



Townhomes

2700 Mission Road



MacDonald Hagarty Architects Ltd.
 1822 Unit E, Comox Ave
 Comox BC
 V9M 3M7

CONTACT INFORMATION

Owner
 Mission Road Limited Partnership

Developer
 Ormoniz Projects Corp.
 Contact: Tim Orr + Rick Browning
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 rickwbrowning@gmail.com

PRIME CONSULTANT + ARCHITECT
 MacDonald Hagarty Architects Ltd
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 Maris@MHArchitects.ca
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LANDSCAPE
 Topographics Landscape Architecture
 Contact: Cameron Murray
 T - 250-247-9720

CIVIL
 Harold Engineering
 Contact: Jeff Van Tol
 T - 250-751-8558

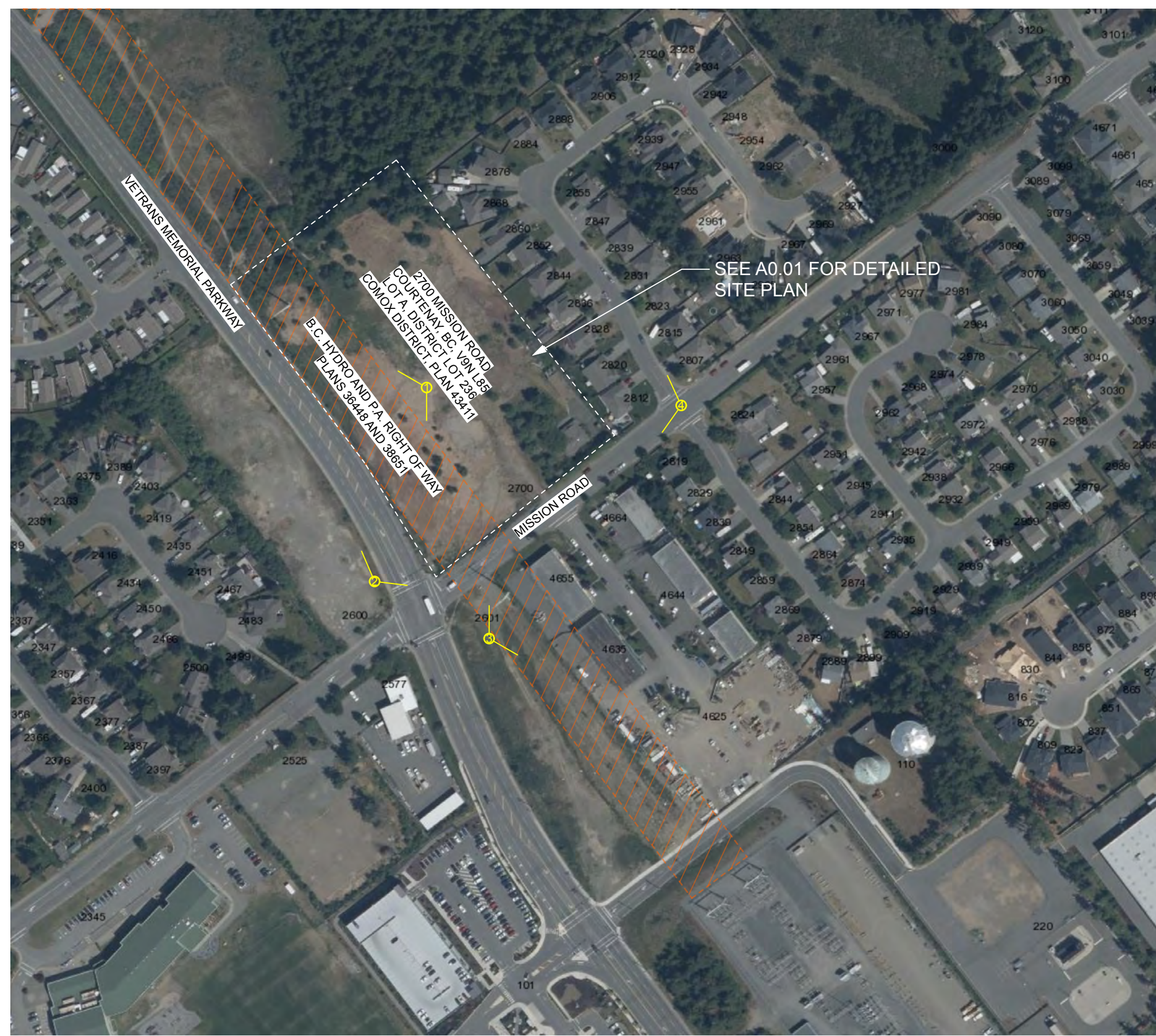
SHEET LIST

Development Permit sheet list

A0.000	Cover
A0.00	Project Information
A0.01	Site Plan
A1.02	5 plex + 4 plex
A1.03	Detailed Plan
A2.02	ELEVATIONS
A3.01	Section Material Palette

Issue Data

B	2021-08-13	Issued for DP -R-1
A	2021-05-18	Issued for Development Permit
REV	Y M D	ISSUE



SITE PHOTOS



SITE, LOOKING TOWARDS VETERANS MEMORIAL PARKWAY



LOOKING BACK AT 2700 MISSION, VETERANS MEMORIAL IN FOREGROUND

CONTEXT PHOTOS



CONTEXT, INDUSTRIAL BUILDING AT ADJACENT PROPERTY



CONTEXT, ADJACENT SINGLE FAMILY PROPERTY TO THE EAST

PROJECT INFO

Authority City of Courtenay
Street Address 2700 Mission Road LOT 3
Legal Description LOT A, District Lot 236, Comox District, PLAN 43411

Property Identification Number 003-609-367

Project Description The subject property is bordered by Veterans Way to the southwest and Mission Road to the southeast. It is located in close proximity to Queneesh Elementary School, North Island College and the new North Island Hospital.

See previous Re-zoning application for a description of overall landscape and grading summaries.

LOT 2 consists of 28 1,485 sq/ft Three bedroom townhomes. Each unit has its own private patio space and small 2nd storey deck. The site has ample usable open space shared between the three lots.

ZONING SUMMARY	PERMITTED R-4	PROPOSED
SETBACKS		
FRONT YARD SETBACK	7.5 METERS	7.5 METERS
REAR YARD SETBACK	SINGLE STOREY 9 METERS 2ND STOREY 9 METERS 3RD STOREY 10 METERS 4TH STOREY 13.5 METERS	9 METERS
SIDE YARD	2ND STOREY 4.5 METERS 3RD STOREY 6 METERS 4TH STOREY 7.5 METERS	4.5 METERS
LOT COVERAGE	n/a	TOTAL BUILDING AREA 2,994.93 Sq/M
FSR	FSR .7	TOTAL LOT AREA 8,204.00 Sq/M
		TOTAL LOT COVERAGE 37%

