



THE CORPORATION OF THE CITY OF COURTENAY

MEMORANDUM

To: Rob Roycroft, Interim Director of Development Services
From: Mike Grimsrud, Planner II - Development Planning
Subject: Minor Revision to Building Location and Corresponding Building Details – 3040 Kilpatrick Ave

File No: 3060-20-2213

Date: February 14, 2023

ISSUE: The owner proposes to shift the building back away from Kilpatrick Avenue 30" (762 mm) to avoid working at a difficult and potentially unsafe distance from an existing retaining wall at that side of the property, which is heavily intertwined with underground services. Surface parking layout is unaffected. Minor building changes to ensure the building still fits within setbacks are listed on Attachment No. 1, the Architect's Letter, and pictured in Attachment No. 2, Revised Building Location Plans.



Figure 1: Subject Property

BACKGROUND: DP2213 was approved August 10, 2022. BP015298 was opened October 27, 2022. Planning notified the building inspector and owner January 18, 2023 that a garbage enclosure building extension pictured in the plans would need a variance but that the building otherwise complied with zoning and DP, including the underground parking under the garbage enclosure building extension. Having checked with Building about process, Planning approved a version of building plans dated October 7, 2022 that included a subsequent staff note that "Garbage Refuse area to be constructed as per DP with Decorative Metal Screening and only permitted within the same area. If a variance is granted the garbage refuse area can be altered to match Variance". The same annotation was added by staff to Attachment No. 2. The variance is

not required to build the underground of the building and if the upcoming variance application is denied the building can proceed without the refuse extension.

On February 6, 2023, after having recently raised the topic of moving the building with Planning by phone, the project architect submitted a letter and plan, which was slightly modified in response to Planning comments and now fits CD Twenty-Six A Zone requirements, including setbacks, parking/bike parking, and useable open space.

The Planning Division has no objections to proposed change and considers the changes to be minor in nature with no impact to the overall form and character of the development. Therefore, no formal amendment to DPV No. 2213 is required.

RECOMMENDED ACTION:

Planning Staff recommends approving the minor building location and corresponding design changes so that Planning will be able to sign off the referral for Building Permit # 015298 after BP drawings have been updated to reflect aforementioned changes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mike Grimsrud', with a stylized, cursive script.

Mike Grimsrud

Planner II- Development Planning

Location and design change approved.

A handwritten signature in blue ink, appearing to read 'Rob Roycroft', with a stylized, cursive script.

Rob Roycroft, MCIP, RPP

Director of Development Services.

Attachment No. 1: Architect's Letter

Brad Humphrey Architect

1325 Thomas Avenue
Coquitlam, BC V3K 2L4
T 780 817 1578

06 February 2023

Michael Grimsrud

Planner II

City of Courtenay

830 Cliffe Ave.,

Courtenay, BC V9N 2J7

mgrimsrud@courtenay.ca

Dear Michael,

Re: 3040 Kilpatrick Avenue, Building 3 - Proposal to Move Building.

As discussed during our conversation, we are proposing that the building position be adjusted by moving it directly to the east by 30" (762 mm). Detailed design of the shoring has shown that we are so close to the existing retaining wall on the west side of the building facing Kilpatrick to result in a potentially unsafe position for construction. The existing concrete retaining wall and footings are heavily intertwined with underground services in the area and adjusting the existing work would be extremely disruptive. Moving the building and thereby increasing the distance between the retaining wall and the proposed foundation wall would result in a significantly simpler and safer situation for excavation, shoring and foundation construction. The impact of the proposed change is described below:

Constraints:

- Ensure no encroachment into required setbacks on all sides of the property.
- No change or adjustment to parking layouts at grade.
- Ensure accessible pedestrian routes are maintained in their current positions.
- Maintain the minimum width of the parking entry ramp for the below-grade parking.
- Maintain the parking layouts for both levels of below-grade parking.

Revisions to the Drawings:

1. Most of the parking structure and the wood frame building above grade are moved 2'-6" to the east with no change in the structural relationship between the wood frame and the concrete structure. All of the parking stalls are maintained.
2. The distance of the building from the west setback is increased. This also results in moving the roof at the fifth floor further away from Kilpatrick.
3. The distance from the north setback is increased.

4. The wood frame building is closer to the east setback. The cut back at the northeast corner of the P1 foundation is maintained to ensure that the below-grade foundation does not encroach on the required setback. Please refer to drawing A2-01, north of grid reference D/0.1.
5. The distance at the south setback is slightly reduced. Relocating the building was limited by the requirement to maintain a minimum 5'-0" wide accessible pedestrian route at the southeast corner of the building.
6. At the parking ramp the east side of the ramp has not been relocated in order to ensure no change to the parking layout at grade.
7. The west side of the parking ramp is moved approximately 1'-6". The parkade ramp is 22'-6" wide which is 6" wider than required.
8. The main bicycle storage room is reduced in size. Additional bicycle storage is provided adjacent to the elevator at P1 and at the northeast corner of P1, the total number of bicycle spaces is still 41.
9. Private decks for the main floor units on the east side are reduced. Those on the west side of the main floor are increased. The changes are shown in the tables below.

ORIGINAL DECK AREAS

FLOOR LEVEL	UNIT TYPE	NO. OF UNITS	BALCONY SIZE (m ²)	TOTAL (m ²)
MAIN	A1	1	16.3	16.3
	A2	1	25.1	25.1
	B	4	7.7	30.8
	B1	1	24.9	24.9
	B2	1	16	16
	B3	1	14.2	14.2
LEVELS 2, 3, 4, 5	A3	3	6.7	20.1
	A4	3	6.7	20.1
	A5	3	6.7	20.1
	B	15	6.4	96
	B1	3	6.4	19.2
	B4	3	4.7	14.1
	C1	1	37.7	37.7
	C2	1	46.1	46.1
TOTALS		41		400.7
		AVG. DECK AREA		9.8

REVISED DECK AREAS

FLOOR LEVEL	UNIT TYPE	NO. OF UNITS	BALCONY SIZE (m ²)	TOTAL (m ²)
MAIN	A1	1	13.7	13.7
	A2	1	27.1	27.1
	B	4	8.4	33.6
	B1	1	21.4	21.4
	B2	1	13	13
	B3	1	12	12
LEVELS 2, 3, 4, 5	A3	3	6.7	20.1
	A4	3	6.7	20.1
	A5	3	6.7	20.1
	B	15	6.4	96
	B1	3	6.4	19.2
	B4	3	4.7	14.1
	C1	1	37.7	37.7
	C2	1	46.1	46.1
TOTALS		41		394.2
		AVG. DECK AREA		9.6

10. Although the terrace area on the east side is reduced in size the width of the accessible path has been maintained at five feet (1500 mm). This is achieved by the reduction in the four private patios noted in point 9 above. All of these patios still have an area in excess of the required minimum.

We trust that the minor amount of this proposed building move and the overall changes as explained above will be acceptable and approved by the Planning Department. Please do not

hesitate to contact me should there be any questions. The owner is able to mobilize construction crews based on the building permit but we all await the final decision on this issue.

