



THE CORPORATION OF THE CITY OF COURTENAY

## MEMORANDUM

**To:** Chris Marshall, Director of Development Services  
**From:** Mike Grimsrud, Planner II  
**Subject:** Application for Development Permit at 3040 Kilpatrick Avenue

**File No.:** 3060-20-2213

**Date:** August 8, 2022

### PURPOSE:

To consider the issuance of a multi-family residential development permit for a 41-unit multi residential building.

### BACKGROUND:

The subject property is 3,750 m<sup>2</sup> (0.93 ac.) in area and zoned Comprehensive Development Twenty-Six A Zone (CD-26A), legally described as Lot 1, Section 67, Comox District, Plan EPP79267 Except Air Space Plan EPP81977. An amendment to the Zoning bylaw was completed on May 30<sup>th</sup> 2022 to facilitate the proposed development (RZ2102, Bylaw No. 3030).



Figure 1: Subject Property

The proposal is to construct a 41 unit multi residential building that complies with the new comprehensive development zone and is subject to Multi Residential and Multi Residential Above 3 Storeys Development Permit Guidelines from OCP Bylaw No. 2387, 2005.

## DISCUSSION:

### Zoning Compliance

The development permit submission closely resembles the plans and elevations submitted during the rezoning process, though it has reconfigured and expanded the underground parking, and complies with the CD-26A zone regulations as summarized below:

	CD Twenty-Six A Zone (CD-26A)	Proposal
Lot Coverage	20%	19%
Floor Area Ratio	0.82	0.82
Front Yard Setback	7.5 m below 11.5 m high; 17.0 m above 11.5 m high	7.5 m; 17.0 m
Rear Yard Setback	18.0 m; 14.0 m underground parking structure	20+ m; 14.0 m
Side Yard Setback (N)	9.5 m; 6.5 m underground parking structure	9.5 m; 6.5+ m
Side Yard Setback (S)	13.0 m	13.0 m
Building Height	17.0 m; 15.0 m roof parapet	16.68 m; 14.75 m
Usable Open Space	70 m <sup>2</sup> play area; 250 m <sup>2</sup> rooftop amenity area; Min. 4.5 m <sup>2</sup> avg. 9 m <sup>2</sup> patios/balconies	78 m <sup>2</sup> play area; 250 m <sup>2</sup> rooftop amenity area; Min. 4.7 m <sup>2</sup> avg. 9.8 m <sup>2</sup>
Parking Stalls	52 for 41 dwelling units; 33 for 3080 Kilpatrick	53 for 41 dwelling units; 33 for 3080 Kilpatrick
Parking Min. W, L	2.6 m, 5.5 m	2.6 m, 5.5 m
Parking Aisle Min Width	6.7 m, accordance with CD schedule	6.7 m, improved level turns
Pkg. Min. Wall Buffer	accordance with CD schedule	Same minimums
Small Space Max.	25%	25%
Bike Parking	1/unit (41)	41

\*minor exceptions have been built into the CD-26A zone for specific building features

### Multi Residential and Multi Residential Above 3 Storeys Development Permit Area Guidelines Compliance

#### **Form and Character and Compatibility with Surrounding Uses**

The proposal provides continuity with the existing buildings in the development and complies with siting restrictions specified for the CD-26A zone to minimize disruption to rear neighbours. The building contains 31 units, all with private decks or patios, and includes rooftop and rear amenity areas. Cladding is fibre cement and cultured stone, same as Buildings 1 and 2. Entrances are on three sides, including facing the public road, and the top floor of the building is stepped back significantly, with a forward-facing rooftop deck. Additional articulation is provided on other floors, with inset decks and variations in siding colour and texture. Underground and rear surface parking share an existing side access to the public street and there is a secondary vehicular access on the other side. The roughly north/south building orientation provides all units with direct sunlight and many upper units will have impressive views. Flat roofs are in keeping with the design of the other buildings in the development and minimize unnecessary height. Building design deck dividers provide privacy between units. Plans and elevations are included in **Attachment No. 1, Schedule No. 1**.

#### **Siting, Landscaping and Screening**

Most of the landscaping for this development has already been constructed under previous development permits for the other buildings. A detailed landscape plan has been provided by Mystic Woods Landscape Design and approved by Alison Mewett, BCSLA, detailing tree, shrub and groundcover planting species, size

and location for the remaining northwest corner of the site, and forms part of the attached draft development permit (**Attachment No. 1, Schedule No. 2**). Five cherry trees are provided in the small space, with an understory of rhododendrons, lithodora and euonymus to match existing landscaping. Patios, decks and the rooftop amenity area provide the main recreation areas, though there is also a ground level 78 m<sup>2</sup> play area with benches, slightly larger than required for the CD-26A zone. Landscape buffers as required by the zone are met. The building has a generous rear setback of about 20 m and 9.5 m and 13.0 m side setbacks, contributing to privacy, view amenities and noise attenuation. An updated stormwater management plan will be required for Building Permit. Underground irrigation will be provided.

### ***Signage, Lighting and Parking***

Any signage will be considered under a separate sign permit application. As a condition of the permit, and in alignment with the guideline and the City's Dark Skies Policy, all outdoor lighting must be Full-Cut Off/Flat Lens. 44 underground and 9 surface stalls are provided for the building, exceeding the zoning requirement by one. The proposal has converted 3 studio units to 2-bedroom units, which would likely increase parking demand, but it still meets parking demand based on calculations in the 3040 Kilpatrick Avenue Parking Study by Watt Consulting Group submitted for rezoning (which recommended 51 stalls at the original configuration). 33 surface stalls are also provided for neighbouring 3080 Kilpatrick. Surface parking does not comply with the guidelines for tree planting or being broken into small areas, but follows the configuration approved for the CD-26A zone. Landscaping and screening around the existing rear parking lot is as existing. The large lot is made more pedestrian-friendly and attractive through small breaks between sets of 2-9 stalls, and is largely screened from the public road by the building. Direct and functional pedestrian pathways connect building entrances to parking areas and the public street sidewalk.