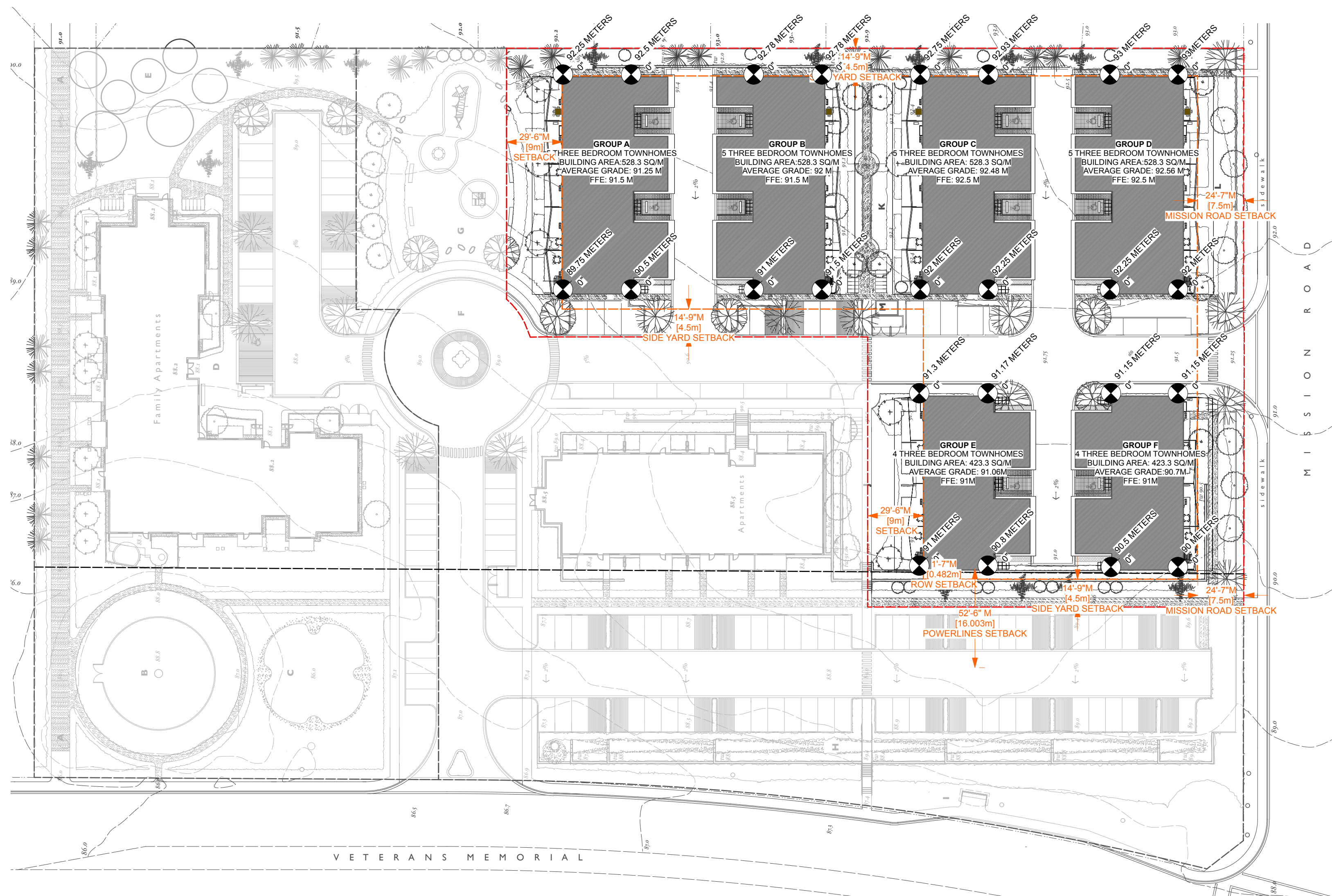
BUILDING HEIGHT	9 METERS				
BUILDING STATISTICS	See natural grade diagram for building heights A3.01				
FSR	0.47				
Gross Floor Area	3,868.50 Sq/M				
Residential Unit Mix	Description	Unit Count	Area	Total Area Sq/ft	Total Area Sq/M
	28 - Three bedroom townhomes				
	Main Floor area	28	729.60 sq/ft	20,428.80 Sq/ft	1,899.88 Sq/M
	2nd Floor area	28	756 sq/ft	21,168.00 Sq/ft	1,969 Sq/M
	Total Residential			41,596.80 Sq/ft	3,868.50 Sq/M
Circulation + Service					
	Garage	28	285.10 sq/ft	7,982.80 Sq/ft	742.40 Sq/M
	Hydro	1	162.00 sq/ft	162.00 Sq/ft	15.07 Sq/M
	Refuse	1	100.00 sq/ft	100.00 Sq/ft	9.30 Sq/M
	Total Garage and Service			8,244.80Sq/ft	766.77 Sq/M
Outdoor areas					
	Decks	28	79.40 sq/ft	2,223.20 Sq/ft	206.76 Sq/M
	Ground Floor Patio	28	200.00 sq/ft	5,600.00 Sq/ft	520.80 Sq/M
	Total Exterior areas			7,823 Sq/ft	727.56 Sq/M
	Total Residential Floor Area (excludes garage)			41,597 Sq/ft	3,868.50 Sq/M
OFF STREET PARKING + LOADING	1.5 per Unit			REGULAR CAR 38	
	42 Required			ACCESSIBLE 2	
				SMALL CAR 16	
				Total provided 56	
LANDSCAPE + SCREENING	SEE LANDSCAPE PLAN				

MATERIAL PALATE

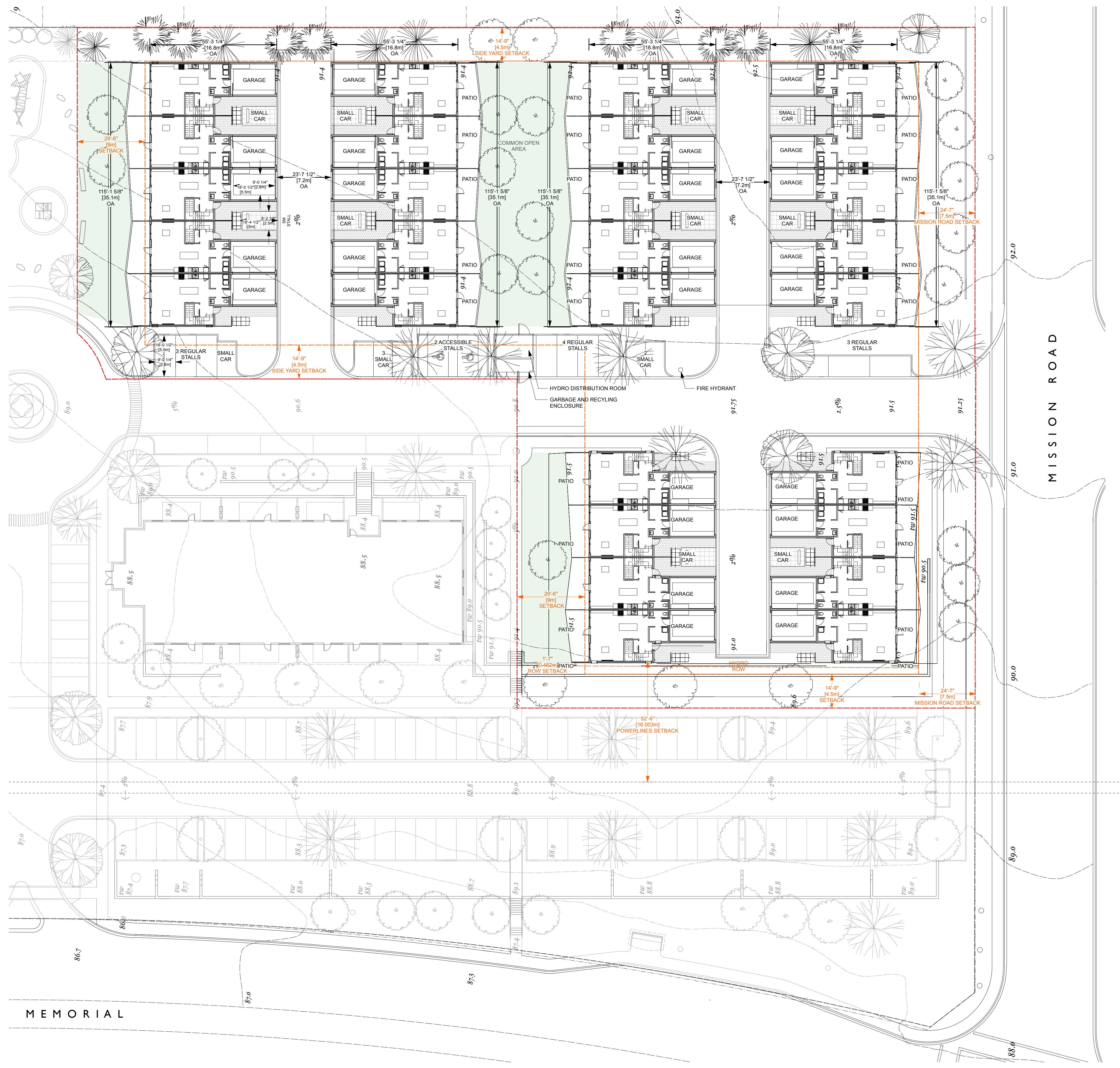


Preliminary Material Palette

- ① 6" CEMENTITIOUS PANEL, COLOUR WHITE
- ② CEMENTITIOUS LAP SIDING, COLOUR DARK.
- ③ CHARCOAL VINYL WINDOW.
- ④ CEMENTITIOUS FACIA, COLOUR CHARCOAL
- ⑤ VARIED WOOD PATTERN, STAIN TBD BY ARCHITECT.

