

# **NEWPORT VILLAGE - BUILDING 3**

3040 KILPATRICK AVE

COURTENAY, B.C.

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OCTOBER 21, 2021

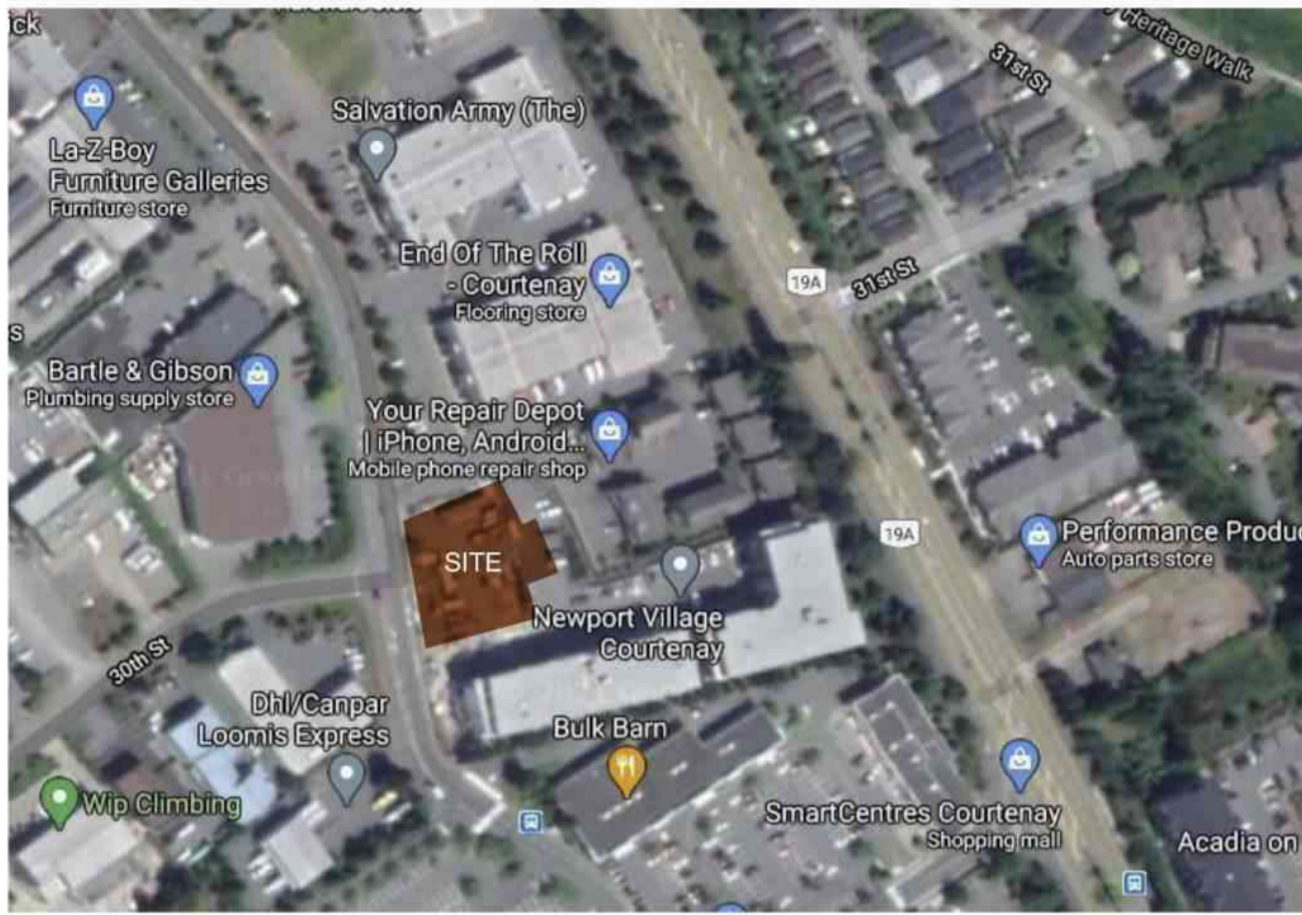
**NEWPORT VILLAGE COURTENAY  
DEVELOPMENTS LTD.**

OWNER:  
At: NEWPORT VILLAGE COURTENAY  
DEVELOPMENTS LTD.  
251- 255 Newport Dr. Port Moody V3H5H1  
PH 604-519-0003  
FX 604-519-0005