### **Recommended Action:**

That DP 2213 be approved.

Prepared by:

Approved by:



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Mike Grimsrud  
Planner 2



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Chris Marshall, MCIP, RPP  
Director of Development Services

### ***Attachments:***

1. *Attachment No. 1: Draft Development Permit No. 2213*

***Attachment No. 1: Draft Development Permit No. 2213***

## THE CORPORATION OF THE CITY OF COURTENAY

Permit No. DP 2213

### DEVELOPMENT PERMIT

August 8, 2022

#### To issue a Development Permit

##### To:

Name: Newport Village Courtenay Developments Ltd., Inc. No. BC1080969  
Address: #251, 255 Newport Drive  
Port Moody, BC  
V3H 5H1

#### Property to which permit refers:

Legal: Lot 1, Section 67, Comox District, Plan EPP79267 Except Air Space Plan EPP81977  
Civic: 3040 Kilpatrick Avenue

#### Conditions of Permit:

Permit issued to permit the development of a multi-family residential development permit for a 41-unit building subject to the following conditions:

1. The applicant shall provide 125% of the estimated cost of construction for the Mansfield Lift Station upgrades as Security prior to the issuance of a building permit;
2. The development shall be substantially consistent with the architectural plans as shown in **Schedule No. 1**, by Brad Humphrey Architect, dated July 26, 2022;
3. The development shall be substantially consistent with the landscape architectural plans as shown in **Schedule No. 2**, by Mystic Woods Landscape Design and sealed by Alison Mewett, BCLSA May 27, 2022;
4. Submission of landscape security in the amount of \$12,456.25 (\$9,965 x 125%) is required, as contained in **Schedule No. 3**, by Mystic Woods Landscape Design and sealed by Alison Mewett, BCLSA, dated May 26, 2022;
5. The following conditions which would normally need to be addressed prior to Development Permit issuance must be addressed for Building Permit:
  - a. Provide verification and copies of reciprocal easement agreements for storm drainage, sanitary sewers and access agreements for 3040, 3070 & 3080 Kilpatrick Avenue;
  - b. All materials and construction methods within municipal rights-of-way and statutory rights-of-way shall conform to the City of Courtenay Subdivision and Development Servicing Bylaw No. 2919;
  - c. The owner's engineer is responsible for coordinating all design work by all Utility Companies and providing Utility Company design plans and a Third Party Coordination plan sealed by a Qualified Professional showing all existing and proposed 3rd Party Utilities with City infrastructure to confirm that there are no

utility conflicts;

- d. Resolve conflict within Kilpatrick Avenue road right-of-way with the proposed pedestrian access at south access and existing utility pole guy wire/anchors fronting the development;
  - e. Provide copy of the restrictive easement/covenant providing water/fire service to 3040 Kilpatrick Avenue;
  - f. Provide an updated Site Servicing report and design to verify compliance with all aspects of Stormwater Management. Verify that Bylaw 2919 stormwater requirements are addressed;
  - g. Provide measures to prevent overland flows from the development site from entering 2998 & 3030 Kilpatrick Avenue;
  - h. Provide a Site Grading Plan to verify final surface grading complies with Bylaw 2919 Stormwater Management requirements and BC Building Code;
  - i. Provide project specific Erosion & Sediment Control plans prepared by a Qualified Professional;
  - j. Clarify the existing/proposed signs and markings within municipal rights-of-way that are to be removed and/or reinstated/(re)placed;
  - k.
    - a. Restore municipal boulevard with 300mm of topsoil and Hydro Seed Grass Mix per MMCD 32 92 19;
    - b. Verify proposed landscape features for this development site do not encroach within municipal road rights-of-way;
  - l. Kilpatrick Avenue boulevard and the (two) proposed pedestrian accesses from back of sidewalk to property line within road right-of-way to drain overland to the municipal roadway and storm system;
  - m. Provide cross-section and/or notes and/or details to clarify thickness of proposed pedestrian access and material/depths of subgrade(s) from back of sidewalk to property line;
  - n. Existing curbs/walls within the road rights-of-ways are to be removed i.e. adjacent to north side of proposed pedestrian access, north of the south driveway access;
6. Landscaping must be completed within one year of the date of issuance of the occupancy permit by the City;
  7. The minimum depth of topsoil or amended organic soil on all landscaped areas is to be 450 mm for shrubs, 300 mm for groundcover and grass, and 300 mm around and below the root ball for trees;
  8. 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, as well as the dedicated public walkway. Exterior building lighting must have FCO lighting fixtures;
  9. A sign permit shall be obtained prior to any signage being installed on the property;
  10. The development shall meet all other 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.
  12. The applicant pay the City's legal fees for the rezoning application prior to building permit

**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.

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Date

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Corporate Officer

## ***Schedule No. 1 – Architectural Plans***



# NVCD - B3

## 3040 KILPATRICK AVE

COURTENAY, B.C.

