

THE CORPORATION OF THE CITY OF COURTENAY

Permit No. 3060-20-2003

October 12, 2021

DEVELOPMENT PERMIT

To issue a Development Permit

To: Name: Canadian Community Housing Ltd., Inc. No. BC0612016
Address: Box 3417
COURTENAY, BC
V9N 5N5

Property to which permit refers:

Legal: Lot A, Section 61, Comox District, Plan 33222
Civic : 995 England Avenue

Conditions of Permit:

To issue a development permit to allow the construction of a 24 unit multi-family development on the above noted property subject to the following conditions:

Development Permit No. 2003 is subject to the following conditions:

1. Development must be in conformance with the site plan (s) and associated project data dated August 25, 2021 in **Schedule No. 1** by ATA Architectural Design;
2. Development must be in conformance with the building elevations dated August 25, 2021 and September 14, 2021 in **Schedule No. 2** by ATA Architectural Design;
3. Development must be in substantial conformance with the landscape plan(s) dated August 31, 2021 by Allison Mewett in **Schedule No. 3**;
4. Prior to the issuance of a building permit landscape security in the amount of \$47,568.75 (\$38,055.00 x 125%) is required as estimated by Alison Mewett dated August 10, 2021 in **Schedule No. 4**;
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. A sign permit shall be obtained prior to any signage installed on the property.
7. All signage must be architecturally integrated with the overall site and building design and comply with *Sign Bylaw No. 2960, 2013*;
8. All new replacement and upgraded street lighting in the proposed development must use Full Cut Off/Flat Lens (FCO/FL) luminaries to light roads pedestrian areas;

9. All exterior building and site and lighting must be in general conformance with the exterior lighting plan in *Schedule No. 5*;
10. Prior to issuance of an occupancy permit by the City's Building Division, the applicant is required to pay \$156,000.00 to the City of Courtenay's special reserve fund for off street parking in accordance with section 7.1.2(2) of *Zoning Bylaw No. 2500*; 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.

October 12, 2021

Date



Chief Administrative Officer

Schedule No. 1: Site Plan(s)

PROJECT INFORMATION
995 ENGLAND AVE. COURTNEY, BC
LEGAL ADDRESS: LETA, SECTION 61, COMOD DISTRICT PLAN 3022
ZONING: C-1 COMMERCIAL ONE ZONE

BUILDING USE: GROUP C (MULTI RESIDENTIAL DWELLINGS)
SITE AREA: 6,320 SQ FT (583.7 SQ M)
FOOTPRINT OF BUILDING 1: 1,200 SQ FT (111.5 SQ M)
FOOTPRINT OF BUILDING 2: 1,200 SQ FT (111.5 SQ M)
FOOTPRINT OF BUILDING 3: 1,200 SQ FT (111.5 SQ M)
TOTAL FOOTPRINT: 3,600 SQ FT (334.5 SQ M)

GROSS FLOOR AREA:
GROUND FLOOR: 1,200 SQ FT (111.5 SQ M)
SECOND FLOOR: 1,200 SQ FT (111.5 SQ M)
TOTAL FLOOR AREA: 2,400 SQ FT (223.0 SQ M)

ZONING BYLAW ANALYSIS
1. SITE COVERAGE: REQUIRED: 5.0% (315.0 SQ M) PROPOSED: 5.5% (337.5 SQ M)
2. MINIMUM FLOOR AREA: REQUIRED: 7,500 SQ FT (693.0 SQ M) PROPOSED: 7,500 SQ FT (693.0 SQ M)