SITE STATISTICS  
 PROJECT CIVIC ADDRESS: 3040 KILPATRICK AVE., COURTENAY B.C.  
 LEGAL DESCRIPTION: LOT 1 SECTION 67 COMOX DISTRICT PLAN EPP79267 EXCEPT AIR SPACE PLAN EPP81977

ZONING:  
 SITE AREA: 40,401 sf  
 SITE COVERAGE: 20%  
 COVERAGE: 8,045 sf  
 FAR: .82

LOCATION PLAN



HEIGHT & SETBACK

HEIGHT	ALLOWED	PROPOSED	NOTES
	15.00m	BUILDING	
	17.00m	ELEVATOR	<b>AS PER BYLAW 3030</b>

SETBACK	FLOOR	REQUIRED	BUILDING	NOTES
	L1	8.00m		FENCE PAST 2m FOR 6m SETBACK
	L2	8.00m		
	L3	8.00m		
	L4	8.00m		
	L5	11.50m		
	P1	14.00m		
	L1	18.00m		
	L2	18.00m		
	L3	18.00m		
	L4	18.00m		
	L5	18.00m		
	P1	6.50m		
	L1			
	L2	9.50m		
	L3			
	L4			
	L5			
	P1	9.50m		
	L1			
	L2	13.50m		
	L3			
	L4			
	L5			

**AS PER BYLAW 3030**

UNIT TYPE	A	A1	A2	A3	C1	C2	B	B1	B2	B4	B5	Studio	TOTALS	SF/FLOOR
1ST	1			1			3	2	1		1		9	6,154.42
2ND		1	1				3	2	1	1		1	10	6,934.89
3RD		1	1				3	2	1	1		1	10	6,934.89
4TH		1	1				3	2	1	1		1	10	6,934.89
5TH					1	1							2	2,311.11
TOTAL UNITS	1	3	3	1	1	1	12	8	4	3	1	3	41	29,270.20
SF/UNIT	967.18	933.32	1,107.76	763.11	1,132.76	1,178.35	628.56	641.21	653.40	605.41	602.63	466.90	713.91	
TOTAL SF	967.18	2,799.96	3,323.28	763.11	1,132.76	1,178.35	7,542.72	5,129.68	2,613.60	1,816.23	602.63	1,400.70	29,270.20	
BED/UNIT	2	2	2	1	2	2	1	1	1	1	1	1	1.22	
TOTAL BEDS	2	6	6	1	2	2	12	8	4	3	1	3	50	
BATH/UNIT	2	2	2	1	2	2	1	1	1	1	1	1	1.22	
TOTAL BATH	2	6	6	1	2	2	12	8	4	3	1	3	50	

UNIT MIX SCHEDULE

	STUDIO	1 BED	2 BED	TOTAL
1ST	0	7	2	9
2ND	1	7	2	10
3RD	1	7	2	10
4TH	1	7	2	10
5TH	0	0	2	2
TOTAL	3	28	10	41

PARKING BUILDING 3:

BUILDING	REQUIRED	PROVIDED	PROVIDED	
	RESIDENTIAL	RESIDENTIAL	UNDERGROUND	OFF-STREET
BUILDING 3	52 STALLS	52 STALLS	40	12
TOTAL	52 STALLS	52 STALLS	52 STALLS	

AREA CALCULATIONS

	UNITS	EXIT	VERTICAL	EXT WALL	TOTAL	FAR
1ST	6,154.42	1,265.99	280.31	0.00	7,700.72	7,420.41
2ND	6,934.89	816.34	310.70	0.00	8,061.93	7,751.23
3RD	6,934.89	816.34	310.70	0.00	8,061.93	7,751.23
4TH	6,934.89	816.34	310.70	0.00	8,061.93	7,751.23
5TH	2,311.11	159.70	299.58	0.00	2,770.39	2,470.81
TOTAL	29,270.20	3,874.71	1,511.99	0.00	34,656.90	33,144.91