Sincerely,

Brad Humphrey Architect

A handwritten signature in black ink, appearing to read "Brad Humphrey", with a stylized flourish at the end.

Brad Humphrey, Architect, AAA, AIBC, MRAIC

Attachment No. 2: Revised Building Location Plans

Unit Type	A1	A2	A3	A4	A5	B	B1	B2	B3	B4	C1	C2	TOTALS	SF/FLOOR
1ST	1	1				4	1	1	1	1			9	6,084.01
2ND			1	1	1	5	1			1			10	6,932.94
3RD			1	1	1	5	1			1			10	6,932.94
4TH			1	1	1	5	1			1			10	6,932.94
5TH											1	1	2	2,955.98
TOTAL UNITS	1	1	3	3	3	19	4	1	1	3		1	41	29,838.81
SF/UNIT	908.37	706.36	971.15	769.31	869.47	630.74	546.58	624.17	774.57	622.73	1,510.74	1,445.24		
TOTAL SF	908.37	706.36	2,913.45	2,307.93	2,608.41	11,984.06	2,186.32	624.17	774.57	1,868.19	1,510.74	1,445.24	29,838.81	
BED/UNIT	2	2	2	2	2	1	1	1	1	1	2	2	1.32/unit	
TOTAL BEDS	2	2	6	6	6	19	4	1	1	3	2	2	54	
BATH/UNIT	1	1	2	1	1	1	1	1	1	1	2	2	1.15/unit	
TOTAL BATH	1	1	6	3	3	19	4	1	1	3	2	2	46	

UNIT MIX 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

AREA CALCULATIONS

LEVEL	UNITS	EXIT	FAR EXCLUSION	TOTAL	FAR
	SF	SF	VERTICAL	SF	SF
1ST	6084.01	967.31	532.01	7583.33	7051.32
2ND	6932.94	696.96	430.51	8060.41	7629.9
3RD	6932.94	696.96	430.51	8060.41	7629.9
4TH	6932.94	696.96	430.51	8060.41	7629.9
5TH	2955.98	103.95	407.09	3467.02	3059.93
TOTAL	29838.81	3162.14	2230.63	35231.58	33000.95

VEHICLE STALLS

PARKING SUMMARY		PROPOSED	
REGULAR	2.60m x 5.5m	PARKADE	SURFACE
SMALL	2.50m x 4.6m	31	9
H/C	2.8m x 5.5m	13	0
SUBTOTAL		-	0
		44	9
			53

BICYCLE STALLS

PROPOSED		BIKE STALLS	
HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
		28	13
			41
REQUIRED		BIKE STALLS	
HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
		24	17
			41

FAR SUMMARY

SITE AREA	40,401
COVERAGE	7629.9
PERCENTAGE	19%
SITE AREA	40,401
FAR AREA	33,001
FAR	0.82

PRIVATE DECKS

FLOOR LEVEL	UNIT TYPE	NO. OF UNITS	BALCONY SIZE (m2)	TOTAL (m2)
MAIN	A1	1	13.7	13.7
	A2	1	27.1	27.1
	B	4	8.4	33.6
	B1	1	21.4	21.4
	B2	1	13	13.0
LEVELS 2, 3, 4, 5	B3	1	12	12.0
	A3	3	6.7	20.1
	A4	3	6.7	20.1
	A5	3	6.7	20.1
	B	15	6.4	96.0
TOTALS	B1	3	6.4	19.2
	B4	3	4.7	14.1
	C1	1	37.7	37.7
	C2	1	46.1	46.1
		41		394.2
			AVG. DECK AREA	9.6

Garbage Refuse area to be constructed as per DP with consideration of the area and only permitted within the stipulated area. If a variance is granted the garbage refuse area can be altered to match the area.

REVISE BUILDING LOCATION	06 FEB 2022
BUILDING PERMIT	07 OCT 2022
D.P. PRIOR TO CONDITIONS	29 JULY 2022
B.P. COORDINATION	13 JUNE 2022
D.P. SUBMISSION	20 APRIL 2022
COORDINATION	18 FEB 2022
COORDINATION	02 FEB 2022
ISSUED FOR REVIEW	31 JAN 2022
REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
ISSUE	DATE
COMMIT	

NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.

Brad Humphrey Architect
1325 Thomas Avenue
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Tel 780.817.1578

PROJECT FILE

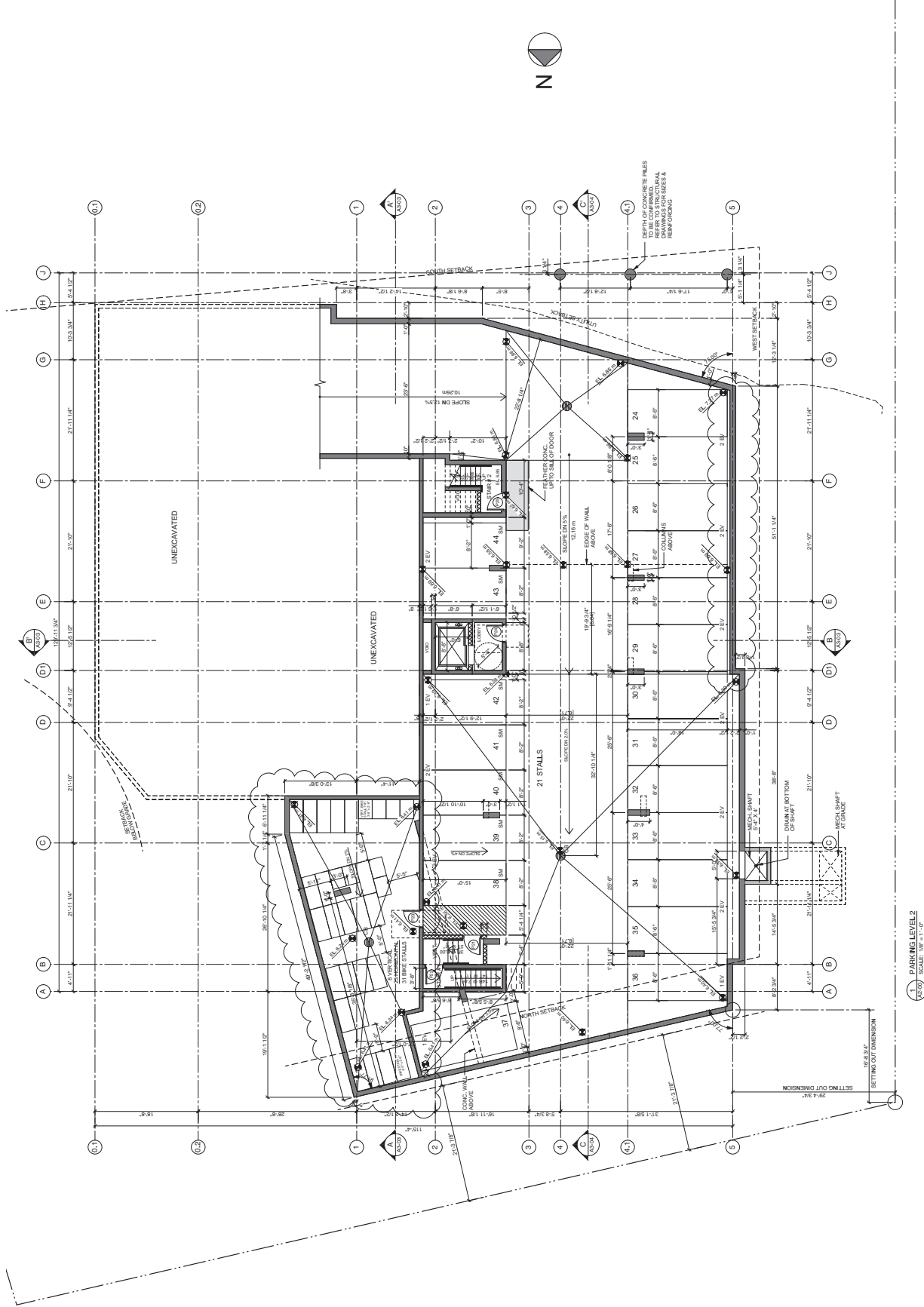
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3040 KILPATRICK AVENUE