June 13, 2022  
July 29, 2022

### NEWPORT VILLAGE COURTENAY DEVELOPMENTS LTD.

OWNER:  
ALT: NEWPORT VILLAGE COURTENAY DEVELOPMENTS LTD.  
251 - 256 NEWPORT BLVD., Port Moody V3H6H1  
PH: 604-919-0003  
FX: 604-519-0005

#### Brad Humphrey Architect

ARCHITECT  
ALT: Brad Humphrey  
1825 - 7233 Westview Avenue, Coquitlam, B.C. V3K 2L4  
780-817-1578  
brad.humphrey@bradhumphrey.net

#### Jensen Hughes

CODE CONSULTANT  
ALT: Westley Lim  
500 - 1901 Rosser Ave, Burnaby, BC V5C 8R4  
778-782-8918  
westley.lim@jensenhughes.com

#### Wedler Engineering Ltd.

CIVIL ENGINEER  
ALT: Greg Merchant  
250 - 334 4263  
gmerchant@wedler.com

#### RDH Building Science Inc.

ENVIRONMENTAL CONSULTANT  
ALT: Harvey Goodman  
#280 - 730 Grant Avenue, Courtenay B.C. V9N 2T3  
250-703-6066  
Hgoodman@rdh.com

#### Read Jones Christoffersen Ltd (RJC)

STRUCTURAL ENGINEER  
ALT: Leon Plett  
#220 - 645 Tyee Road, Victoria V9A0X5  
250-386-7794  
lplett@rjc.ca

#### SRC Engineering Consultants Ltd

MECHANICAL ENGINEER/ENERGY MODELLING  
ALT: George Chaias  
#205 - 4180 Lougheed Hwy, Burnaby, B.C. V5C 4B3  
604-268-9091 Ext. 111  
gchaias@src-eng.com

#### SRC Engineering Consultants Ltd

ELECTRICAL ENGINEER  
ALT: Avellio Comodro  
#205 - 4180 Lougheed Hwy, Burnaby, B.C. V5C 4B3  
604-268-9091 Ext. 123  
a.comodro@src-eng.com

#### EXP Engineering Ltd.

GEOTECHNICAL ENGINEER  
ALT: Derek Chan  
#205 - 4180 Lougheed Hwy, Burnaby, B.C. V5C 4W3  
604-874-1245  
derek.chan@exp.com

#### Bruce Lewis Land Surveying Inc.

SURVEYOR  
ALT: Bruce Lewis  
8111 Hightledge Court, Comox B.C. V9M3R4  
250-880-0334  
bclaw@bls.net

#### Allison Mewett Landscape Architect

LANDSCAPE ARCHITECT  
ALT: Allison Mewett  
766 Lazo Road, Comox, B.C. V9M 3V6  
250-285-1085  
allison@mewettlinc.ca

#### Watt Consulting Group Ltd

PARKING & TRAFFIC ENGINEER  
ALT: Tim Shale  
#205 - 3888 48th Avenue, Victoria, B.C. V8T1Z4  
250-388-9877 Ext. 430  
tim@wattconsultinggroup.com

#### Cardinal Engineering Ltd.

SPRINKLER ENGINEER  
ALT: Ryan Pavey  
#709 - 610 Granville Street, Vancouver, B.C. V6C 3T3  
604-605-0006  
rpavey@cardinalinc.ca

#### ARCHITECTURAL DRAWING LIST

A0-00	COVER SHEET/CONSULTANTS
A1-00	PROJECT DATA
A2-00	PARKING DATA
A2-01	PARKING LEVEL P2
A2-02	MAIN FLOOR PLAN
A2-03	2ND FLOOR PLAN
A2-04	3RD FLOOR PLAN
A2-05	4TH FLOOR PLAN
A2-06	5TH FLOOR PLAN
A2-07	6TH FLOOR PLAN
A2-08	ELEVATIONS WEST & SOUTH
A2-09	ELEVATIONS EAST & NORTH
A2-10	SECTIONS A & B
A2-11	SECTION C

10 DRAWINGS: 22 JULY 2022

DATE PREPARED TO CONDITIONS	26 JULY 2022
DATE CORROBORATION	13 JULY 2022
DATE SUBMISSION	20 APRIL 2022
DATE	DATE

#### NEWPORT VILLAGE COURTENAY DEVELOPMENTS LTD.

#### Brad Humphrey Architect

1133 Thames Avenue,  
Coquitlam, B.C.  
V3K 2L4  
Tel: 780.817.1578

#### NVCD 3040 KILPATRICK AVENUE

#### COVER SHEET CONSULTANT LIST

OWNER	SCALE	FILE DATE
RDH/BH/BL	N/A	201413 cover 07-20
DATE PREPARED TO CONDITIONS	DATE CORROBORATION	DATE SUBMISSION
26 JULY 2022	13 JULY 2022	20 APRIL 2022