3. SETBACKS:
FRONT: 10.0 M
SIDE: 3.0 M
REAR: 10.0 M

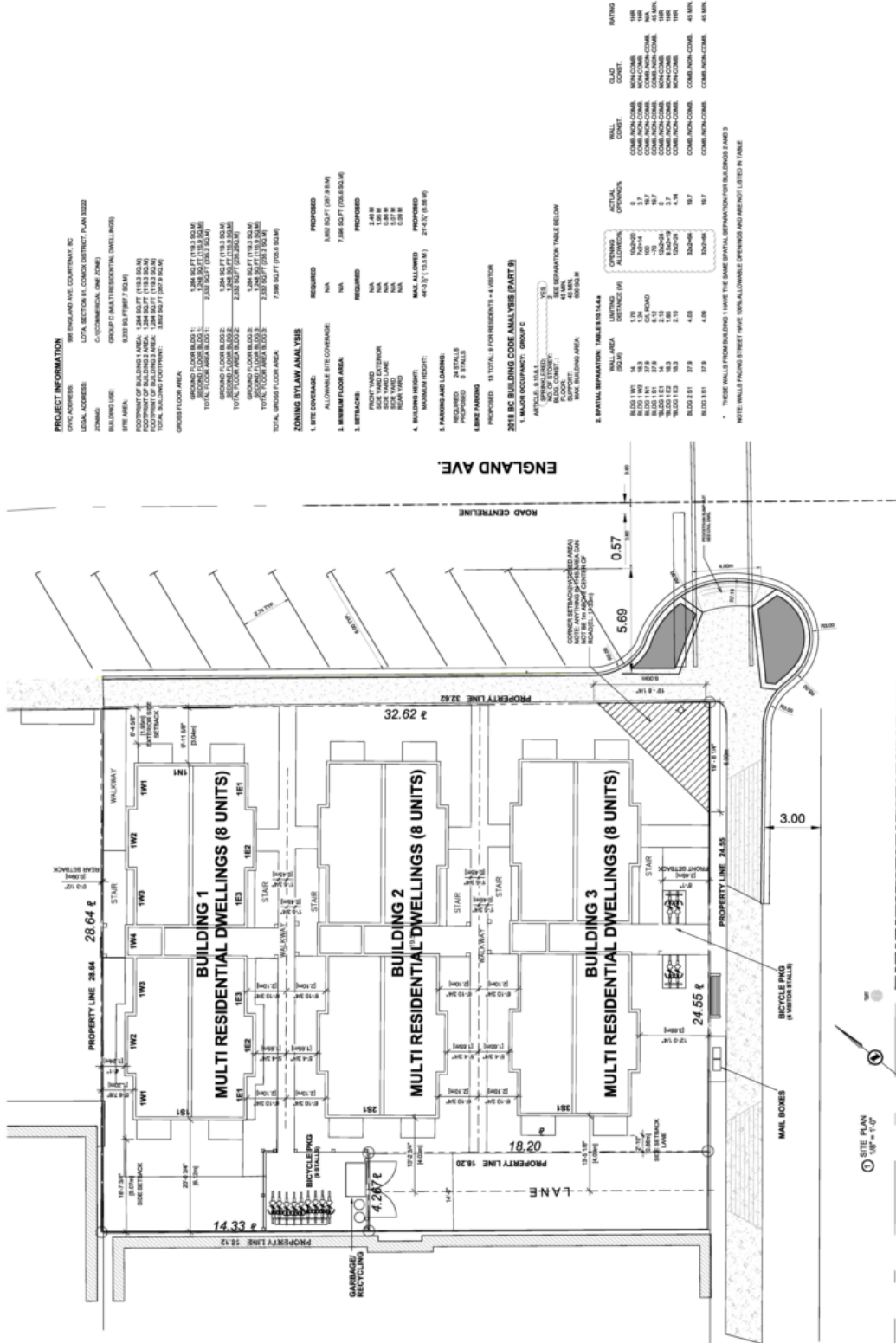
4. WALLS AND ROOFS:
WALLS: 200 mm
ROOFS: 150 mm

5. PARKING AND LOADING:
PARKING: 10 SPACES
LOADING: 2 DOCK DOORS

6. ENERGY PERFORMANCE:
ENERGY RATING: B+ (100%)

7. 2018 BC BUILDING CODE ANALYSIS (PART 9):
1. FIRE SAFETY: GROUP C
2. SPATIAL SEPARATION: TABLE 9.10.4.4

NOTE: WALLS FROM BUILDING 1 HAVE THE SAME SPATIAL SEPARATION FOR BUILDINGS 2 AND 3
* THESE WALLS FACING STREET HAVE 100% ALLOWABLE OPENINGS AND ARE NOT LISTED IN TABLE



SITE PLAN
1/8" = 1'-0"

REV.	DATE	DESCRIPTION
1.	SEP 21/20	ISSUED FOR PERMITS
2.	DEC 10/20	ISSUED FOR DP
3.	APR 13/21	RE-ISSUED FOR DP
4.	JUN 07/21	RE-ISSUED FOR DP
5.	AUG 20/21	REVISED FOR DP
6.		
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8.		
9.		
10.		
11.		
12.		
TOTAL:		

ATA ARCHITECTURAL DESIGN LTD
2021-08-25

995 ENGLAND AVE. COURTNEY, BC
995 ENGLAND AVE.
COURTENAY, BC

PROJECT NO. 19-33
DRAWING NO. A.1.0

CHECKED BY: ATA
DRAWN BY: TS
DATE PLOTTED: JUN 20, 2021
SCALE: AS NOTED

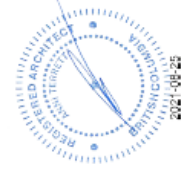
PROJECT NO. 19-33
DRAWING NO. A.1.0

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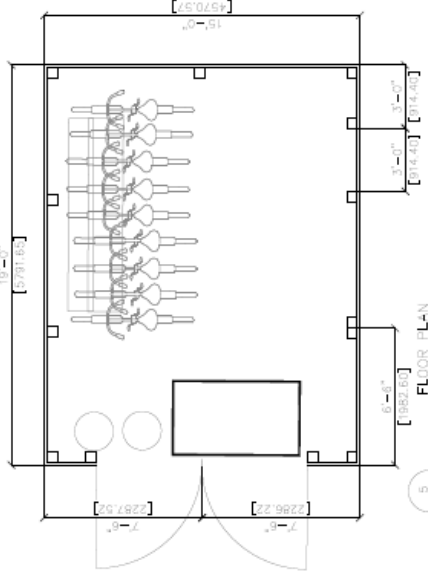
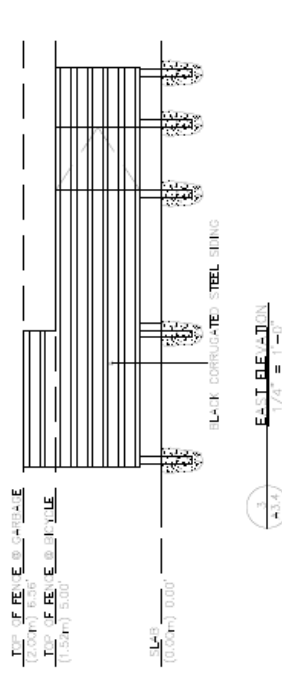
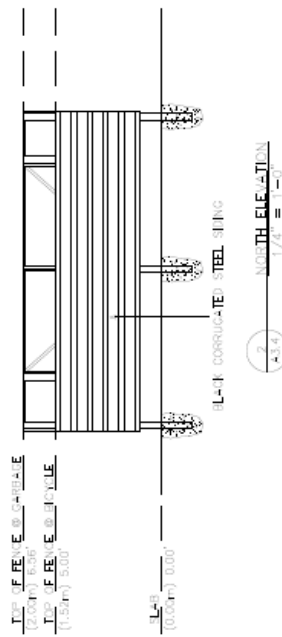
REVISIONS:

Rev.	Date	Description
1.	SEP 21/20	ISSUE FOR COORDINATE
2.	DEC 10/20	ISSUE FOR DP
3.	APR 13/21	RE-ISSUE FOR DP
4.	JUN 07/21	RE-ISSUE FOR DP
5.	AUG 24/21	RE-ISSUE FOR DP
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E-L



CARDAGE/RECYCLING ENCLOSURE



2 NORTH ELEVATION
1/4" = 1'-0"

4 SOUTH ELEVATION
1/4" = 1'-0"

Schedule No. 2: Building Elevations

ATA
ATA CONSULTANTS LTD
700-100 WEST PRINCE
VANCOUVER, B.C. V6E 2V2
TEL: (604) 734-0730

DATE: 2018.04.11
SCALE: AS SHOWN
PROJECT NO: 1933
SHEET NO: A.3.0

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION
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4	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
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6	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
7	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
8	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
9	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
10	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
11	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT
12	1	2018.04.11	ATA	ATA	ISSUED FOR PERMIT



PROPOSED APARTMENT
995 ENGLAND AVE
COURTENAY, B.C.

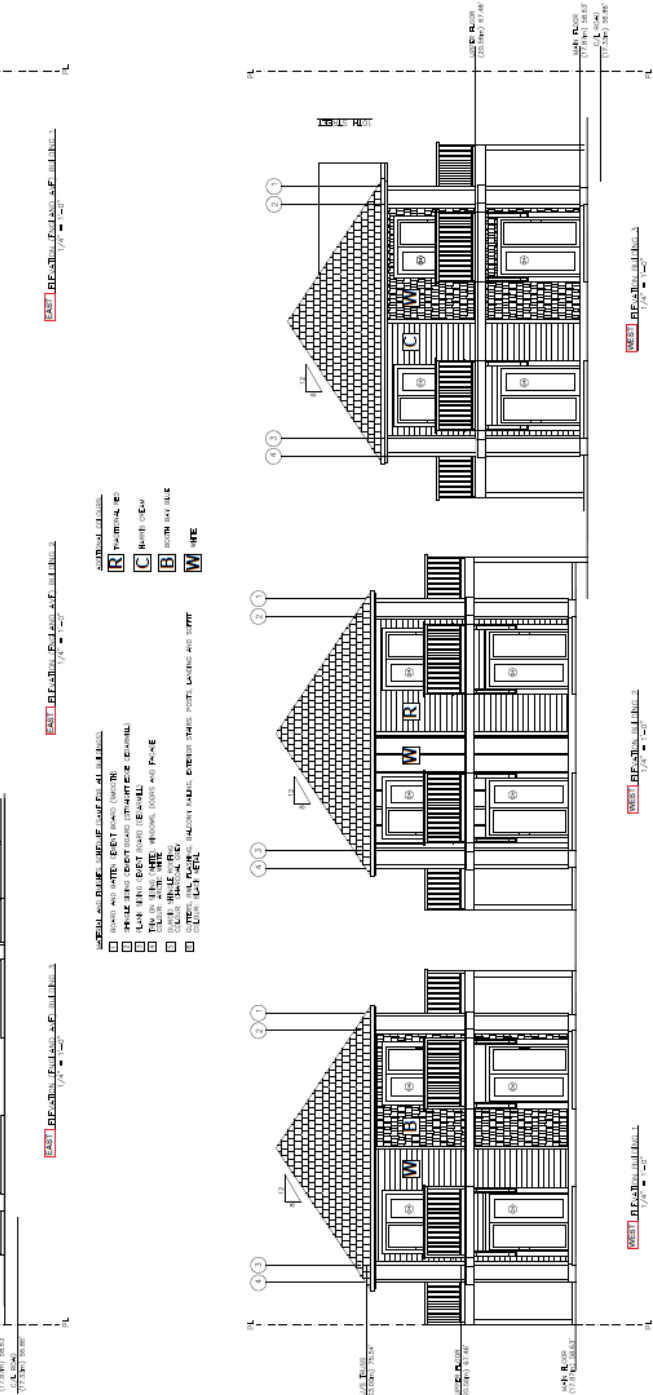
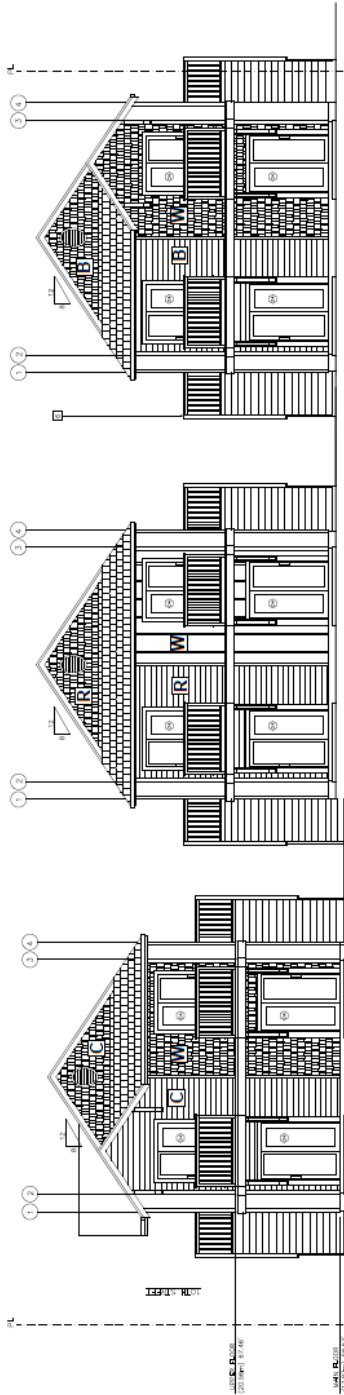
ELEVATIONS
(PROPOSED)
FRONT/REAR