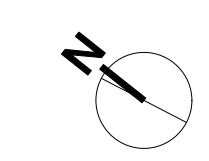


Usable open area	
Common usable open area	810 sq/m
Private Patio +/- 20 sq/m	560 sq/m
2nd storey deck 7.3 sq/m	204 sq/m
Total	1,574 sq/m
Per Unit	56 sq/m



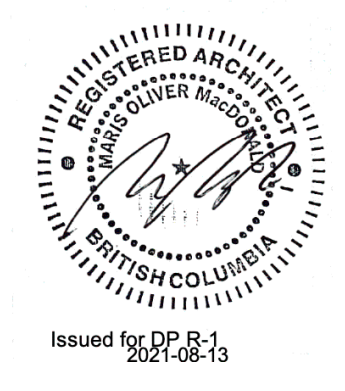
MEMORIAL

MISSION ROAD



2 Detailed Site Plan
Scale: 1:250

B 2021.08.13 Issued for DP-B-1
A 2021.05.18 Issued for Development Permit
REV Y M D ISSUE

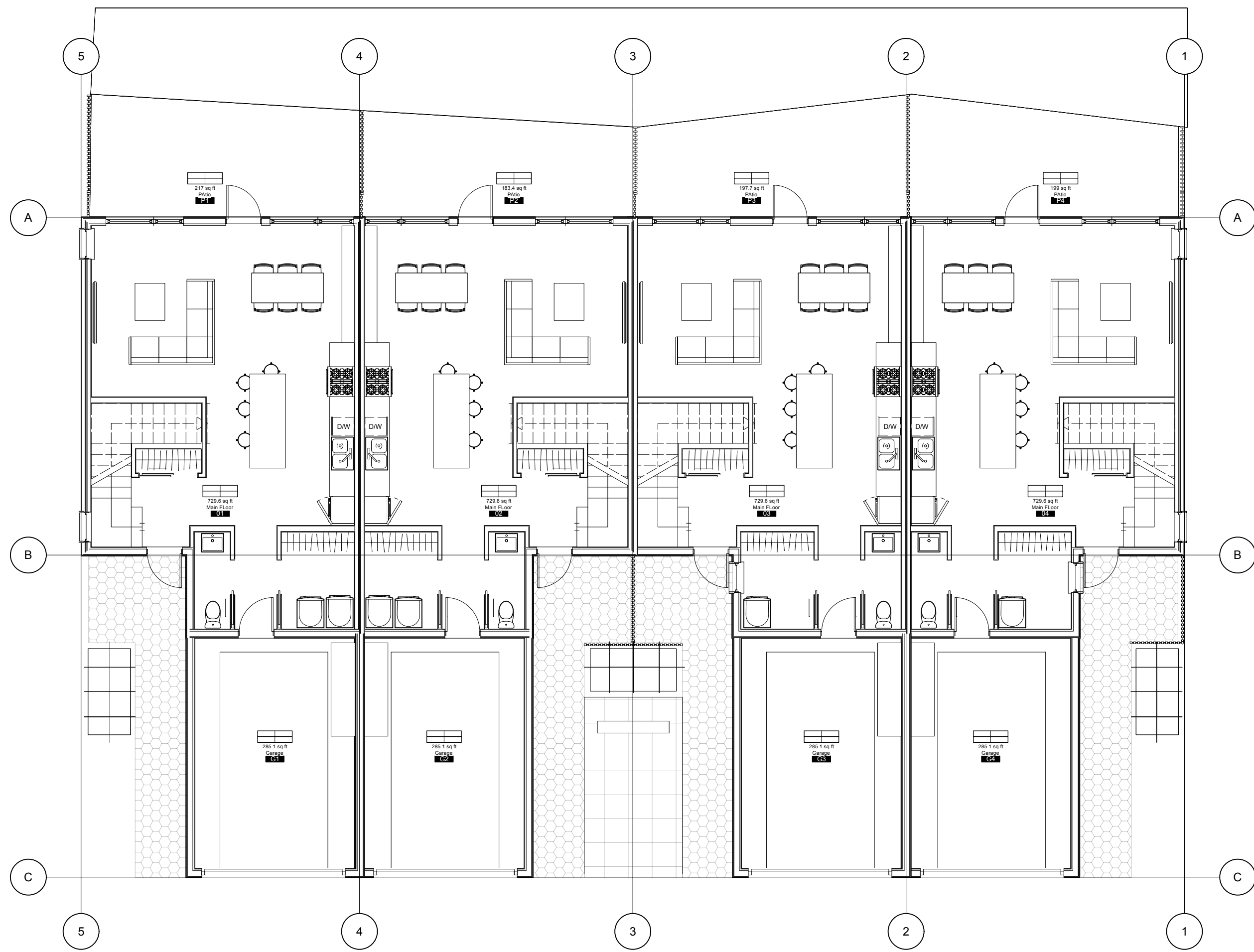


Issued for DP-B-1
2021-08-13

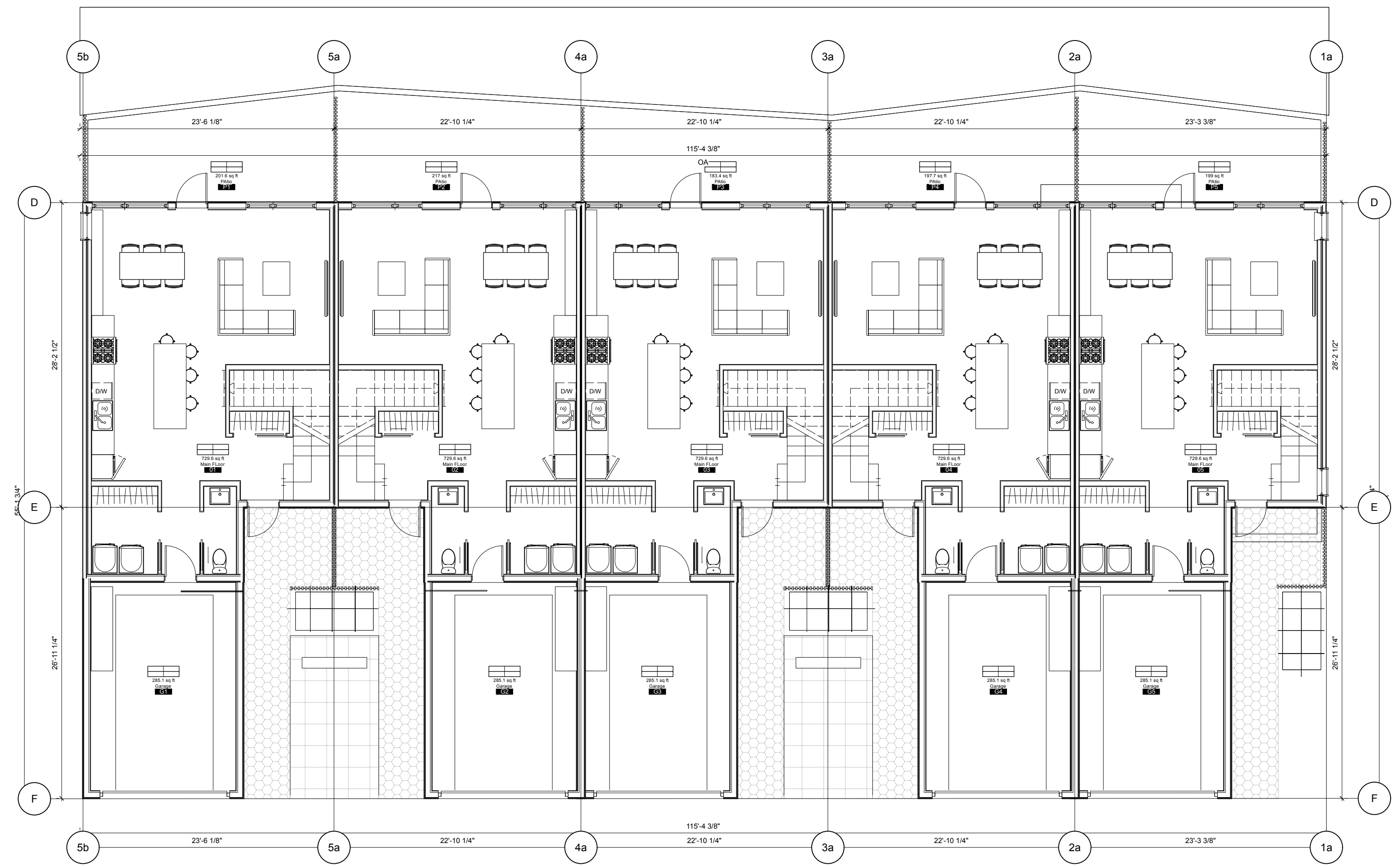
Townhomes
2700 Mission Road

Site Plan

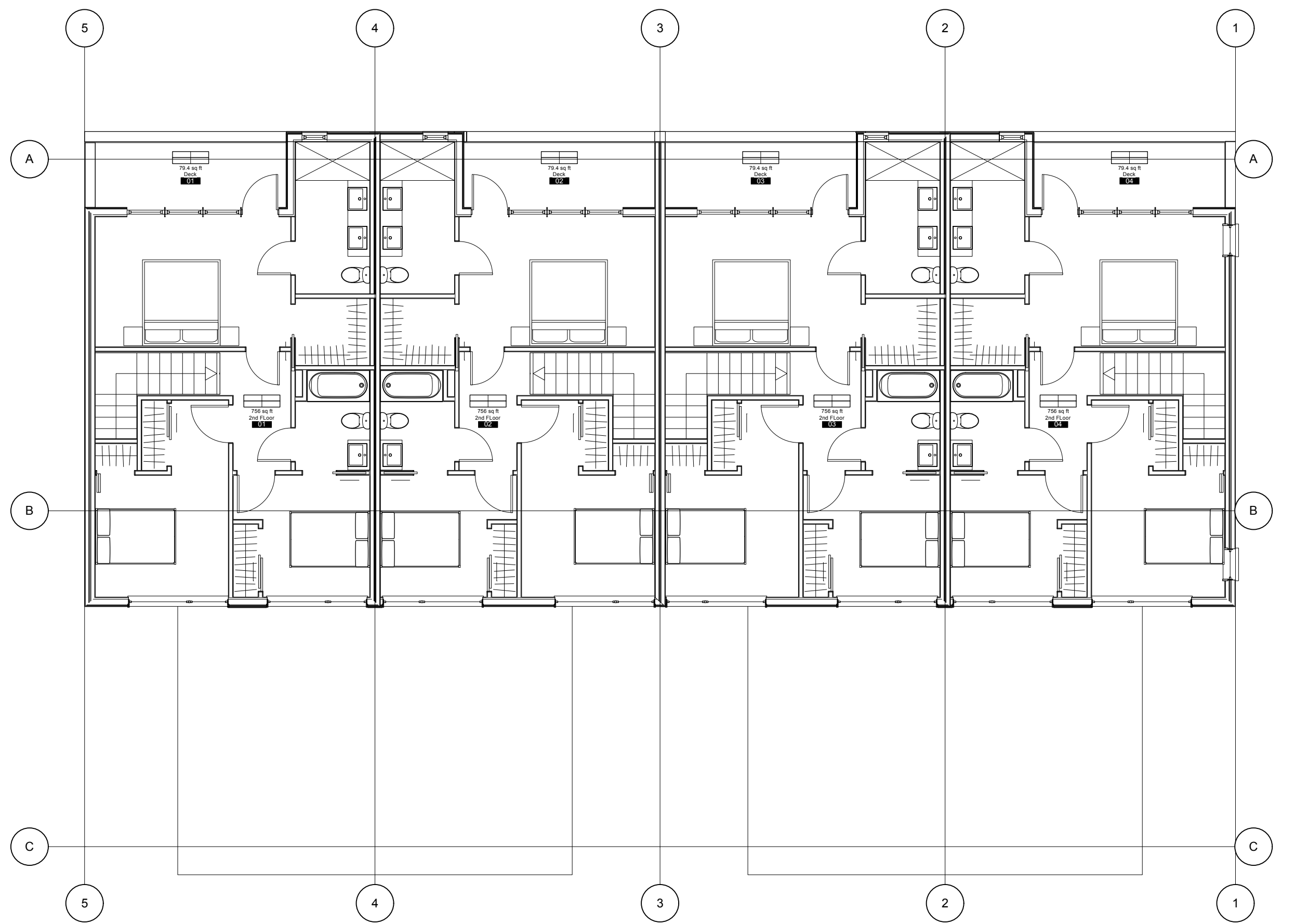
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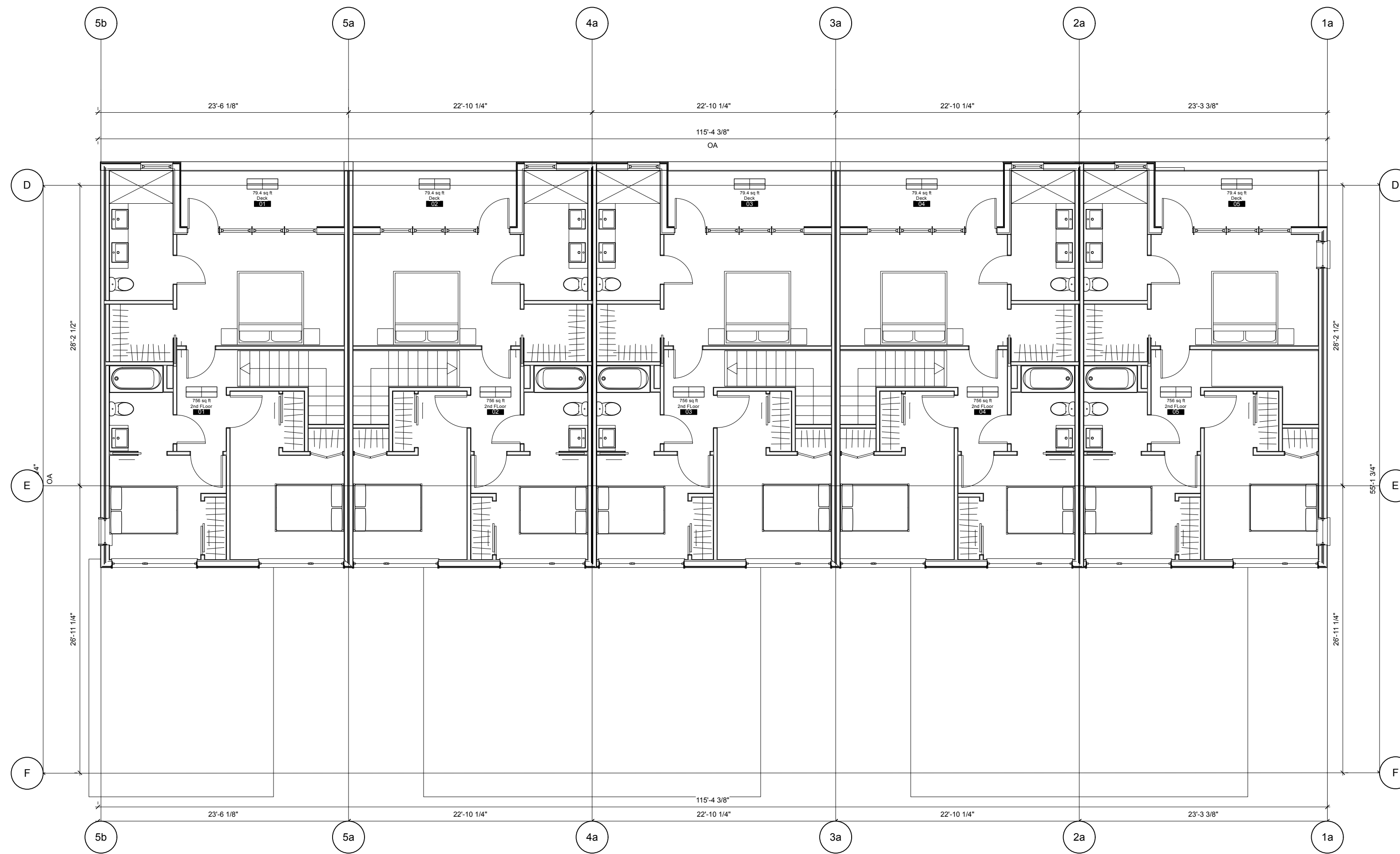
3 **4 Plex Main Floor Plan**
Scale: 1/8" = 1'-0"