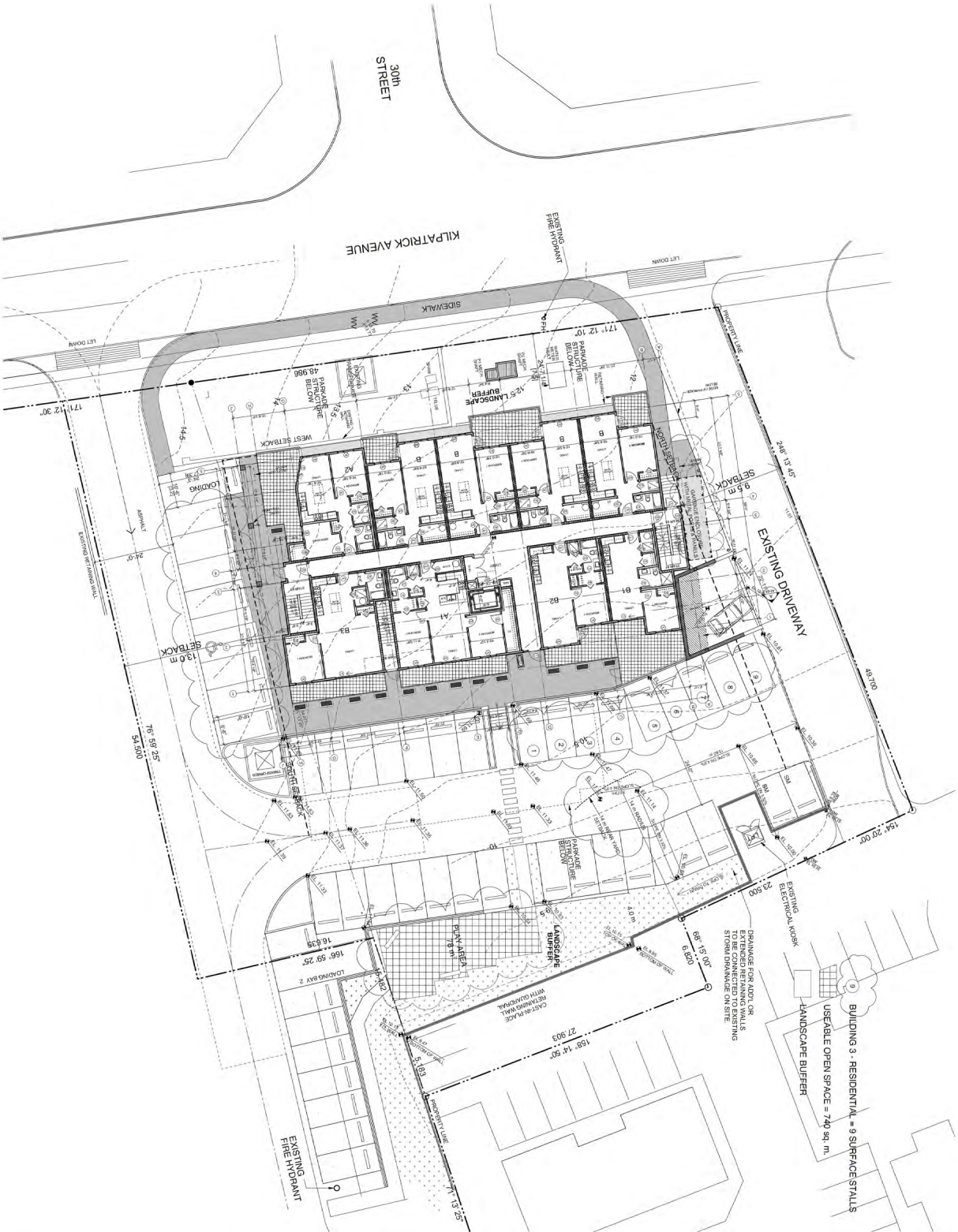
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UNIT MAX SCHEDULE			
	1 BED	2 BED	TOTAL
1ST	7	2	9
2ND	7	3	10
3RD	7	3	10
4TH	7	3	10
5TH	0	2	2
TOTAL	28	13	41

VEHICLE STATUS		PROPOSED			
PARKING SUMMARY		PARADE	SURFACE	TOTAL	PERCENTAGE
REGULAR	2.60m x 5.5m	31	9	39	75%
SMALL	2.50m x 4.6m	13	0	13	25%
H/C	2.8m x 5.5m	-	0	-	0%
SUBTOTAL		44	9	53	100%

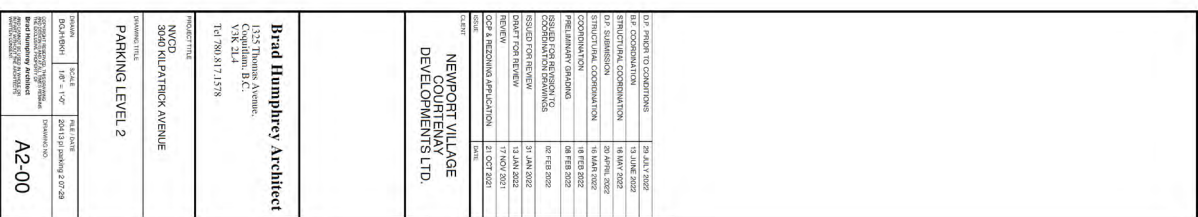
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PERCENTAGE	19%
SITE AREA	40,401
FAR AREA	33,001
FAR	0.82

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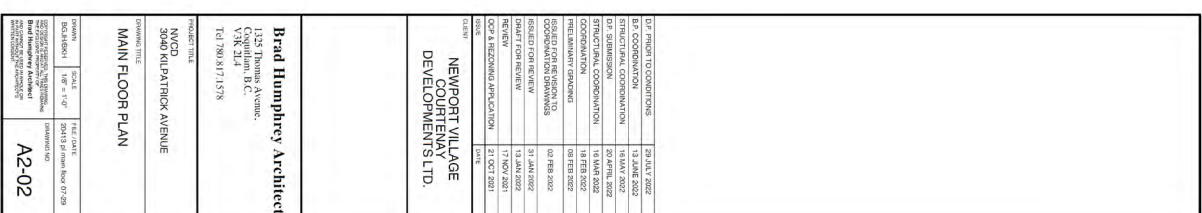


<p><b>NEWPORT VILLAGE DEVELOPMENTS LTD.</b></p>		<p><b>Brad Humphrey Architect</b></p>	
<p>1235 Thomas Avenue, Vancouver, B.C. V6E 2E4 Tel: 780.417.1578</p>		<p>1235 Thomas Avenue, Vancouver, B.C. V6E 2E4 Tel: 780.417.1578</p>	
<p>PROJECT TITLE: NVC 3040 KILPATRICK AVENUE</p>		<p>PROJECT TITLE: NVC 3040 KILPATRICK AVENUE</p>	
<p>SITE PLAN</p>		<p>SITE PLAN</p>	
<p>DATE: 2021.12.29</p>		<p>DATE: 2021.12.29</p>	
<p>REVISION: 1.1</p>		<p>REVISION: 1.1</p>	
<p>PROJECT NO: A1-01</p>		<p>PROJECT NO: A1-01</p>	