SCALE: AS SHOWN

DATE: 2018.04.11

PROJECT NO: 1933

SHEET NO: A.3.0



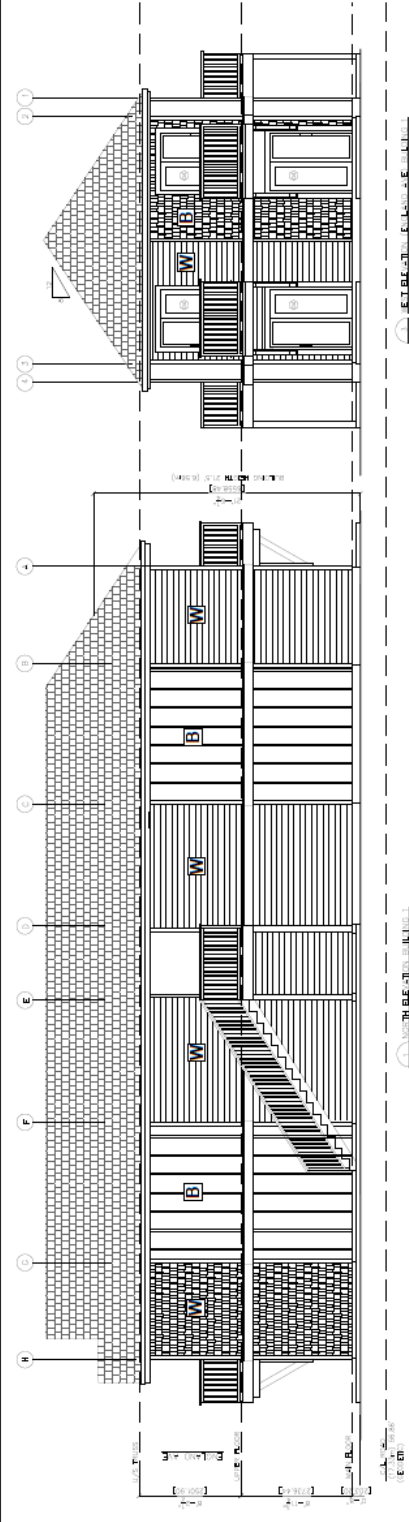
- GENERAL NOTES:**
- 1. REFER TO ALL OTHER SHEETS FOR DETAILS.
 - 2. REFER TO ALL OTHER SHEETS FOR DETAILS.
 - 3. REFER TO ALL OTHER SHEETS FOR DETAILS.
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DATE: 2018.04.11
SCALE: AS SHOWN
PROJECT NO: 1933
SHEET NO: A.3.0

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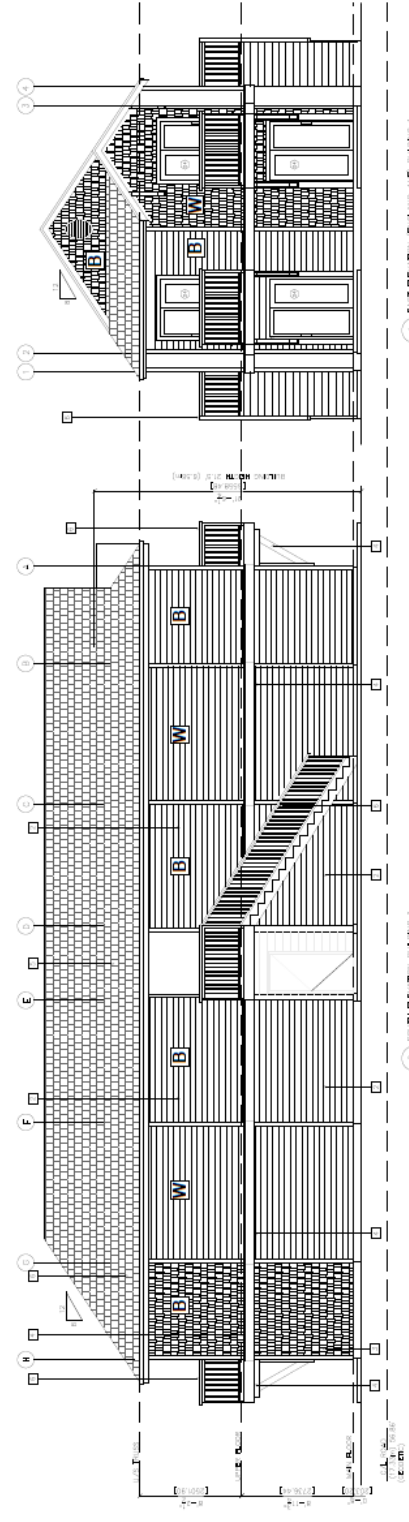