PARKING SUMMARY		SIZE	PROPOSED		SUBTOTAL	NOTE
			UNDERGROUND	SURFACE		
PARKING STALLS	REGULAR	2.60m x 5.5m	27	11	38	
	SMALL	2.50m x 4.6m	13	0	13	25% of total stalls
	H/C	2.8m X 5.5m	0	1	1	
	SUBTOTAL			40	12	52
	DRIVE ISLE	6.71m				
LOADING SPACE						

ROOF TOP EXTERIOR AMENITY	2,691.00
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OCP & REZONING APPLICATION 21 OCT 2021  
 ISSUE DATE

CLIENT  
 NEWPORT VILLAGE COURTENAY DEVELOPMENTS LTD.

**Brad Humphrey Architect**  
 1325 THOMAS AVE,  
 COQUITLAM, B.C.  
 V3K 2L4  
 TEL 780.817.1578

PROJECT TITLE  
 BUILDING 3 RESIDENTIAL

DRAWING TITLE  
 PROJECT INFO

DRAWN BGJH SCALE 1/4" = 1'-0" FILE / DATE 20413 pro. info 10-21

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 DRAWING NO. **A1-00**



KILPATRICK AVENUE

3  
PLAN  
35438

- BUILDING 3 - RESIDENTIAL = 12 SURFACE STALLS
- USEABLE OPEN SPACE = 726 sq. m.
- LANDSCAPE BUFFER

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 NEWPORT VILLAGE COURTENAY  
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DRAWING TITLE  
**BUILDING 3  
 SITE PLAN**

DRAWN	SCALE	FILE / DATE
B.G.H.	1 : 192	20413 site plan 10-21

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**A1-01**





1 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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Coquitlam, Alberta  
V3K 2L4  
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PROJECT TITLE  
BUILDING 3 RESIDENTIAL

DRAWING TITLE  
MAIN FLOOR PLAN

DRAWN BGJH	SCALE 1/8" = 1'-0"	FILE / DATE 20413 pl main floor 10-21
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1 2ND FLOOR PLAN  
A2-02 SCALE: 1/8" = 1'-0"



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1325 Thomas Avenue,  
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V3K 2L4  
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PROJECT TITLE  
BUILDING 3 RESIDENTIAL

DRAWING TITLE  
2ND FLOOR PLAN

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DRAWING NO. A2-02





1 4TH FLOOR PLAN  
A2-04 SCALE: 1/8" = 1'-0"