DRAWING TITLE

PROJECT DATA

NAME	SCALE	FILE NAME
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DATE		DRAWING NO.

A1-00



1 PARKING LEVEL 2
SCALE: 1/8" = 1'-0"

REVISE BUILDING LOCATION	08 FEB 2023
COORDINATION	16 JAN 2023
BUILDING PERMIT	07 OCT 2022
BP COORDINATION	14 SEP 2022
COORDINATION	29 AUG 2022
D.S. PRIOR TO CONDITIONS	29 JULY 2022
BP COORDINATION	13 JUNE 2022
STRUCTURAL COORDINATION	16 MAY 2022
D.S. SUBMISSION	20 APRIL 2022
STRUCTURAL COORDINATION	16 APRIL 2022
COORDINATION	18 FEB 2022
PRELIMINARY GRADING	08 FEB 2022
COORDINATION	02 FEB 2022
ISSUED FOR REVIEW	31 JAN 2022
DRAFT FOR REVIEW	13 JAN 2022
REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
ISSUE	DATE
DRAWN	

NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.

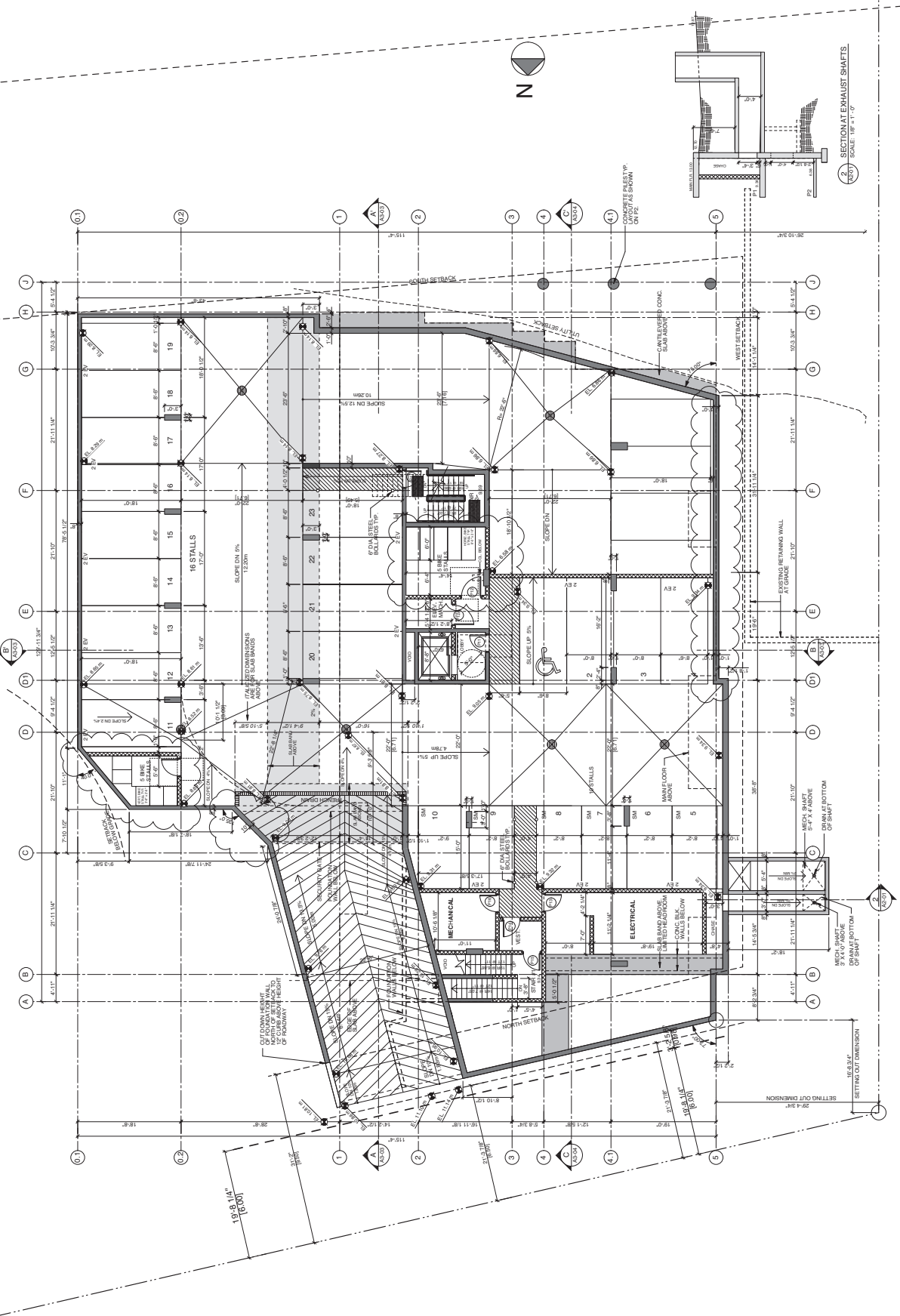
Brad Humphrey Architect
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Coquitlam B.C.
V3K 2L4
Tel 780.817.1578

PROJECT FILE
N/C/D
3040 KUPATRICK AVENUE

DRAWING TITLE
PARKING LEVEL 2

DATE
2043 22 PARKING 2 02-04

A2-00



1 PARKING LEVEL 1
SCALE: 1/8" = 1'-0"

2 SECTION AT EXHAUST SHAFTS
SCALE: 1/8" = 1'-0"

PROPOSE BUILDING LOCATION	04 FEB 2023
COORDINATION	16 JAN 2023
BUILDING PERMIT	07 OCT 2022
BP COORDINATION	14 SEPT 2022
COORDINATION	29 AUG 2022
D.P. PRIOR TO CONDITIONS	29 JULY 2022
COORDINATION	13 JUNE 2022
STRUCTURAL COORDINATION	16 MAY 2022
D.P. SUBMISSION	20 APRIL 2022
STRUCTURAL COORDINATION	18 MAR 2022
COORDINATION	18 FEB 2022
PRELIMINARY GRADING	08 FEB 2022
COORDINATION	02 FEB 2022
ISSUED FOR REVIEW	31 JAN 2022
SHAFT FOR REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
REVISION	DATE
CLIENT	