PROJECT: 965 ENGLAND AVE. COURTENAY, B.C.
 DRAWING NO.: ELEVATIONS BLDG. #1
 DATE: 2021.08.17
 SCALE: AS SHOWN



ELEVATION - EAST SIDE

ELEVATION - WEST SIDE



ELEVATION - SOUTH SIDE

ELEVATION - NORTH SIDE

- LEGEND:
- [R] ROOF TILE
 - [C] CLADDING
 - [B] BRICK
 - [W] WINDOW
- NOTES:
- 1. ALL MATERIALS TO BE AS SHOWN OR APPROVED BY THE ARCHITECT.
 - 2. FINISHES TO BE AS SHOWN OR APPROVED BY THE ARCHITECT.
 - 3. ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 - 4. ALL MATERIALS TO BE INSTALLED BY THE CONTRACTOR.
 - 5. ALL MATERIALS TO BE MAINTAINED BY THE CONTRACTOR.
 - 6. ALL MATERIALS TO BE PROTECTED BY THE CONTRACTOR.
 - 7. ALL MATERIALS TO BE REPAIRED BY THE CONTRACTOR.
 - 8. ALL MATERIALS TO BE REPLACED BY THE CONTRACTOR.
 - 9. ALL MATERIALS TO BE DEMOLISHED BY THE CONTRACTOR.
 - 10. ALL MATERIALS TO BE DISPOSED BY THE CONTRACTOR.

ATA
ARCHITECTURAL
DESIGN & BUILDING LTD

709-201 WEST PENDER
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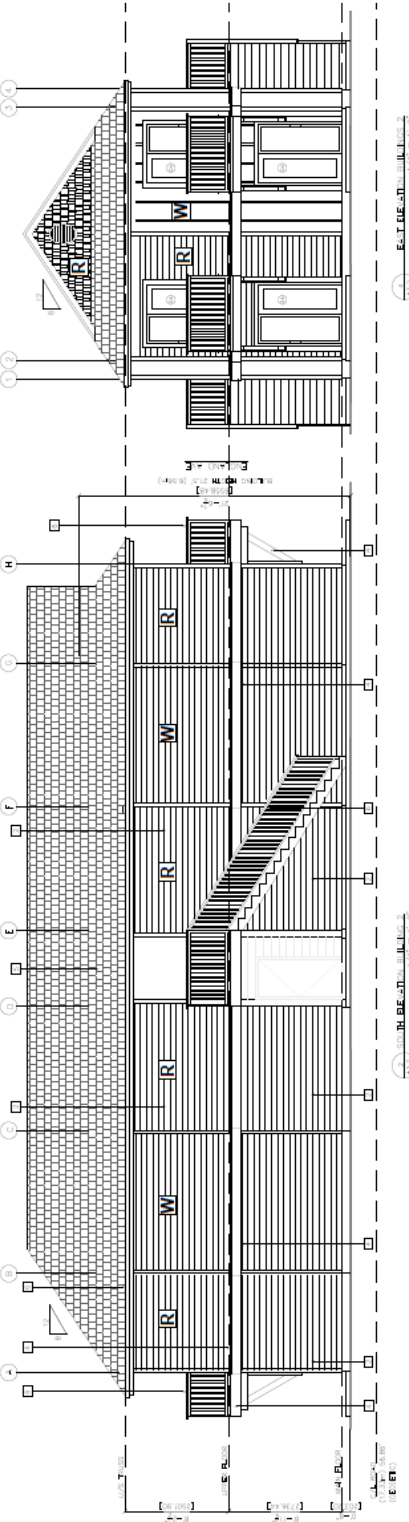
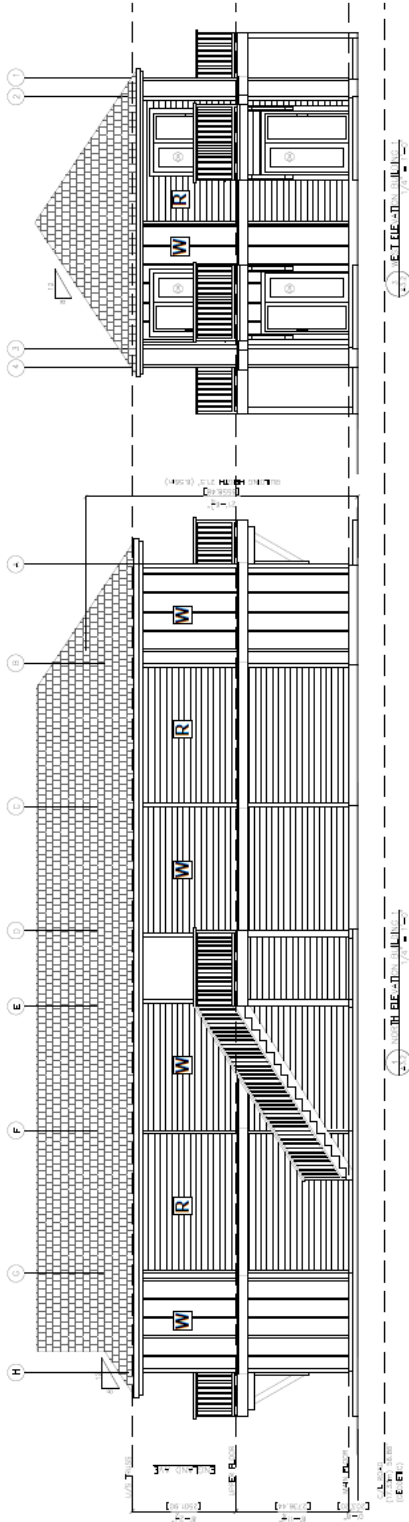
ELEVATION	
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PROJECT
965 ENGLAND AVE.
COURTENAY, B.C.