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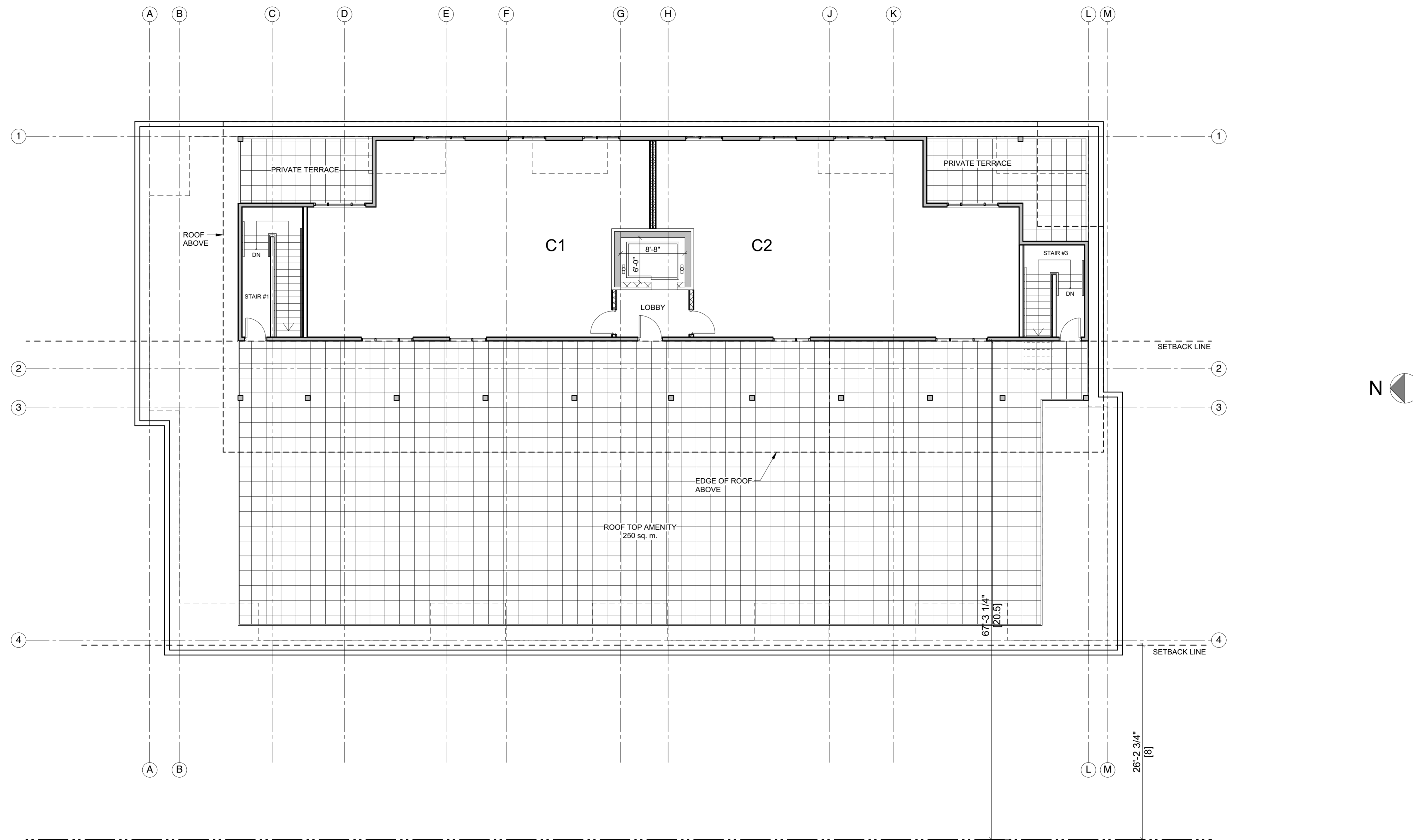
PROJECT TITLE  
BUILDING 3 RESIDENTIAL

DRAWING TITLE  
4TH FLOOR PLAN

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1 5TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"