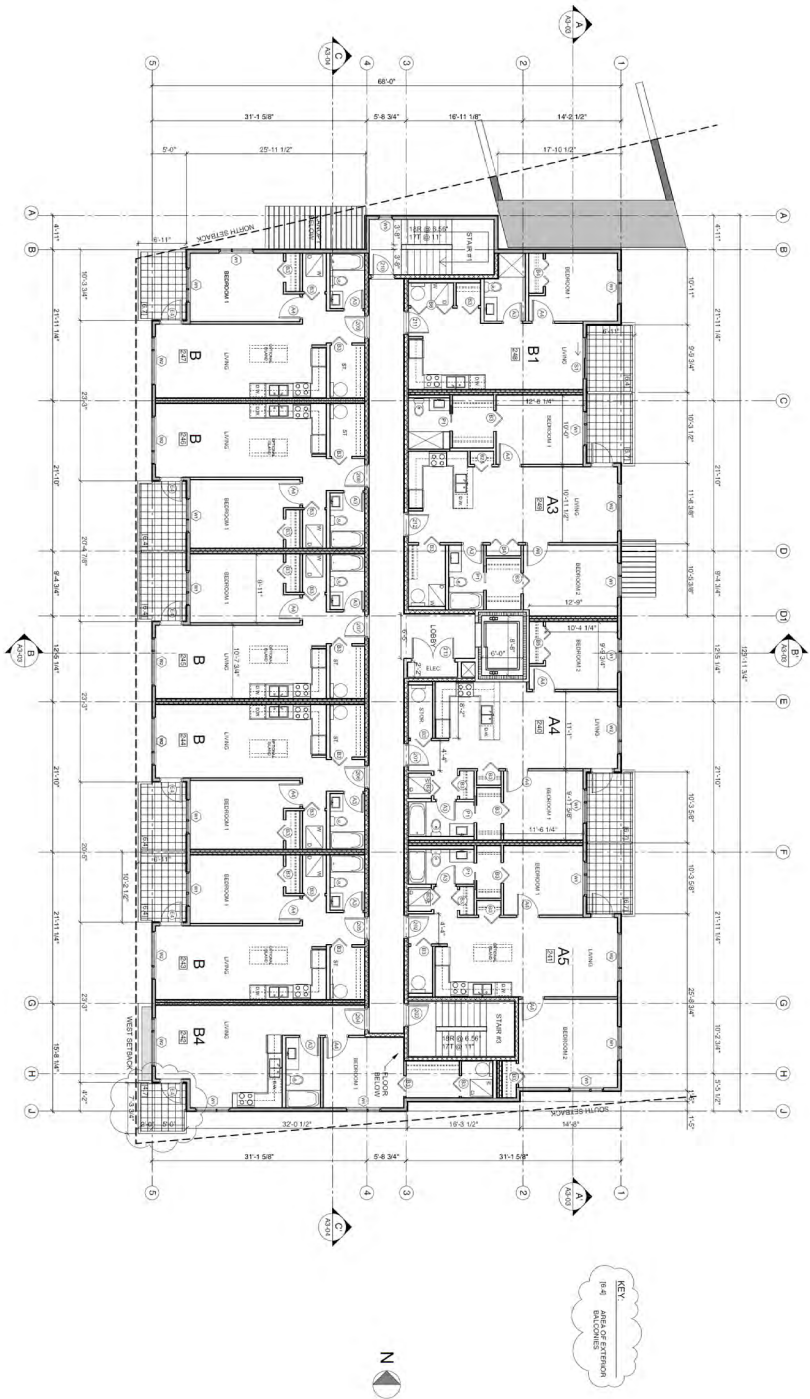




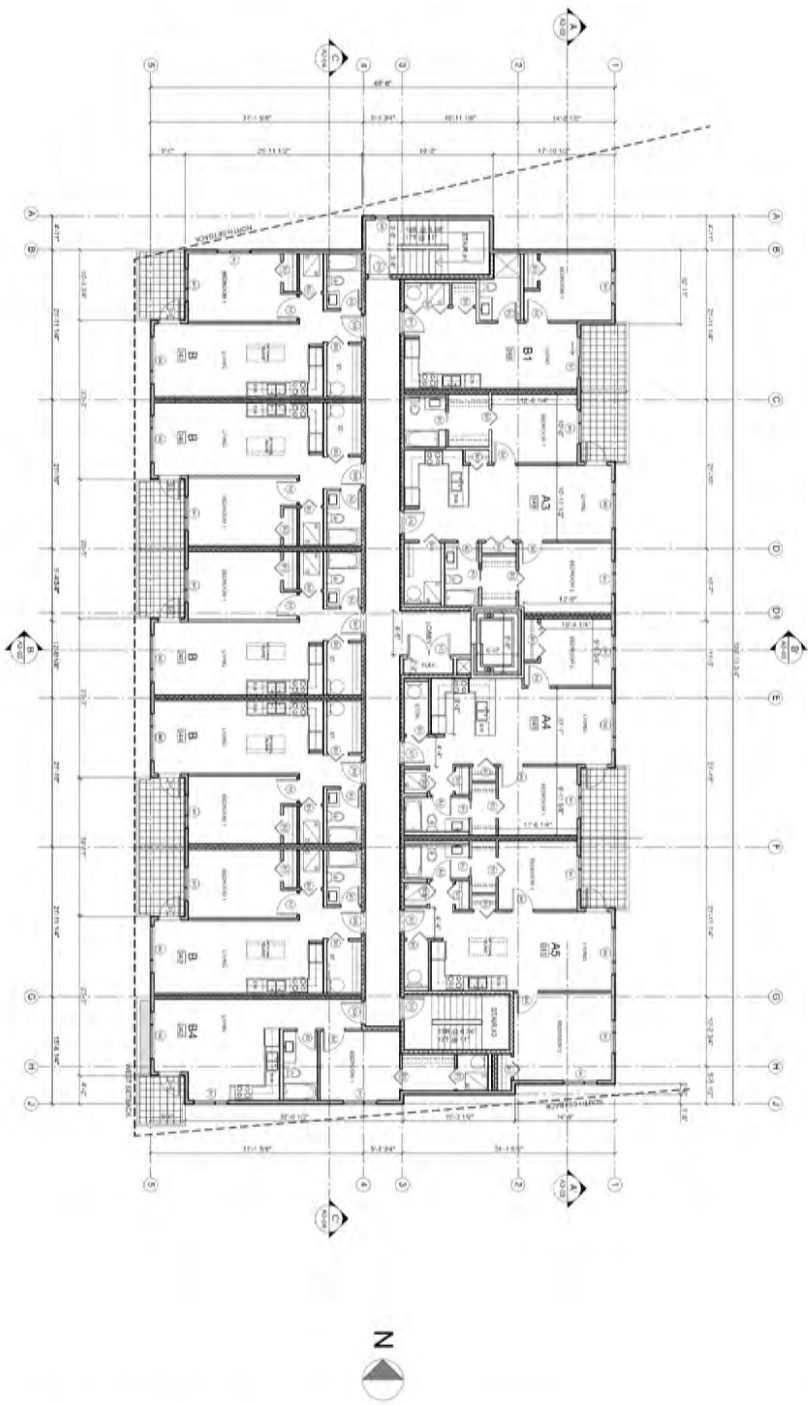








<b>Brad Humphrey Architect</b> 1333 Third Avenue, New York, NY 10021 Tel: 212.867.1578		<b>NEWPORT VILLAGE</b> APARTMENTS DEVELOPMENT LTD.	
<b>PROJECT TITLE</b> NEWPORT VILLAGE 3040 KILPATRICK AVENUE NEW YORK, NY 10021		<b>DATE</b> 21 OCT 2021	
<b>PROJECT NO.</b> 789.817.1578		<b>DATE</b> 21 OCT 2021	
<b>2ND FLOOR PLAN</b>		<b>DATE</b> 21 OCT 2021	
<b>SCALE</b> 1/8" = 1'-0"		<b>DATE</b> 21 OCT 2021	
<b>BRAD HUMPHREY ARCHITECT</b> 1333 Third Avenue, New York, NY 10021 Tel: 212.867.1578		<b>DATE</b> 21 OCT 2021	
<b>A2-03</b>		<b>DATE</b> 21 OCT 2021	



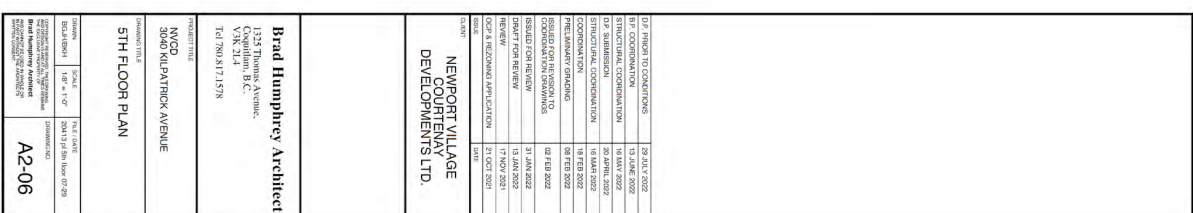
3RD FLOOR PLAN  
Scale: 1/8" = 1'-0"



<b>Brad Humphrey Architect</b> 1125 Thomas Avenue, Suite 200, B.C., V6K 3A4 Tel: 780.877.1576			
<b>NEWPORT VILLAGE</b> <b>COURTENAY</b> <b>DEVELOPMENTS LTD.</b>			