DATE: 11/10/11

PROJECT	965 ENGLAND AVE. COURTENAY, B.C.
DATE	11/10/11
SCALE	AS SHOWN
PROJECT NO.	19-33
DRAWING NO.	A 3.01



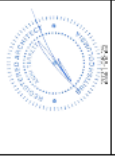
- LEGEND**
- BRICK
 - HORIZONTAL SIDING
 - VERTICAL SIDING
 - CORRUGATED METAL ROOF
 - CORRUGATED METAL WALL
 - CORRUGATED METAL FLOOR
 - CORRUGATED METAL CEILING
 - CORRUGATED METAL CHIMNEY
 - CORRUGATED METAL GABLE
 - CORRUGATED METAL PORCH
 - CORRUGATED METAL STAIRCASE
 - CORRUGATED METAL BALCONY
 - CORRUGATED METAL TERRACE
 - CORRUGATED METAL DRIVEWAY
 - CORRUGATED METAL GARAGE
 - CORRUGATED METAL GARAGE DOOR
 - CORRUGATED METAL GARAGE WINDOW
 - CORRUGATED METAL GARAGE LIGHT
 - CORRUGATED METAL GARAGE VENT
 - CORRUGATED METAL GARAGE FLOOR
 - CORRUGATED METAL GARAGE CEILING
 - CORRUGATED METAL GARAGE WALL
 - CORRUGATED METAL GARAGE ROOF

NOTES:
1. REFER TO DRAWING A 3.02 FOR FINISHES AND MATERIALS.
2. REFER TO DRAWING A 3.03 FOR FINISHES AND MATERIALS.
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ATA
ARCHITECTURAL LTD

708-201 WEST PENDER
VANCOUVER, BC V6P 2Y2
TEL: (604) 734-6750

EFFECTIVE DATE	
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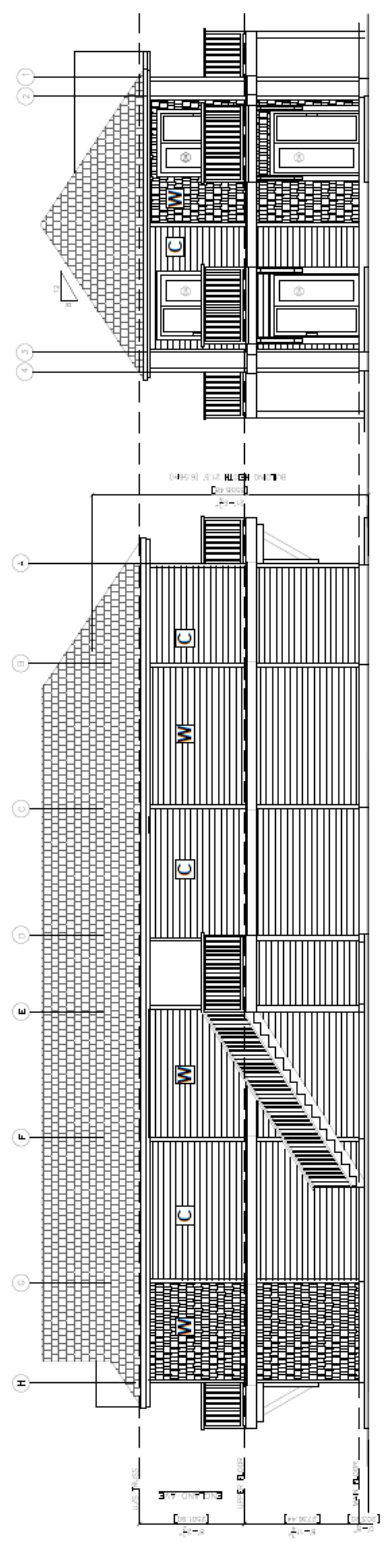
WILLIAM F. FENDER
REGISTERED PROFESSIONAL ENGINEER
No. 2011-5329
MATERIALS TO BE USED SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.

PROJECT
**985 ENGLAND AVE
COURTENAY, B.C.**

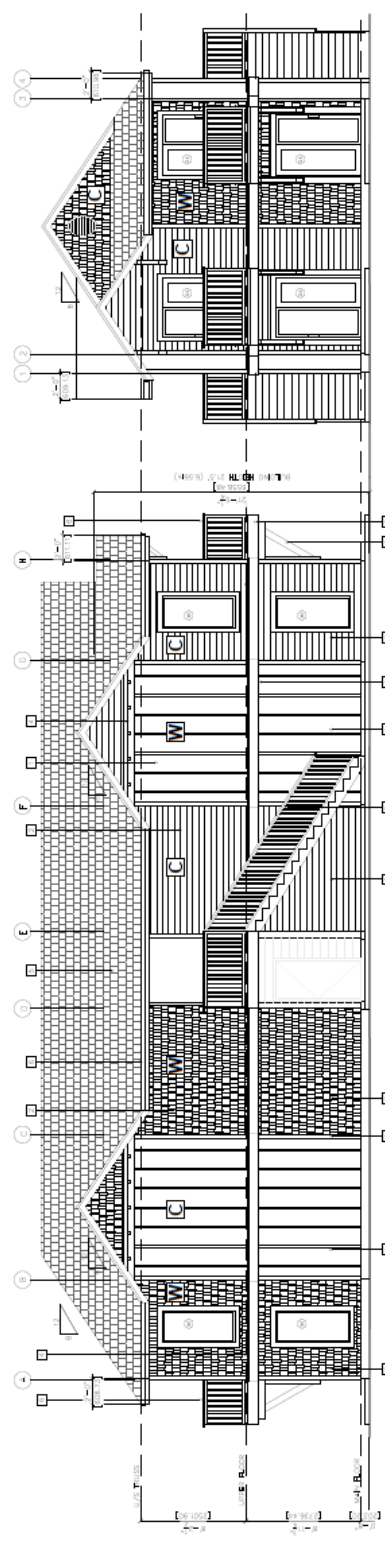
HEET TITLE
**ELEVATIONS
BLDG. #3**

DATE: 07/11/11	SCALE: AS SHOWN
PROJECT NO.: 10-33	DATE: 07/11/11

19-33 A 3.02



FRONT FACADE (SEE PLAN)