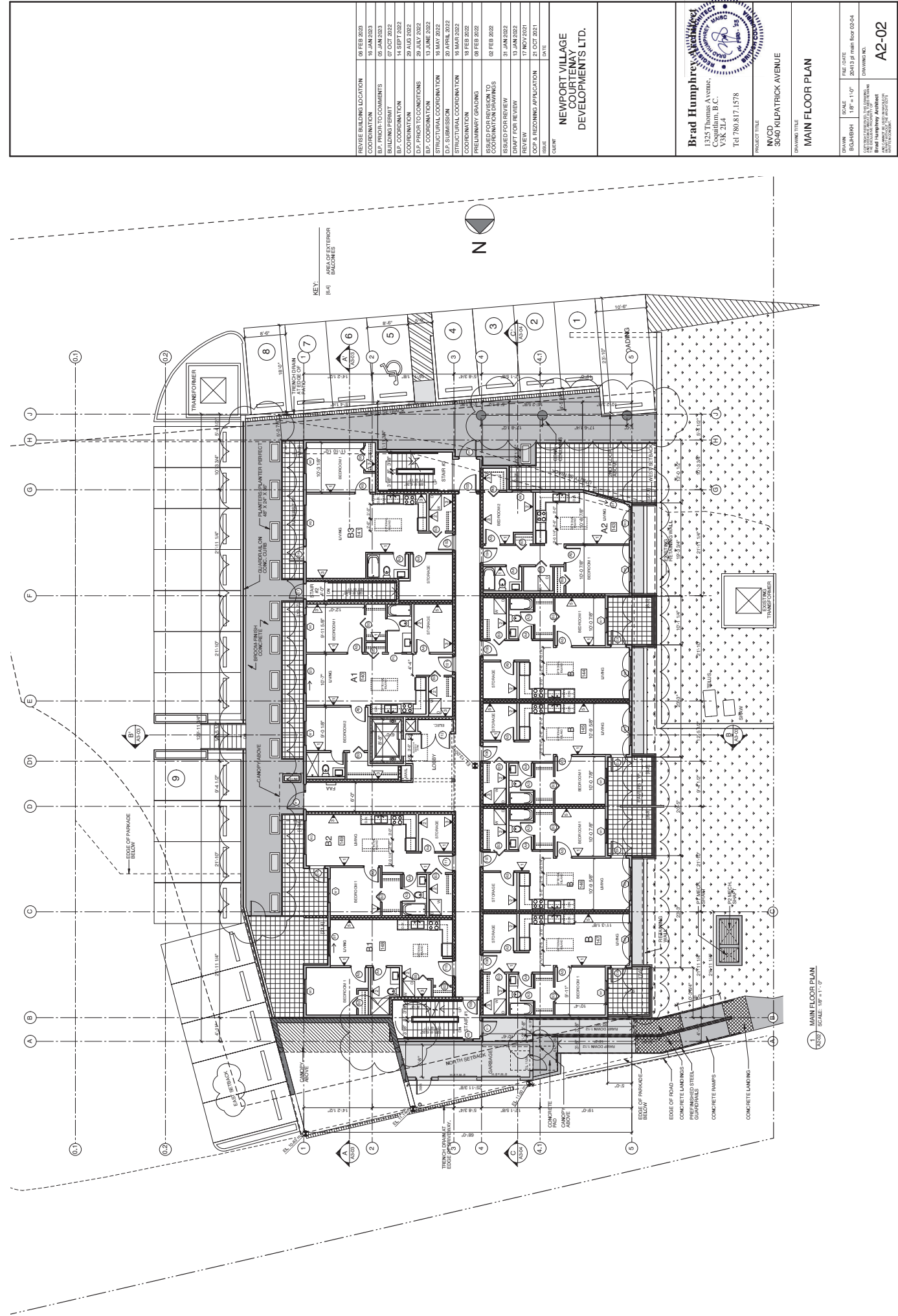
NEWPORT VILLAGE
COURTENAY
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V3K 2L4
Tel 780.817.1578

PROJECT FILE: 3040 KILPATRICK AVENUE

DRAWING TITLE
PARKING LEVEL 1

DRAWN	SCALE	FILE NAME	DRAWING NO.
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PROJECT LOCATION: 3040 KILPATRICK AVENUE, NEWPORT VILLAGE, COURTENAY, B.C. V3K 2L4			
BRAD HUMPHREYS ARCHITECT 1325 THOMAS AVENUE, CAPE HILL, B.C. V3K 2L4 TEL 780.817.1578			
A2-01			



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

REVISE BUILDING LOCATION	06 FEB 2020
COORDINATION	16 JAN 2020
BP, PRIOR TO COMMENTS	06 JAN 2020
BUILDING PERMIT	07 OCT 2022
BP, COORDINATION	14 SEPT 2022
COORDINATION	29 AUG 2022
BP, PRIOR TO CONDITIONS	29 JULY 2022
BP, COORDINATION	13 JUNE 2022
STRUCTURAL COORDINATION	18 APRIL 2022
BP, SUBMISSION	20 APRIL 2022
STRUCTURAL COORDINATION	15 MAR 2022
COORDINATION	18 FEB 2022
PRELIMINARY GRADING	09 FEB 2022
COSES FOR REVIEW TO COMMENTS	09 FEB 2022
COSES FOR REVIEW	31 JAN 2022
DRAFT FOR REVIEW	17 NOV 2021
REVIEW	21 OCT 2021
DATE	
CLIENT	

NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.

Brad Humphrey
1325 Thomas Avenue,
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Tel: 780.817.1578