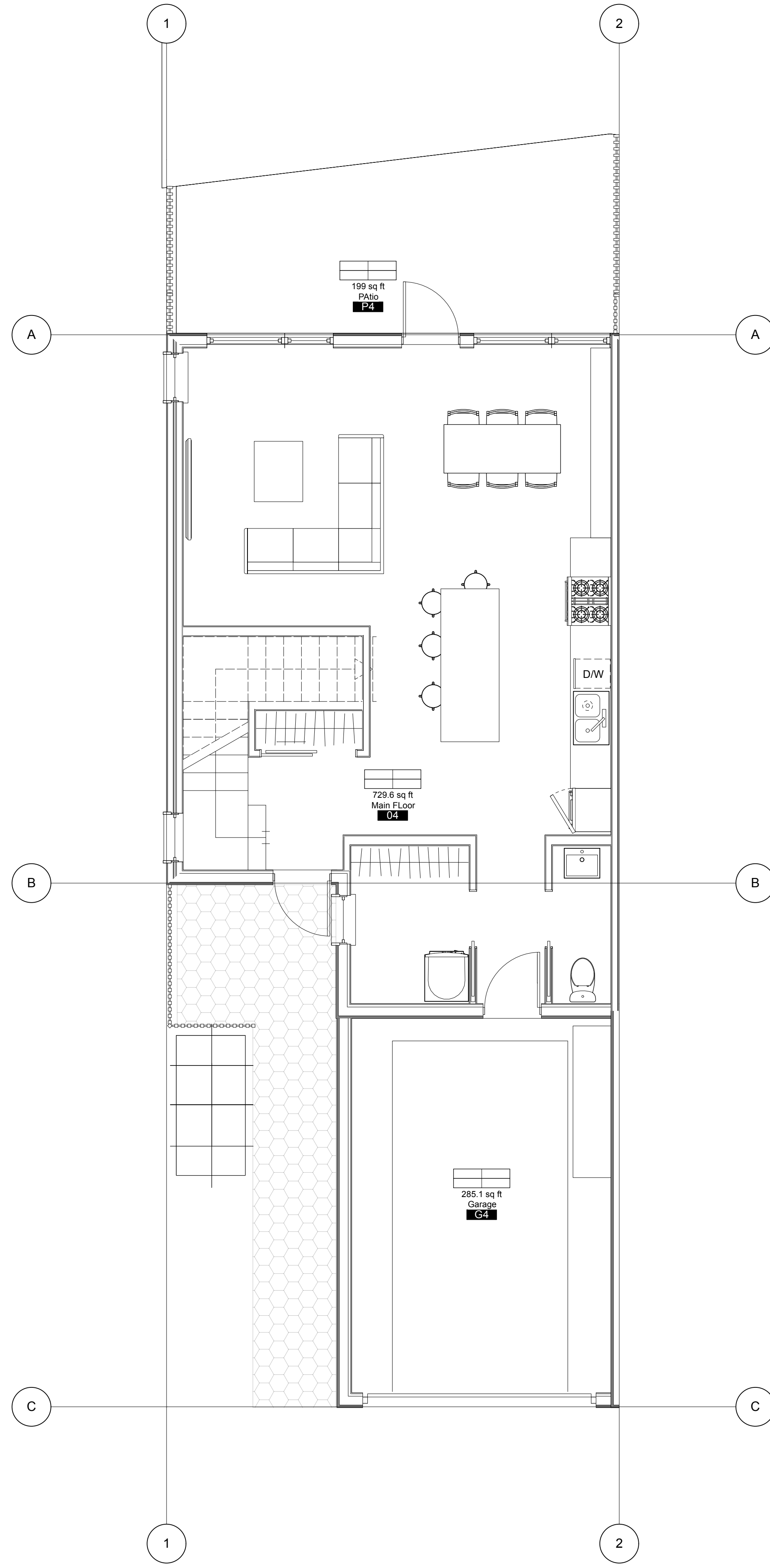
1 **5 Plex Main Floor Plan**
Scale: 1/8" = 1'-0"



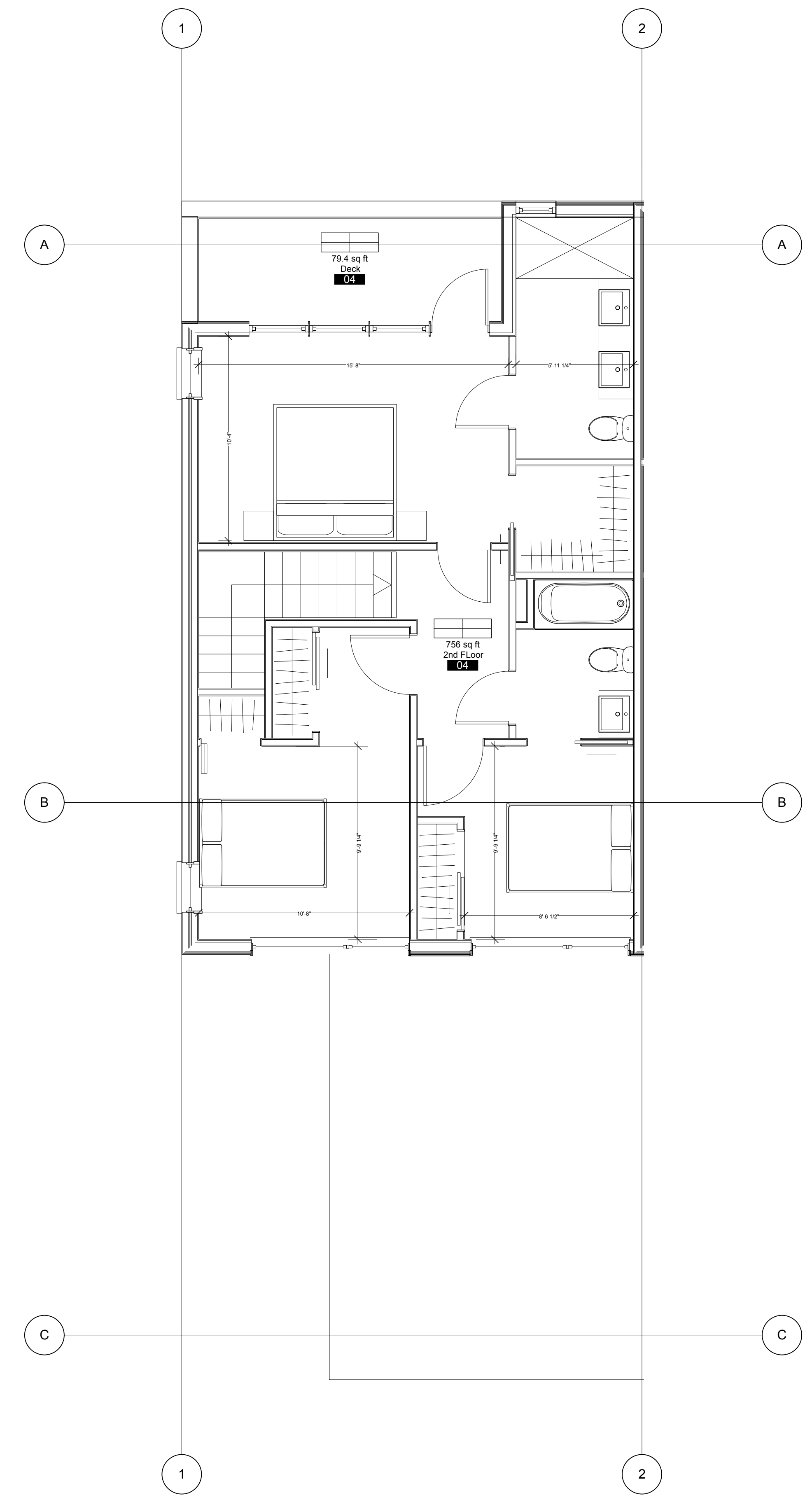
4 **4 Plex 2nd Floor Plan**
Scale: 1/8" = 1'-0"