SIDE FACADE (SEE PLAN)

- LEGEND:**
- BRICK
 - CLADDING
 - CONCRETE
 - GLASS
 - METAL
 - PAINT
 - ROOFING
 - STONE
 - WOOD

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.
 ALL MATERIALS TO BE USED SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.
 ALL MATERIALS TO BE USED SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.



Exterior Colors for proposed buildings

Schedule No. 3: Landscape Plan(s)

THE LANDSCAPE STANDARDS
 All work shall be in accordance with the current edition of the BC Landscape Standards, published by the BC Landscape Contractors Association. All work shall be in accordance with the current edition of the BC Landscape Standards, published by the BC Landscape Contractors Association. All work shall be in accordance with the current edition of the BC Landscape Standards, published by the BC Landscape Contractors Association.

FOR THE REQUIREMENTS:
 Minimum depth for shrubs shall be 450mm (18")
 Minimum depth for perennials 300mm (12")
 Minimum depth for annuals 150mm (6")
 Minimum depth for trees 1000mm (40")
 Minimum depth for mulch 25-75mm (1-3")

LANDSCAPE AREA	895 sqm	2046 sqft
TRIEGABLE AREA	463 sqm	1233 sqft
GRASS COVER AREA	467 sqm	503 sqft
LANDSCAPE AREA	357 sqm	386 sqft

PRELIMINARY NOTES:
 THE BANK TILLO AREA: 2645 sqm / 2842 sqft
 LANDSCAPE AREAS: 184 sqm / 204 sqft

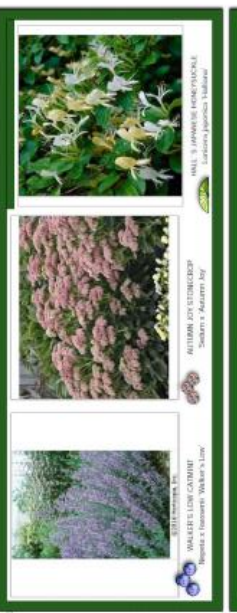
PROJECT:
 1200 WEST
 1200 WEST
 1200 WEST

CLIENT:
 1200 WEST
 1200 WEST
 1200 WEST

LANDSCAPE DESIGNER:
 PROJECT ADDRESS:
 1200 WEST
 1200 WEST
 1200 WEST

LANDSCAPE ARCHITECT:
 1200 WEST
 1200 WEST
 1200 WEST

SCALE: 1:100
 DATE: 10/10/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



LANDSCAPE CONCEPT
 The landscape has been designed to attract bees, butterflies and other life to the garden, and includes a 2-rod fence to protect the property. The garden is designed to be a safe space for bees, butterflies and other life to the garden, and includes a 2-rod fence to protect the property. The garden is designed to be a safe space for bees, butterflies and other life to the garden, and includes a 2-rod fence to protect the property.



LANDSCAPE PLAN
 1200 WEST
 1200 WEST
 1200 WEST

LANDSCAPE PLAN
 1200 WEST
 1200 WEST
 1200 WEST

LANDSCAPE PLAN
 1200 WEST
 1200 WEST
 1200 WEST

LANDSCAPE PLAN
 1200 WEST
 1200 WEST
 1200 WEST

Schedule No 4: Landscape Cost Estimate

LANDSCAPE INSTALLATION ESTIMATE

Aug 10, 2021

LANDSCAPE ARCHITECT

Alison Mewett, BCSLA
766 Lazo Road
Comox, BC V9M 3V6
(236)255-1055
amewett@gmail.com

PROJECT

Multi-family Residential
955 England Avenue,
Courtenay, BC

Planting beds: 189.5 m² (2,040 ft²)
Fine Gravel area: 46.7 m² (503 ft²)

Groundcover: 95.0 m² (1,023 ft²)

Plant material	\$ 10,295.00
Topsoil delivered (450mm for shrubs) 113 cu yds @ \$35	3,955.00
Topsoil delivered (300mm for groundcover) 38 cu yds @ \$35	1,330.00
Fine mulch delivered (100mm) 37 cu yds @ \$55	2,035.00
Fertilizers, tree stakes and miscellaneous	450.00
Machine work	1,560.00
Labour to install plant materials and other work to complete	6,500.00
Irrigation system installed	6,800.00
Planting sub-total (not including taxes)	\$ 32,925.00
Gravel for path delivered (150mm) 9 cu yds @ \$50	\$ 450.00
Fence (99 m) @ \$20/m	1,980.00
Bike racks (lump sum)	1,200.00
Bench (lump sum)	1,500.00
Hardscape sub-total (not including taxes)	\$ 5,130.00
TOTAL	\$ 38,055.00

Materials estimated at cost.