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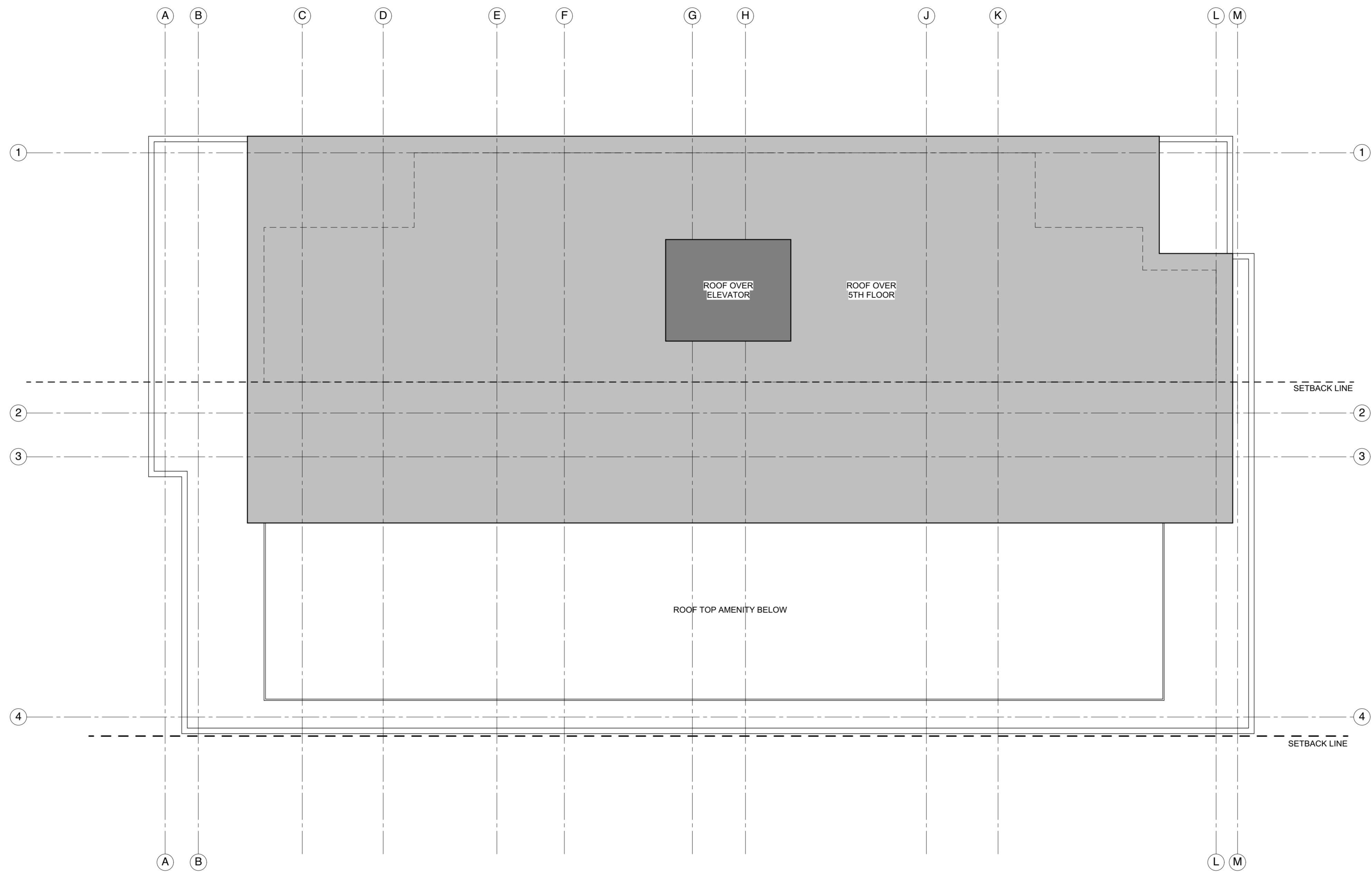
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V3K 2L4  
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PROJECT TITLE  
**BUILDING 3 RESIDENTIAL**

DRAWING TITLE  
**5TH FLOOR PLAN**

DRAWN BGJH	SCALE 1/8" = 1'-0"	FILE / DATE 20413 pl 5th floor 10-21
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**A2-05**