2 **5 Plex 2nd Floor Plan**
Scale: 1/8" = 1'-0"

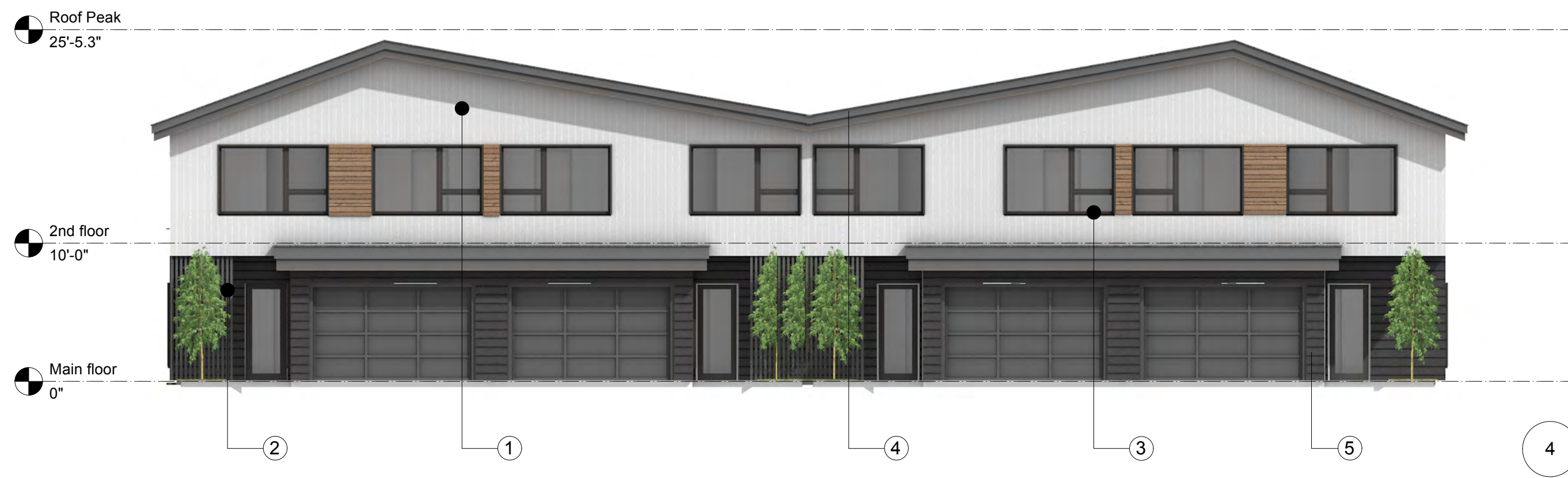


5 TYPICAL MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

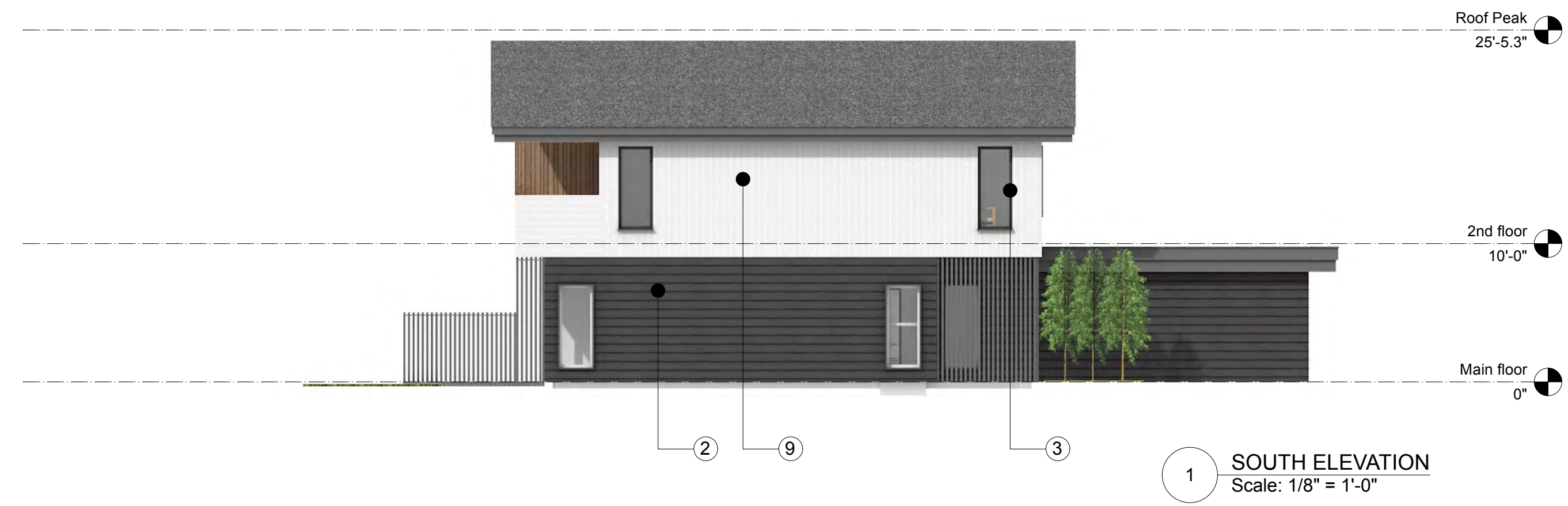


7 TYPICAL 2nd FLOOR PLAN
Scale: 1/4" = 1'-0"

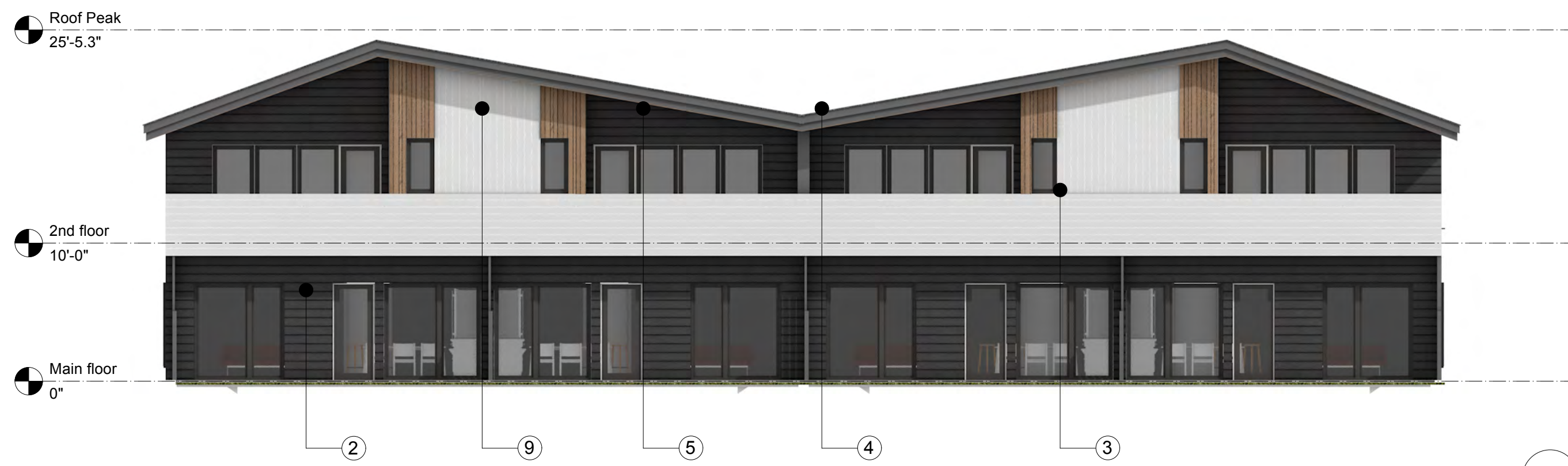
4 PLEX



4 LANE ELEVATION
Scale: 1/8" = 1'-0"



