
 LANDSCAPE ARCHITECTURE

LA 4

Schedule No. 3: Landscape Cost Estimate

T O P O G R A P H I C S

November 20, 2021

Mission Road *Phase Two*

2700 Mission Road, Courtenay BC

LANDSCAPE COST ESTIMATE

Element	Qty	Unit	Unit Cost	Price
Topsoil	660	cu/m	36.00	\$23,760
Irrigation	2,440	sq/m	15.00	\$36,600
Trees coniferous	18	@	200.00	\$3,600
Trees deciduous	50	@	400.00	\$20,000
Shrubs	558	@	25.00	\$13,950
Groundcovers	420	@	10.00	\$4,200
Seeding	760	sq/m	4.00	\$3,040
Bicycle Rack	3	@	1,200.00	\$3,600
Lattice Fence	70	l/m	116.00	\$8,120
Board Fence	120	l/m	186.00	\$22,320
Total				\$139,190.00

*The estimate is based upon drawings: LA1, LA2, LA3, & LA5 November 18, 2021.
The landscape estimate includes materials and installation.*

Cameron Murray BES MLA MBCSLA

TOPOGRAPHICS
landscape architecture
250-247-9720