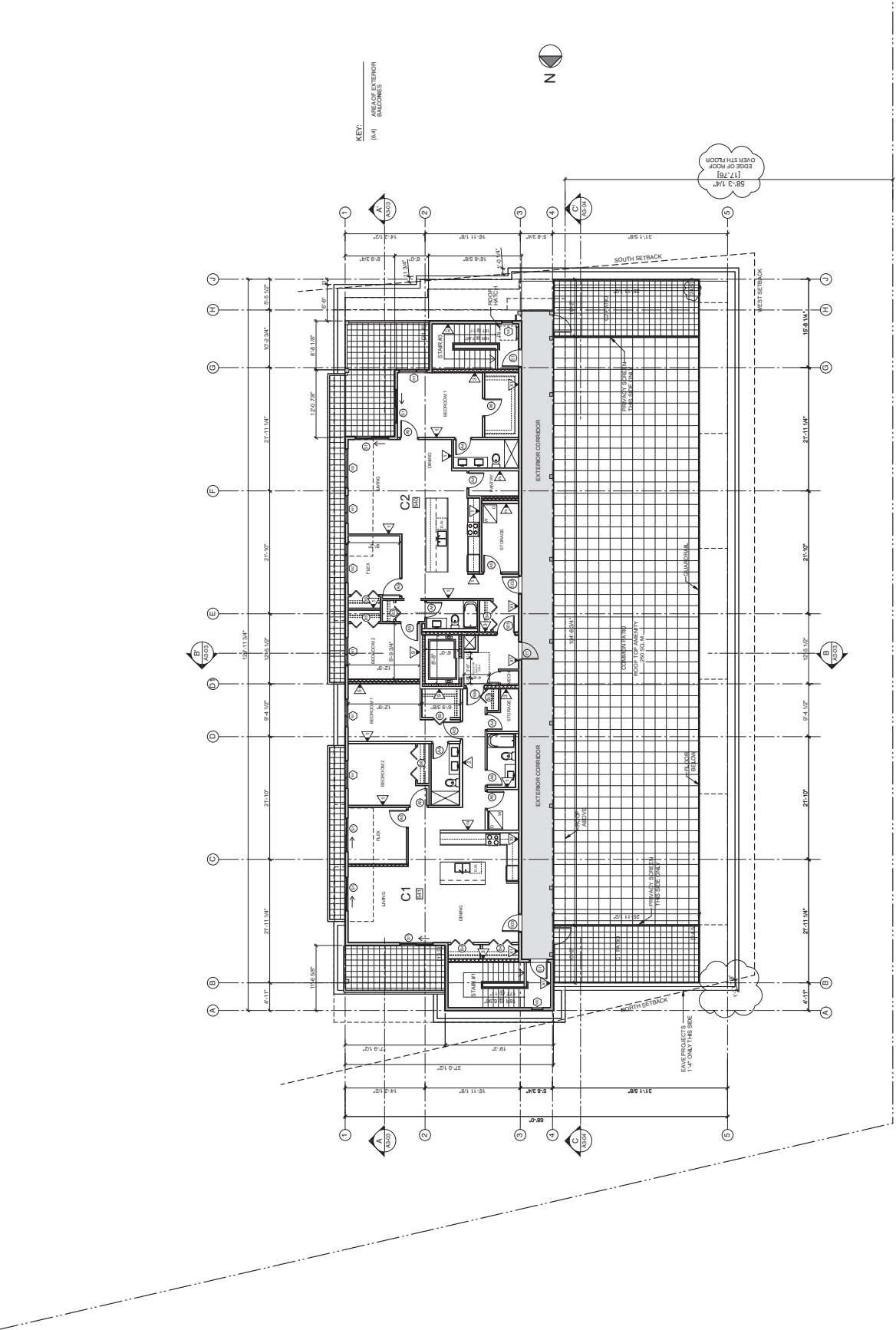


PROJECT TITLE
N/C/D
3040 KILPATRICK AVENUE

DRAWING TITLE
MAIN FLOOR PLAN

DRAWING	SCALE	FILE DATE
B04-HBR01	1/8" = 1'-0"	2013 31st main floor 02-04
COPYING AND REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.		
Brad Humphrey Architect		

A2-02



KEY:
[Hatched] AREA OF EXTERIOR
[Hatched] BALCONIES



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

REVISE BUILDING LOCATION	08 FEB 2020
BUILDING PERMIT	07 OCT 2022
B.P. COORDINATION	14 SEP 2022
COORDINATION	29 AUG 2022
D.S. PRIOR TO CONDITIONS	29 JULY 2022
B.P. COORDINATION	13 JUNE 2022
STRUCTURAL COORDINATION	16 MAY 2022
D.S. SUBMISSION	20 APRIL 2022
STRUCTURAL COORDINATION	18 FEB 2022
COORDINATION	08 FEB 2022
PRELIMINARY GRADING	08 FEB 2022
ISSUED FOR REVIEW	02 FEB 2022
COORDINATION DRAWINGS	31 JAN 2022
DRAFT FOR REVIEW	13 JAN 2022
REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
ISSUE	DATE
CLIENT	

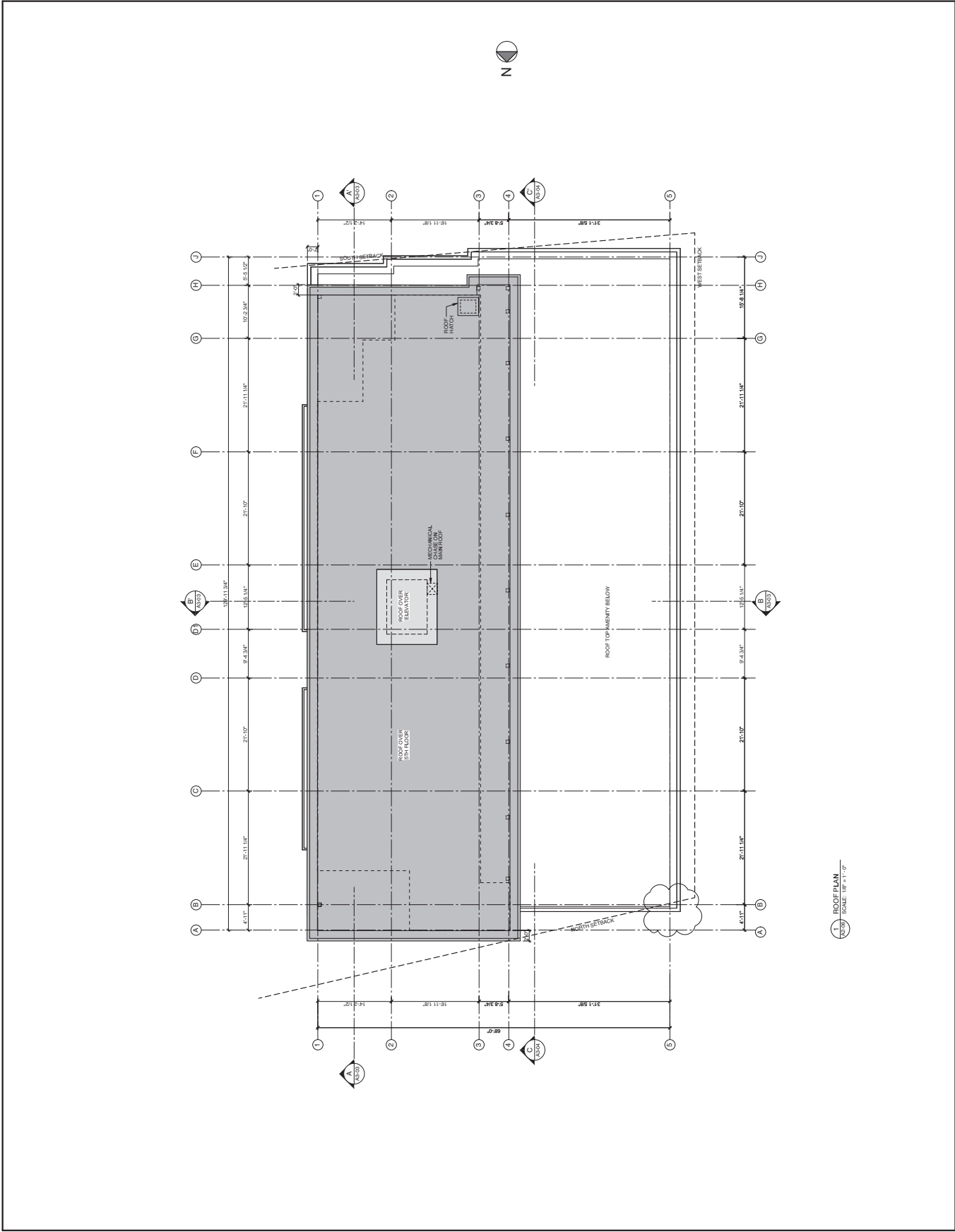
NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.