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



3 WEST ELEVATION
Scale: 1/8" = 1'-0"

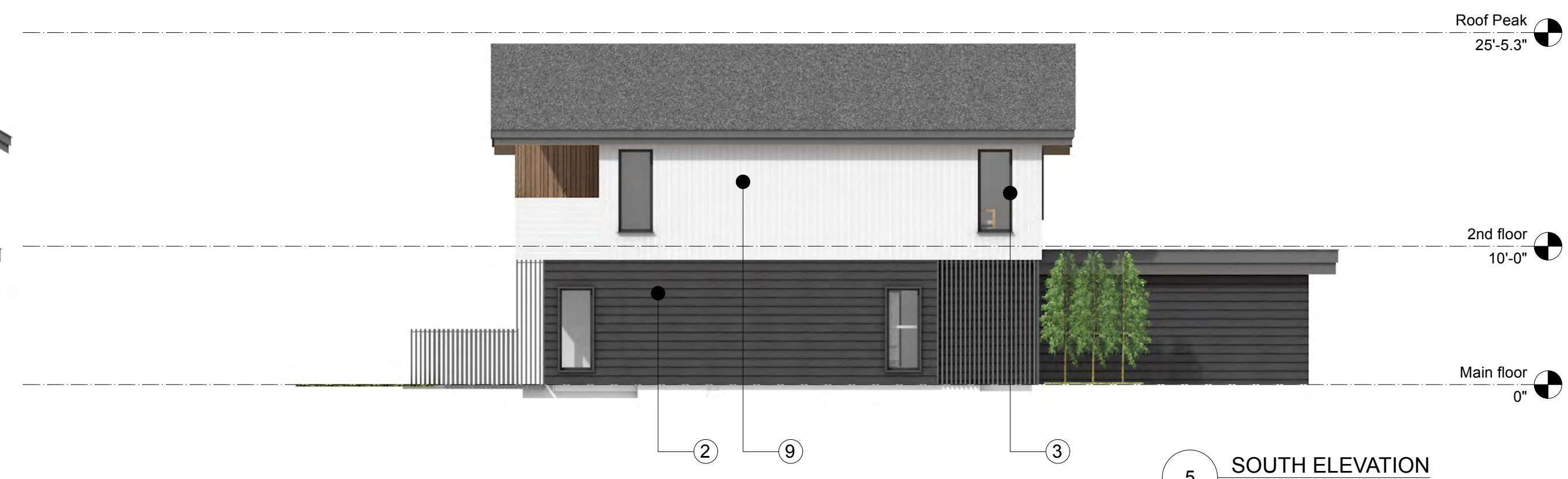


2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

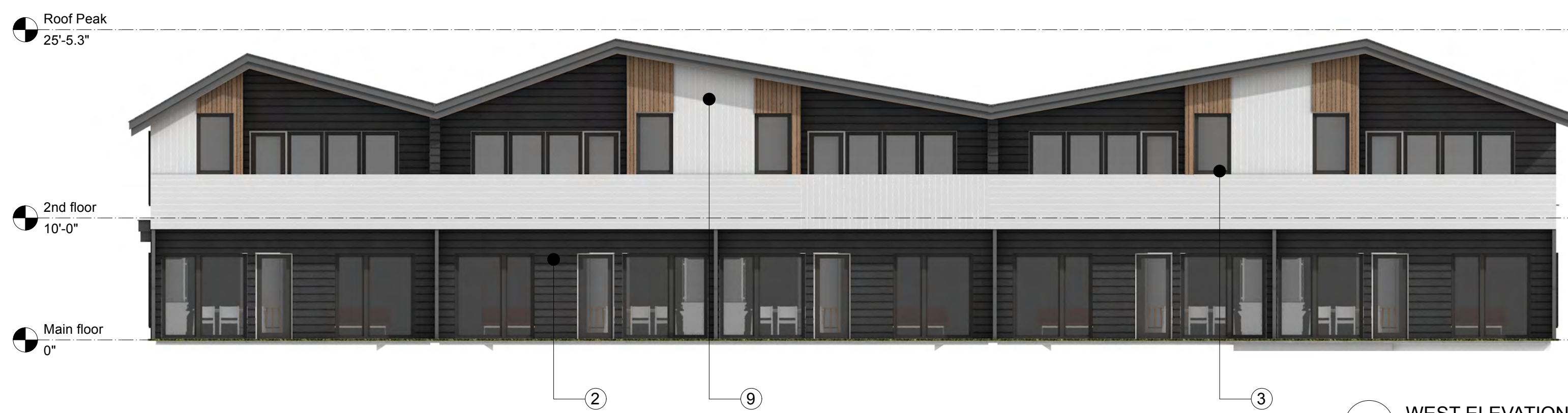
5 PLEX



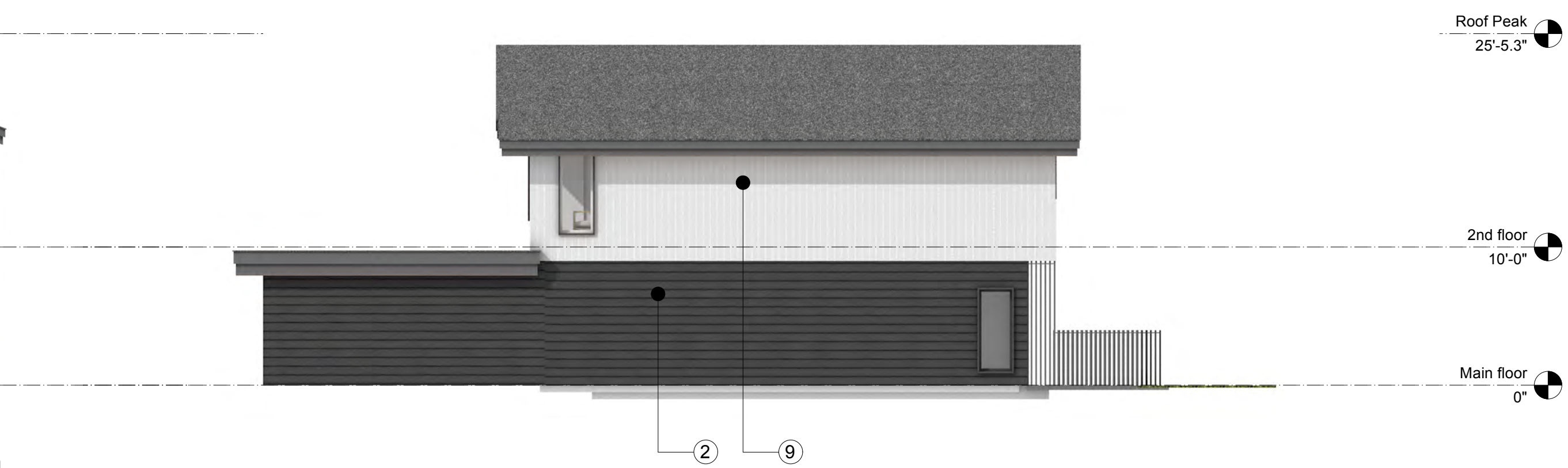
8 LANE ELEVATION
Scale: 1/8" = 1'-0"