<b>3RD FLOOR PLAN</b>			
OWNER: NEWPORT VILLAGE DEVELOPMENTS LTD. 1125 Thomas Avenue, Suite 200, B.C., V6K 3A4 Tel: 780.877.1576	ARCHITECT: BRAD HUMPHREY ARCHITECT 1125 Thomas Avenue, Suite 200, B.C., V6K 3A4 Tel: 780.877.1576	DATE: 2019.07.20	DRAWN BY: A2-04



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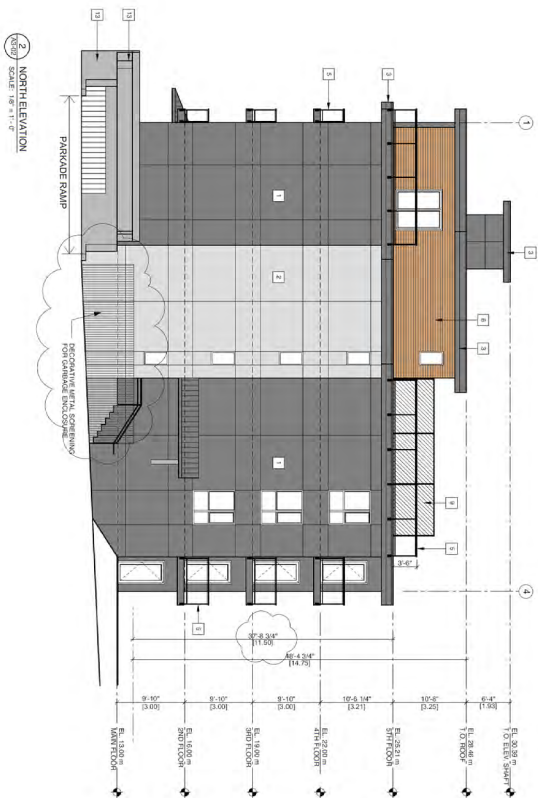






1	MAKING PAPER CRAFTS: SCISSORS
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12	MAKING PAPER CRAFTS: GLUE

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ISSUED	DATE
OP & REZONING APPLICATION REVIEW	21 OCT 2021
DRAFT FOR REVIEW	17 NOV 2021
ISSUED FOR REVIEW	13 JAN 2022
ISSUED FOR REVISION TO COMPLETION DRAWINGS	02 FEB 2022
PRELIMINARY GRADING	06 FEB 2022
COORDINATION	18 FEB 2022
DE SUBMISSION	20 APRIL 2022
BE COORDINATION	13 JUNE 2022
DP - PRIOR TO CONDITIONS	29 JULY 2022