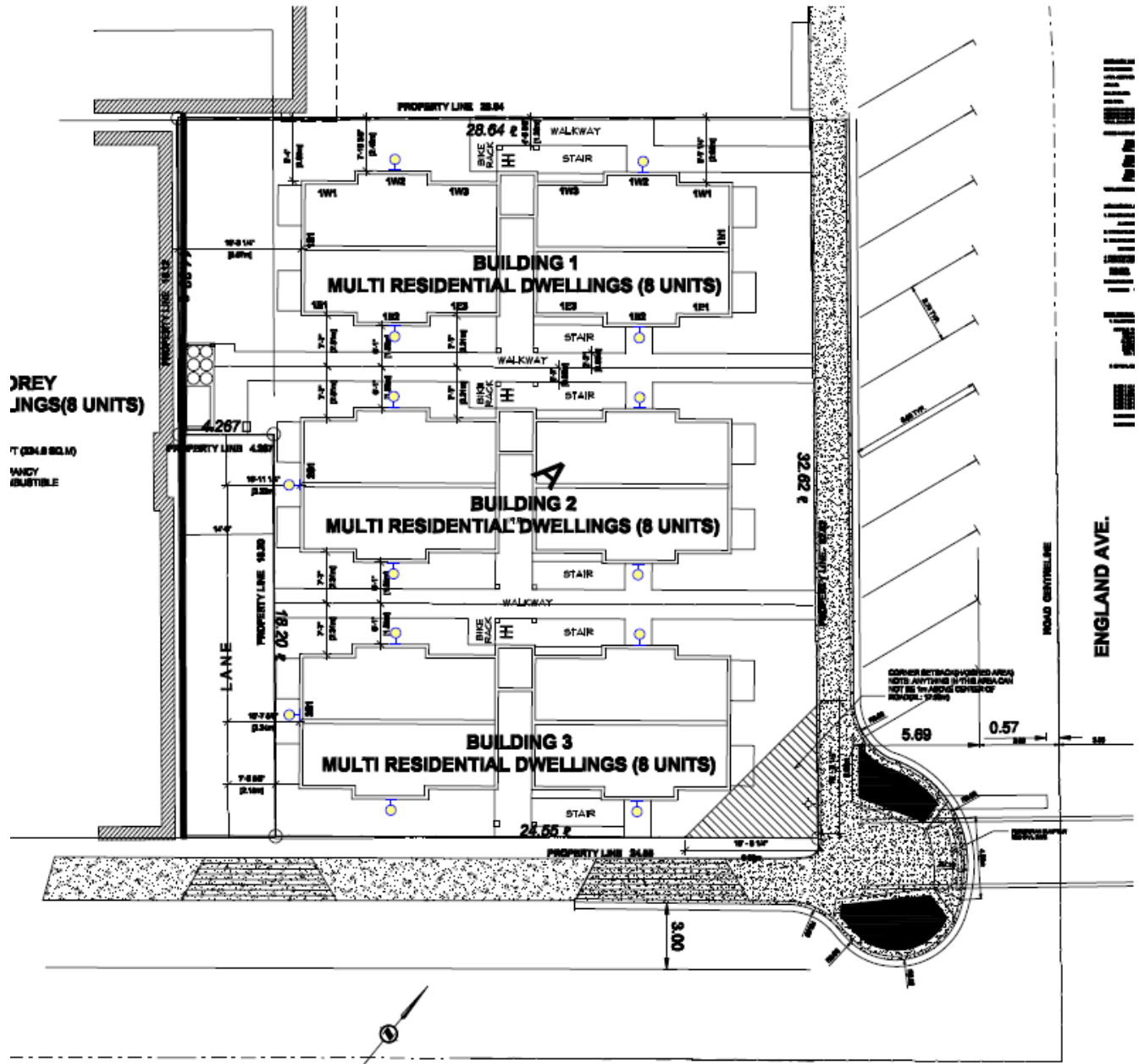
This estimate is approximate and may not reflect actual cost to install.

Corinne Matheson, CLD, HT
Mystic Woods Landscape Design

Alison Mewett, BCSLA
Landscape Architect



Schedule No. 5: Lighting Plan



Project: _____ Type: _____
 Drawn by: _____ Catalogue #: _____ Date: _____

WPR-L FULL CUT-OFF WALL PACK

The WPR-L full cut-off wall pack has a classic familiar design and is best suited for entrances or anywhere controlled security lighting is required. This luminaire is a great addition to any commercial or industrial wall mount application and complies with Dark Sky. The tough die cast aluminum housing and the IP65 drivers allow for optimal outdoor use.

FEATURES AND SPECIFICATIONS

• Construction

Housing

- Commercial grade and robust diecast Construction ensures durability
- Powder coating finish ensures resistance to cold and UV damage

Lens

Polycarbonate lens is standard in this product series.

• Compliance

- Wet location
- IP65
- IDA Dark Sky
- Meets requirements of ICES-005 issue 4 for class B products
- cULus

• Electrical

- The drivers allow input from 120-277 V and is reliable in the coldest of temperatures
- The WPR-L wall pack is suitable for ambient temperature range of -40°C to +40°C. Available in 3 000 K and 4 000 K color temperatures with a lumen per watt ratio of 113 lm/W to 119 lm/W depending on the lumen package.

OVERVIEW

Light source	LED
Watts (W)	48, 78
Lumen output (lm)	5 656 - 8 788
Efficiency (lm/W)	113 - 119
Color temperature (K)	3 000, 4 000
CRI	80+



Not all products are qualified on the DLC QPL. To view our DLC qualified products, please consult the DLC Qualified Products List at www.designlights.org/search.

* Please note that not all configurations are dimmable.