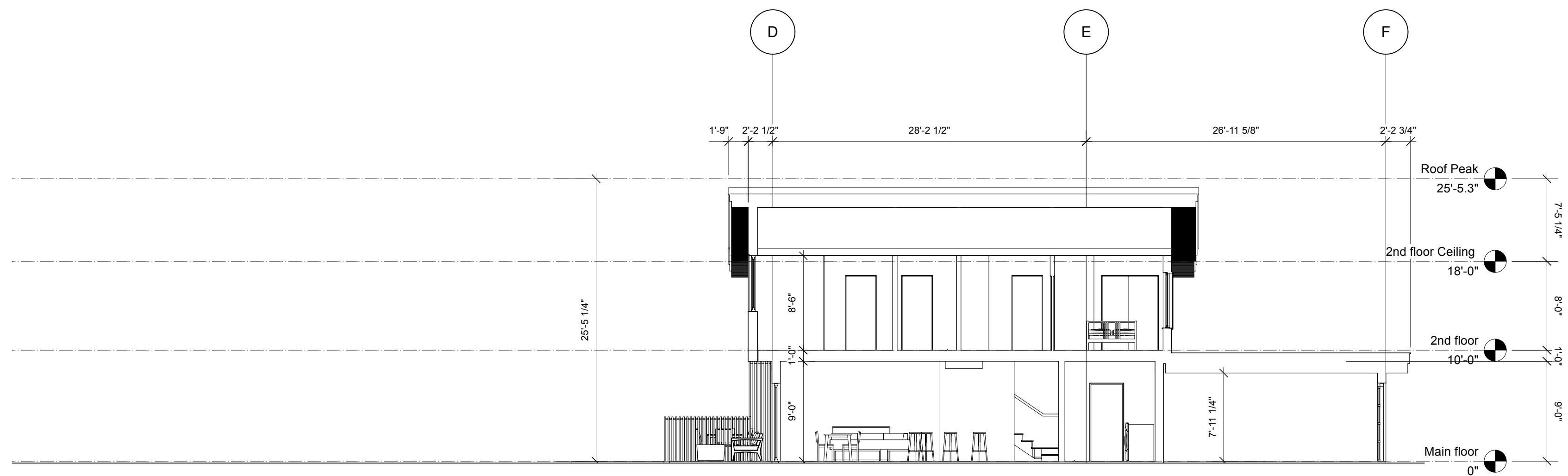
5 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



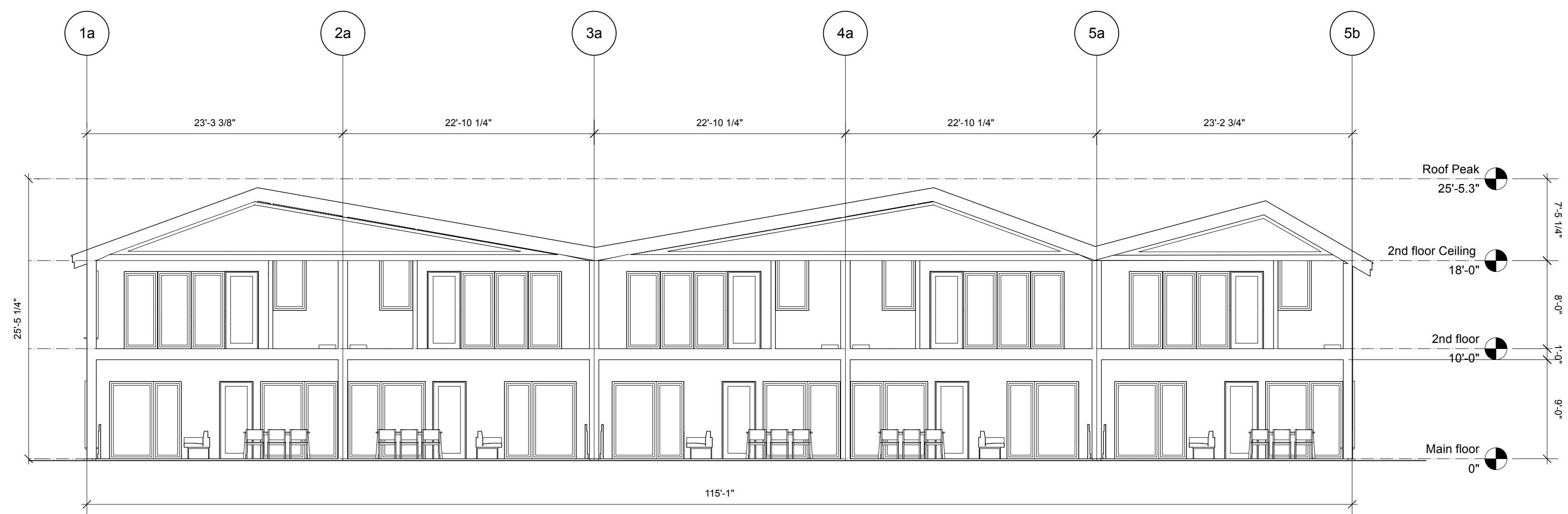
7 WEST ELEVATION
Scale: 1/8" = 1'-0"



6 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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



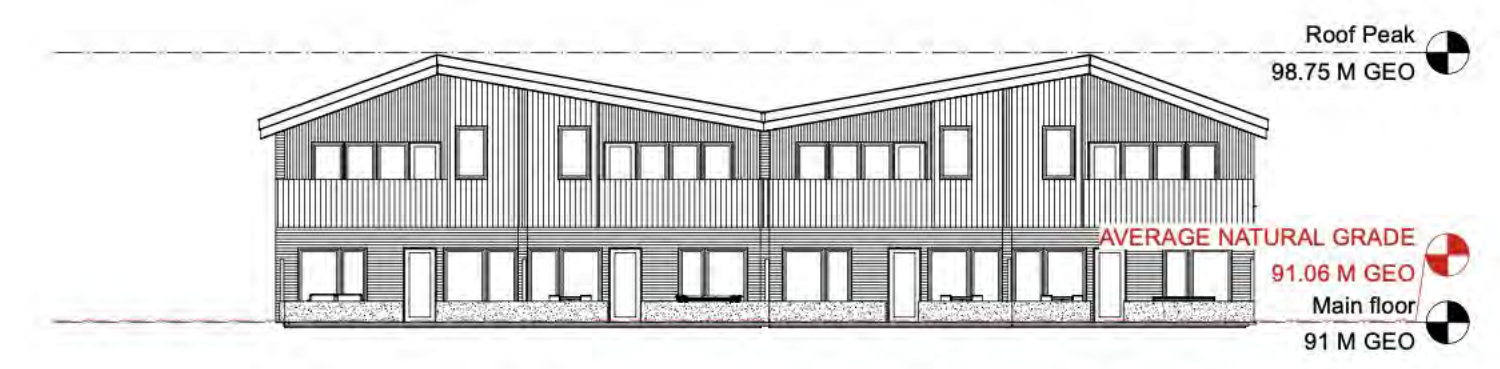
2 Typical long section
Scale: 1/8" = 1'-0"



5 GROUP A
Scale: 1/16" = 1'-0"



7 GROUP C
Scale: 1/16" = 1'-0"



9 GROUP E
Scale: 1/16" = 1'-0"



6 GROUP B
Scale: 1/16" = 1'-0"



8 GROUP D
Scale: 1/16" = 1'-0"



10 GROUP F
Scale: 1/16" = 1'-0"



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