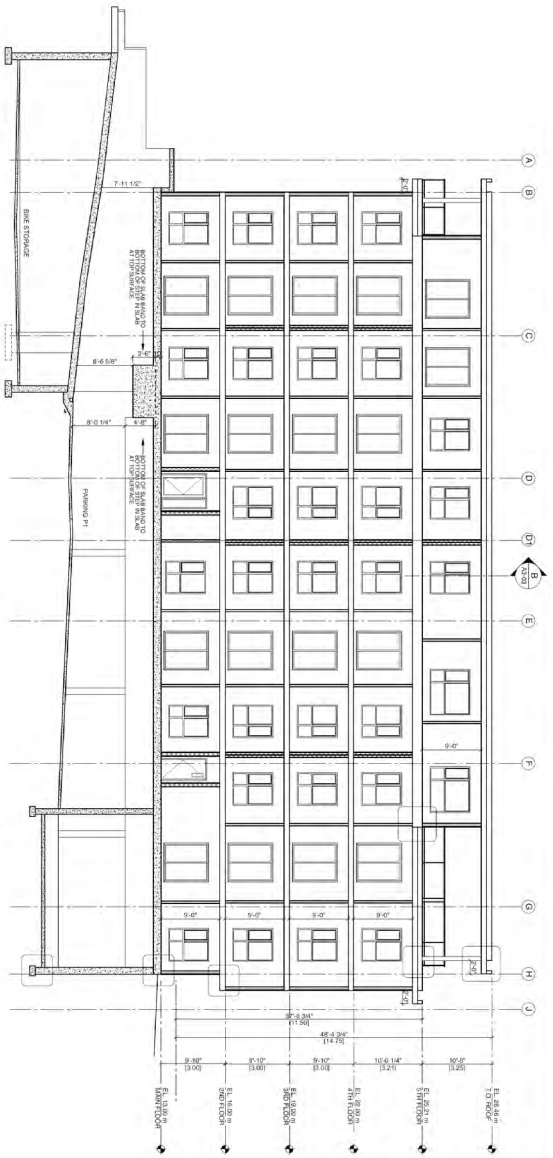
NEWPORT VILLAGE  
COURTENAY  
DEVELOPMENTS LTD

**Brad Humphrey Architect**  
1325 Thomas Avenue,  
Coquitlam, B.C.  
V3K 2L4  
Tel 780.817.1578

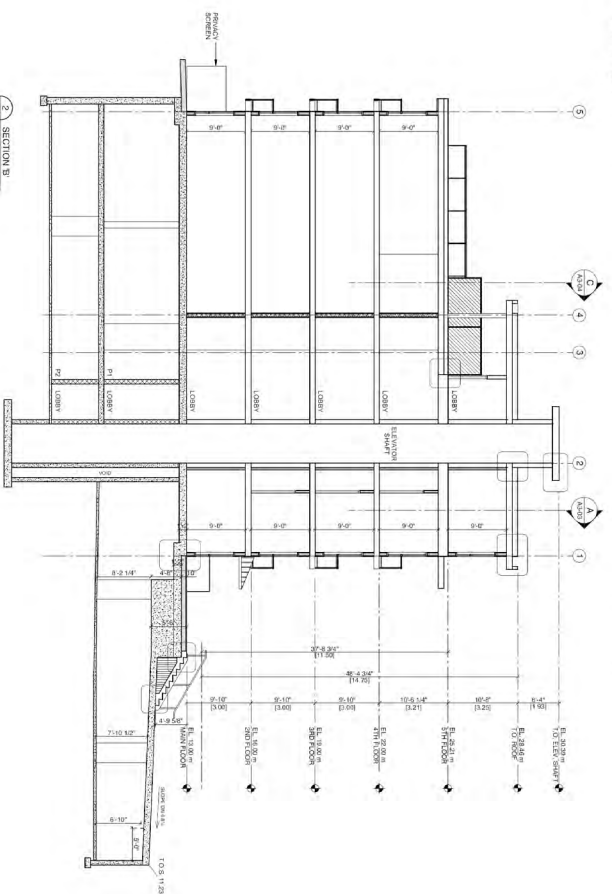
PROJECT TITLE  
NVCD  
3040 KILPATRICK AVENUE  
DRAINAGE TITLE  
ELEVATIONS:  
EAST & NORTH

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COPYRIGHT RESERVED. THIS DRAWING IS THE PROPERTY OF THE DISTRICT OF COLUMBIA AND CANNOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DISTRICT OF COLUMBIA		DRAWING NO. <b>A3-02</b>





SECTION A  
SCALE: 1/8" = 1'-0"



SECTION B  
SCALE: 1/8" = 1'-0"

DATE	17/10/2021
BY	BRAD HUMPHREY
CHECKED	BRAD HUMPHREY
DATE	17/10/2021
BY	BRAD HUMPHREY
CHECKED	BRAD HUMPHREY

NEWPORT VILLAGE  
DEVELOPMENTS LTD.