Brad Humphrey Architect
1325 Thomas Avenue
Courtenay B.C.
V3K 2L4
Tel 780.817.1578

PROJECT TITLE
NEWPORT VILLAGE
3040 KUPATRIK AVENUE

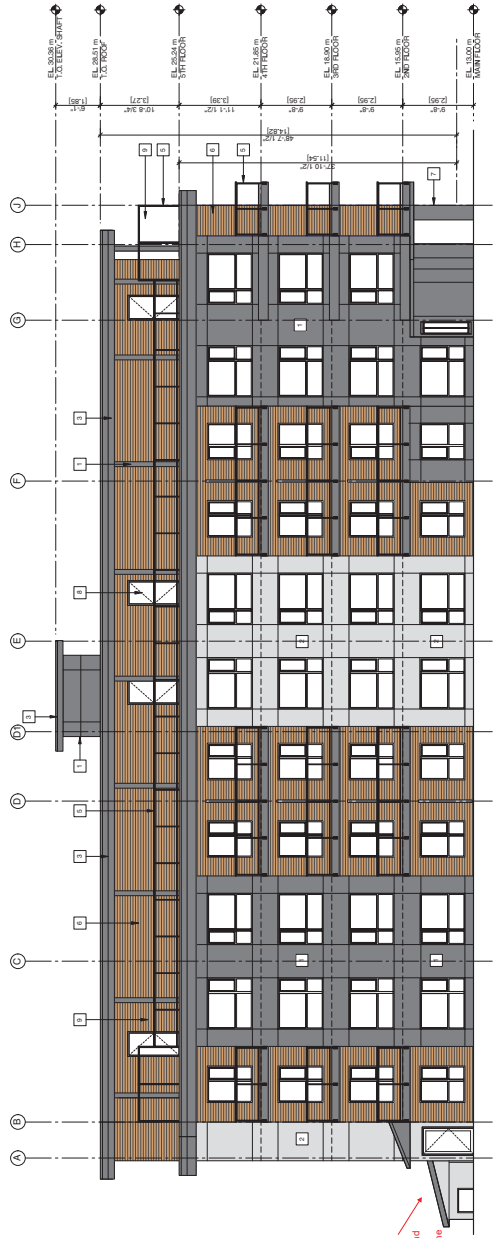
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5TH FLOOR PLAN

DESIGNER	SCALE	FILE NAME	DRAWING NO.
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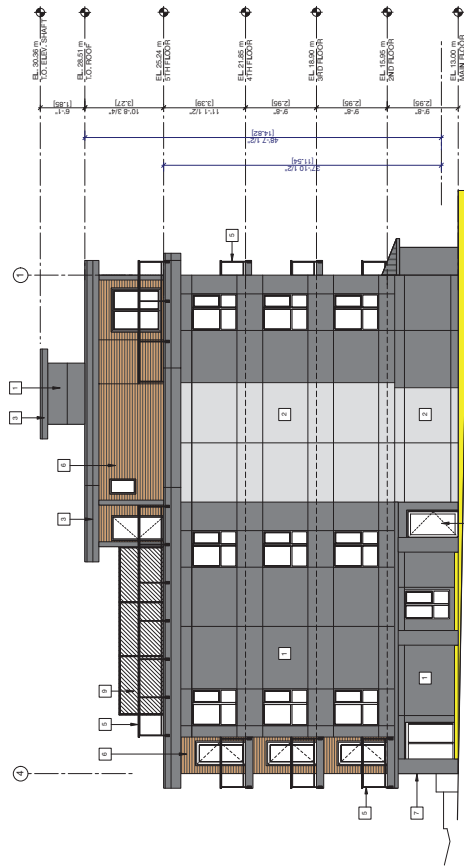
REVISE BUILDING LOCATION		08 FEB 2023
BUILDING PERMIT		07 OCT 2022
B.P. COORDINATION		14 SEPT 2022
D.P. PRIOR TO CONDITIONS		29 JULY 2022
B.P. COORDINATION		13 JUNE 2022
D.P. SUBMISSION		20 APRIL 2022
COORDINATION		18 FEB 2022
PRELIMINARY GRADING		08 FEB 2022
CONSULTATION WITH CIVIL ENGINEER		02 FEB 2022
COORDINATION DRAWINGS		31 JAN 2022
ISSUED FOR REVIEW		17 NOV 2021
REVIEW		21 OCT 2021
OCP & REZONING APPLICATION		DATE
DESIGN		DATE
PROJECT FILE		DATE
NEWPORT VILLAGE COURTENAY DEVELOPMENTS LTD.		
Brad Humphrey Architect 1325 Thomas Avenue Courtenay B.C. V3K 2L4 Tel 780.817.1578		
PROJECT FILE		
N/C/D 3040 KILPATRICK AVENUE		
DRAWING TITLE		
ROOF PLAN		
DRAWN	SCALE	REV. DATE
BUSHKSH	1/8" = 1'-0"	2043 02 02 05:04
DRAWING NO.		A2-07

- FINISHES SCHEDULE:**
- 1 PAVE FIBRE CEMENT SIDING
 - 2 COLOUR - ARCTIC WHITE
 - 3 HARDEFIBRE CEMENT SIDING
 - 4 COLOUR - ARCTIC WHITE
 - 5 FINISHED METAL
 - 6 VINYL WINDOWS COLOR - WHITE
 - 7 BALCONY RAILINGS - BLACK
 - 8 ALUMINUM / CLEAR GLASS
 - 9 HARDEFIBRE CEMENT SIDING
 - 10 COLOUR - ARCTIC WHITE
 - 11 CULTURED STONE (SPACED
 - 12 BLACK STONE OR SIMILAR)
 - 13 STEEL ENTRY DOORS / COLOR -
 - 14 TRANSLUCENT GLAZED PANEL
 - 15 ALLAN BLOCK RETAINING WALL
 - 16 ALUMINUM DOOR / KAYAKING
 - 17 EXCEPT 5TH FLOOR AND LOBBY
 - 18 ALUMINUM ENTRY DOORS /
 - 19 COLOR - SILVER / CLEAR GLAZING
 - 20 CONCRETE FINISHED



Garage Refuse area to be constructed as per DP with concrete base and walls and only permitted within the same area. If a variance is granted the area shall be aligned to match Variance.