1 ROOF PLAN  
A2-06 SCALE: 1/8" = 1'-0"


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V3K 2L4  
Tel 780.817.1578

PROJECT TITLE  
**BUILDING 3 RESIDENTIAL**

DRAWING TITLE  
**ROOF PLAN**

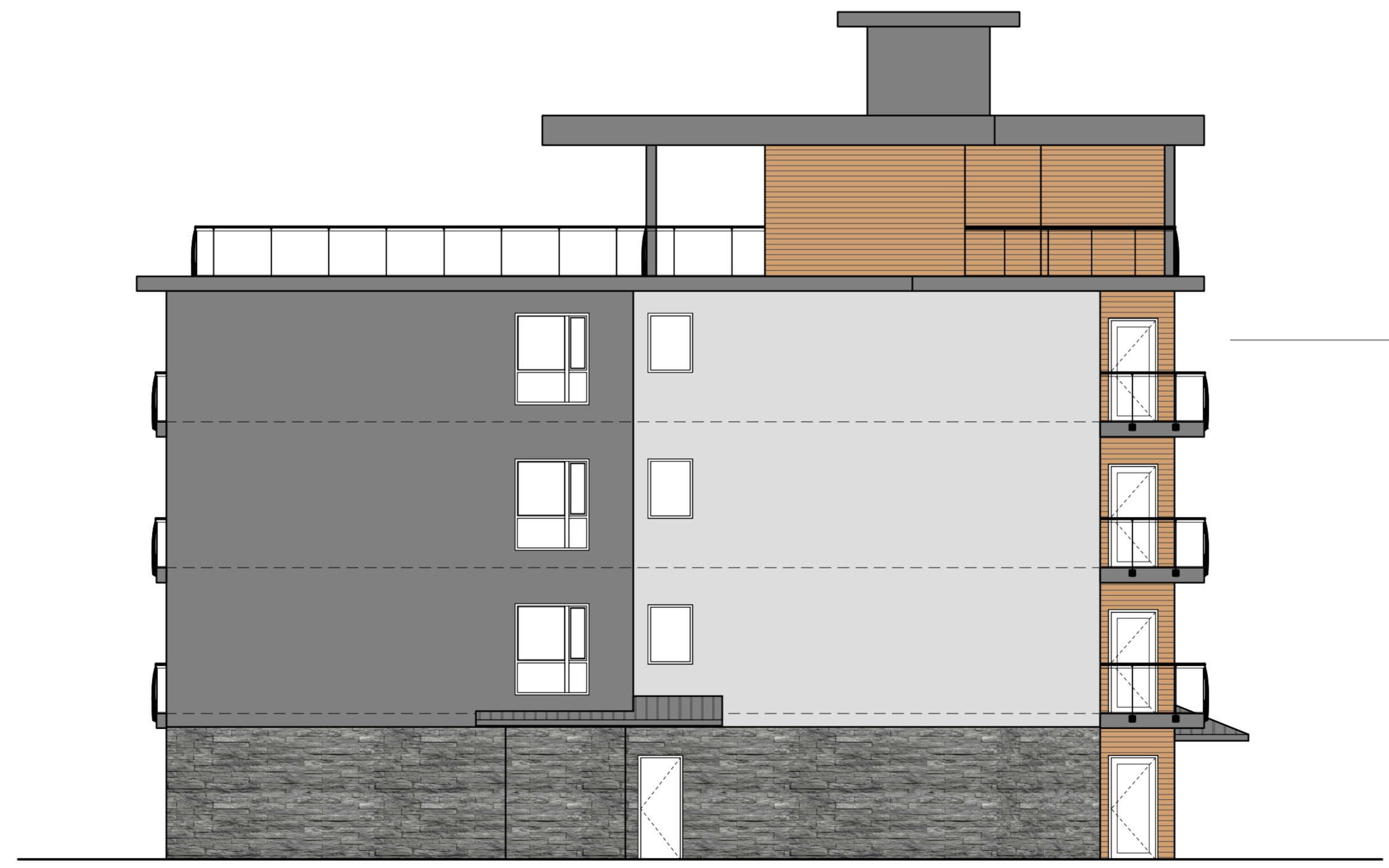
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**A2-06**



1 WEST ELEVATION  
A3-01 SCALE: 1/8" = 1' - 0"



2 SOUTH ELEVATION  
A3-01 SCALE: 1/8" = 1' - 0"

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PROJECT TITLE		
BUILDING 3 RESIDENTIAL		
DRAWING TITLE		
ELEVATIONS: WEST & SOUTH		
DRAWN	SCALE	FILE / DATE
BGJH	1/8" = 1'-0"	20413 pl elev W&S 10-21
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1 EAST ELEVATION  
A3-02 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A3-02 SCALE: 1/8" = 1'-0"


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PROJECT TITLE  
**BUILDING 3 RESIDENTIAL**

DRAWING TITLE  
**ELEVATIONS:  
EAST & NORTH**

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