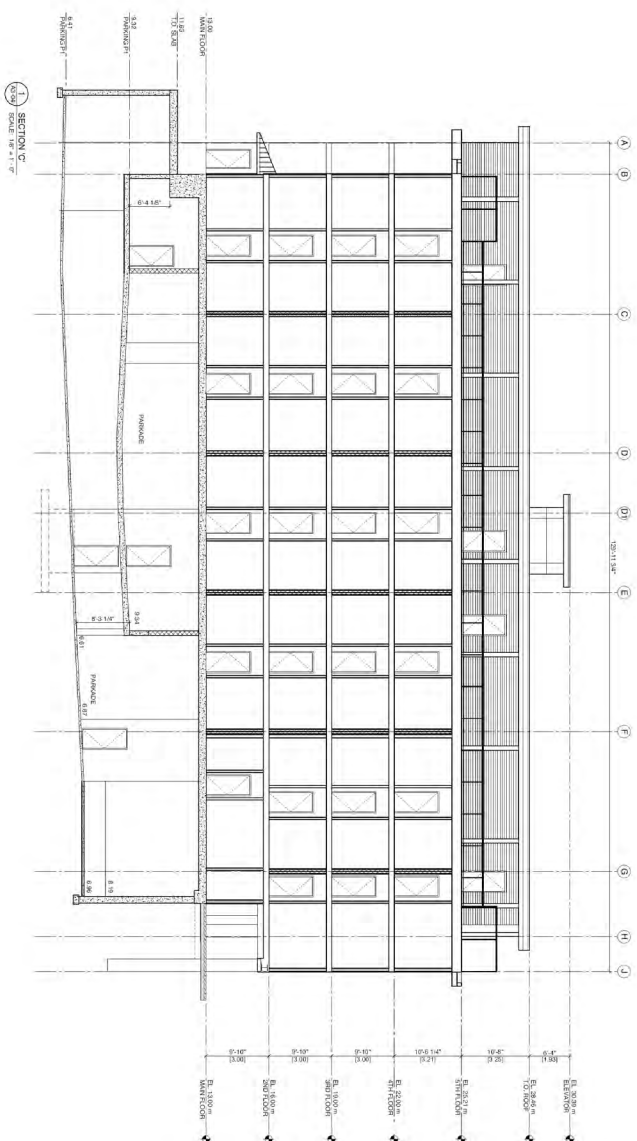
Brad Humphrey Architect  
1125 Pithers Avenue,  
Vancouver, B.C.  
V6A 1A1  
Tel: 780.317.1578

PROJECT FILE  
N/C/O  
3040 KILPATRICK AVENUE

DATE  
2021.10.17

DATE	2021.10.17
BY	BRAD HUMPHREY
CHECKED	BRAD HUMPHREY
DATE	2021.10.17
BY	BRAD HUMPHREY
CHECKED	BRAD HUMPHREY

A3-03



**Brad Humphrey Architect**

1325 Thomas Avenue  
Coquitlam, B.C.  
V3K 2L4  
Tel 780.817.1578

PROJECT TITLE  
NVCD  
3040 KILPATRICK AVENUE

DRAWING TITLE  
SECTION C

DRAWN BY B.J.M/BKH	SCALE 1" = 1'-0"	FILE / DATE 20412 section C 07-20
DESIGNED BY CONSULTING ENGINEERS 1601 HUNTER STREET, SUITE 200 HOUSTON, TEXAS 77006 TEL: 713/869-8800 FAX: 713/869-8801 WWW.HUNTERENGINEERS.COM		CHECKED BY NO.
<b>Brad Humphrey Architect</b> AND CONSULTING INC. IN ARCHITECTURE 1601 HUNTER STREET, SUITE 200 HOUSTON, TEXAS 77006		A3-04

***Schedule No. 2 – Landscape Plans***





**BLD LANDSCAPE SHINARDS**

BLD LANDSCAPE SHINARDS is a landscape architecture firm located in Seattle, WA. We are currently seeking a landscape architect for a project in the BLD area. The project involves the design and construction of a new building and its surrounding landscape. The project is located in the BLD area, which is a large, undeveloped area. The project is a large-scale development and will involve the construction of a new building and its surrounding landscape. The project is a large-scale development and will involve the construction of a new building and its surrounding landscape. The project is a large-scale development and will involve the construction of a new building and its surrounding landscape.

**PROJECT:** BLD LANDSCAPE SHINARDS

**LOCATION:** BLD LANDSCAPE SHINARDS

**SCOPE:** BLD LANDSCAPE SHINARDS

**DESIGNER:** BLD LANDSCAPE SHINARDS

**DATE:** BLD LANDSCAPE SHINARDS

**SCALE:** BLD LANDSCAPE SHINARDS

**NOTES:** BLD LANDSCAPE SHINARDS

**CONTACT:** BLD LANDSCAPE SHINARDS

**ADDRESS:** BLD LANDSCAPE SHINARDS

**PHONE:** BLD LANDSCAPE SHINARDS

**EMAIL:** BLD LANDSCAPE SHINARDS

**WEBSITE:** BLD LANDSCAPE SHINARDS

**LOGO:** BLD LANDSCAPE SHINARDS



***Schedule No. 3 – Landscape Cost Estimate***



## LANDSCAPE INSTALLATION ESTIMATE

May 26, 2022

### LANDSCAPE ARCHITECT

Alison Mewett, BCSLA  
766 Lazo Road  
Comox, BC V9M 3V6  
(250)339-3955  
amewett@gmail.com

### PROJECT

Newport Village Courtenay Developments Ltd  
Building 3  
3040 Kilpatrick Ave  
Courtenay, BC

Planting beds: 69.6 m<sup>2</sup> (749 ft<sup>2</sup>), Lawn sod: 98.0 m<sup>2</sup> (1,055 ft<sup>2</sup>)

Plant material	\$ 2,200.00
Topsoil delivered (shrubs) @ 18" – 42 cu yds @ \$40	1,680.00
Sandy topsoil delivered (lawn) @ 12" – 39 cu yds @ \$35	1,365.00
Fine mulch delivered @ 4" – 9 cu yds @ \$55	495.00
Sod lawn area @ 0.40 /sqft	425.00
Fertilizers, landscape fabric and miscellaneous	200.00
Machine work to grade and move materials	900.00
Labour to install plant materials and other work to complete	1,800.00
Irrigation system installed	<u>900.00</u>
<b>Planting Sub-total (not including taxes)</b>	<b>\$ 9,965.00</b>

Materials estimated at cost.

This estimate is approximate and may not reflect actual cost to install.

Corinne Matheson, CLD, QP  
Mystic Woods Landscape Design

Alison Mewett, BCSLA  
Landscape Architect



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