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



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

REVISE BUILDING LOCATION	08 FEB 2023
BUILDING PERMIT	07 OCT 2022
B.P. COORDINATION	14 SEPT 2022
COORDINATION	29 AUG 2022
D.P. PRIOR TO CONDITIONS	29 JULY 2022
COORDINATION	13 JUNE 2022
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COORDINATION	18 FEB 2022
PRELIMINARY GRADING	08 FEB 2022
COORDINATION REVIEW	02 FEB 2022
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REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
DATE	
CLIENT	

NEWPORT VILLAGE
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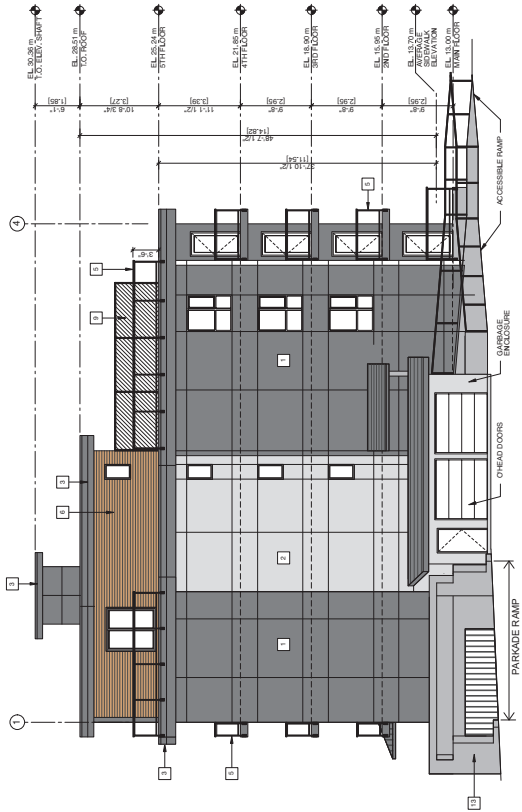
PROJECT FILE
PROJECT NO.
3040 KILPATRICK AVENUE

DRAWING TITLE
**ELEVATIONS:
WEST & SOUTH**

DRAWN	SCALE	DATE
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DRAWING NO.
A3-01

- FINISHES SCHEDULE:**
- 1. PAVE FIBRE CEMENT SIDING
COLOR - ARCTIC WHITE
 - 2. HARDEFIBRE CEMENT SIDING
COLOR - ARCTIC WHITE
 - 3. FINISHED METAL
 - 4. VINYL WINDOWS COLOR - WHITE
 - 5. BALCONY RAILINGS - BLACK
 - 6. ALUMINUM / CLEAR GLASS
 - 7. HARDEFIBRE CEMENT SIDING
COLOR - ARCTIC WHITE
 - 8. CULTURED STONE (SPACED
BLACK STONE OR SIMILAR)
 - 9. STEEL ENTRY DOORS / COLOR -
GLAZED PANEL
 - 10. GLAZED PANEL
 - 11. ALLAN BLOCK RETAINING WALL
 - 12. ALUMINUM DOOR / RAYCON
EXCEPT 5TH FLOOR AND LOBBY
 - 13. ALUMINUM ENTRY DOORS /
COLOR - SILVER / CLEAR GLAZING
 - 14. CONCRETE FINISHED



REVISED BUILDING LOCATION	08 FEB 2023
BUILDING PERMIT	07 OCT 2022
B.P. COORDINATION	14 SEPT 2022
COORDINATION	29 AUG 2022
D.P. PRIOR TO CONDITIONS	29 JULY 2022
B.P. COORDINATION	13 JUNE 2022
D.P. SUBMISSION	20 APRIL 2022
B.P. COORDINATION	18 FEB 2022
PRELIMINARY GRADING	08 FEB 2022
PRELIMINARY CIVIL / MECHANICAL / ELECTRICAL / PLUMBING / COORDINATION DRAWINGS	02 FEB 2022
ISSUED FOR REVIEW	31 JAN 2022
DRAFT FOR REVIEW	17 NOV 2021
CDP & REZONING APPLICATION	21 OCT 2021
ISSUE	DATE
CLIENT	

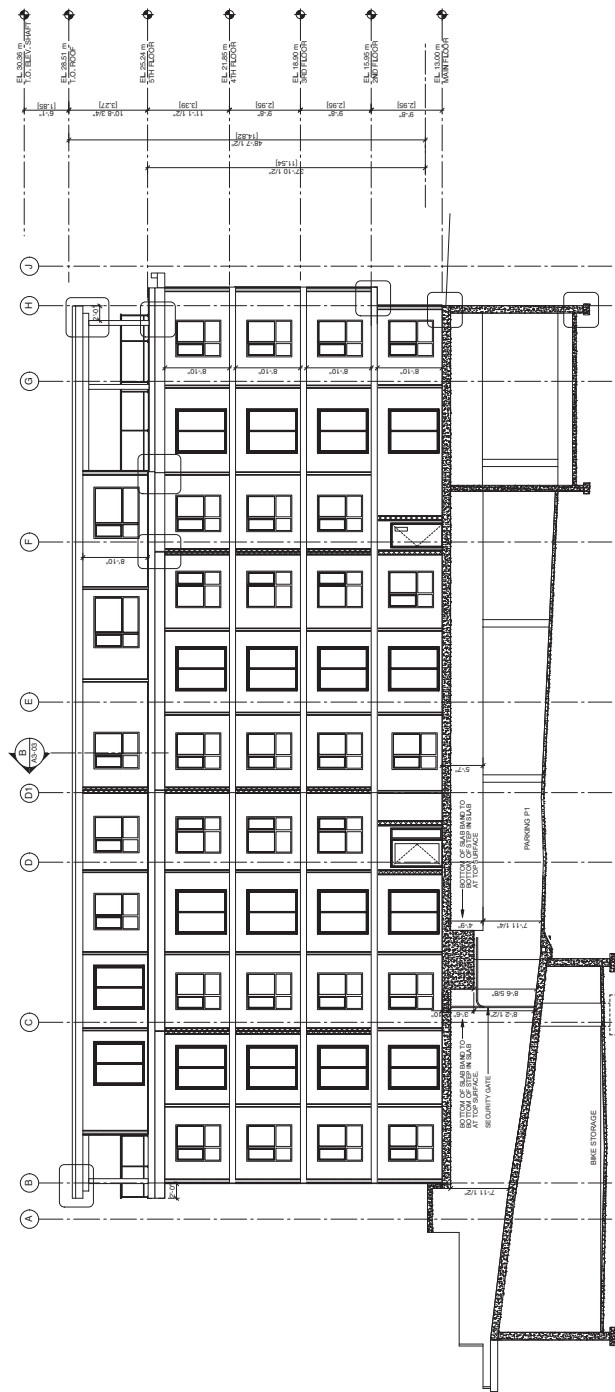
NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.

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Tel 780.817.1578

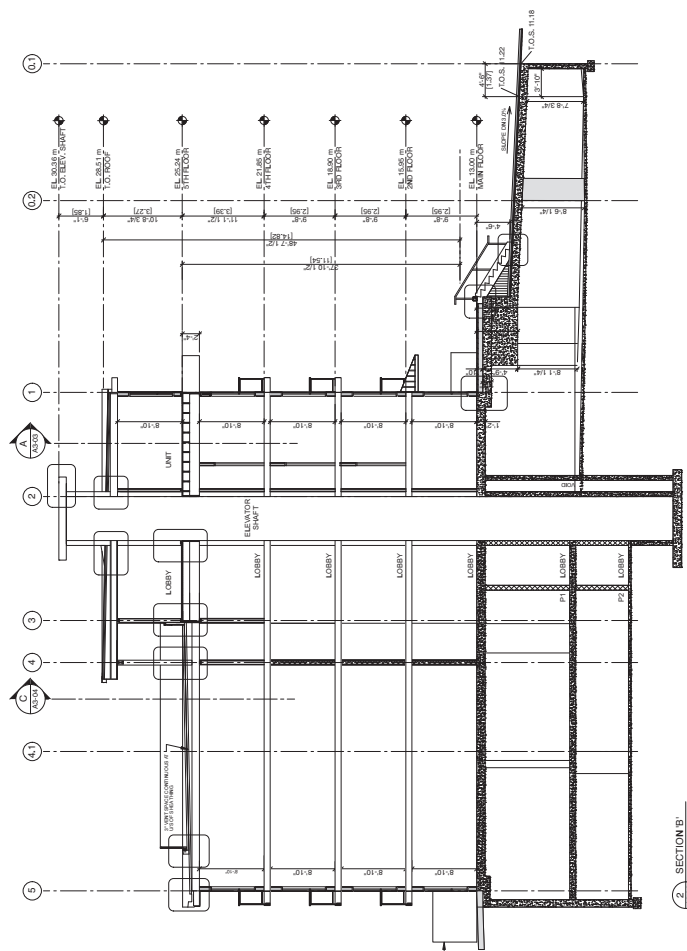
PROJECT TITLE
N/C/D
3040 KILPATRICK AVENUE

DRAWING TITLE
ELEVATIONS:
EAST & NORTH

NAME	SCALE	FILE NAME	DRAWING NO.
BOUMBEKH	1/8" = 1'-0"	20413 3040 E & N 02-04	A3-02
BRAD HUMPHREY ARCHITECT 1325 THOMAS AVENUE COURTENAY, B.C. V3K 2L4 TEL 780.817.1578			



1 SECTION 'A'
A3-03 SCALE: 1/8" = 1' - 0"



2 SECTION 'B'
A3-03 SCALE: 1/8" = 1' - 0"

REVISION	REVISION DESCRIPTION	DATE
1	REVISE BUILDING LOCATION	06 FEB 2023
2	BUILDING PERMIT	07 OCT 2022
3	B.P. COORDINATION	14 SEPT 2022
4	COORDINATION	29 AUG 2022
5	D.P. PRIOR TO CONDITIONS	29 JULY 2022
6	B.P. COORDINATION	13 JUNE 2022
7	REVIEW	17 NOV 2021
8	ISSUE	
9	CLOSE	

**NEWPORT VILLAGE
COURTENAY
DEVELOPMENTS LTD.**

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

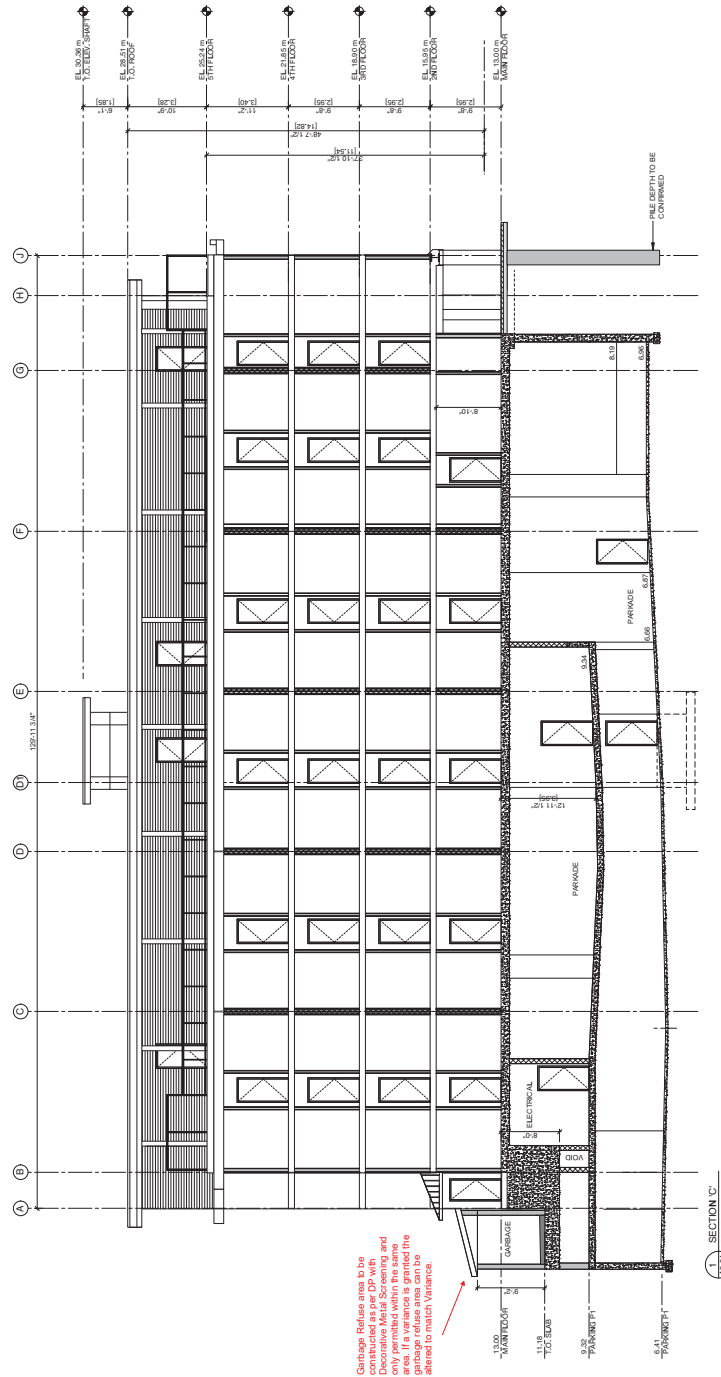


PROJECT TITLE
NVCD
3040 KILPATRICK AVENUE

SECTION A & B

AWN	SCALE	FILE / DATE
GJH/EKH	1/8" = 1'-0"	20413 sections A & B 02-04
PROJECT: 881899/FED. TRAIL DRAWING		DRAWING NO.

A3-03



Garbage Refuse area to be constructed as per DP with Decorative Metal Screening and only permitted within the same area. If a variance is granted the garbage refuse area can be altered to match Variance.

	REVISE BUILDING LOCATION	06 FEB 2023	
	BUILDING PERMIT	07 OCT 2022	
	B.P. COORDINATION	14 SEPT 2022	
	COORDINATION	29 AUG 2022	
	D.P. PRIOR TO CONDITIONS	29 JULY 2022	
	B.P. COORDINATION	19 JUNE 2022	
	ISSUE	DATE	

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NVCD
3040 KILPATRICK AVENUE

ENDING TIME

DRAWING	SCALE	FILE / DATE
BG-18KH	1/8" = 1'-0"	201413 section C 02-04

COMMENTS: REVISED TO REFLECT THE STRAINING
 AND COMPACTION OF THE FILL MATERIAL.
 SEE DRAWING BG-18KH FOR THE STRAINING
 AND COMPACTION OF THE FILL MATERIAL.
 SEE DRAWING BG-18KH FOR THE STRAINING
 AND COMPACTION OF THE FILL MATERIAL.

A3-04