











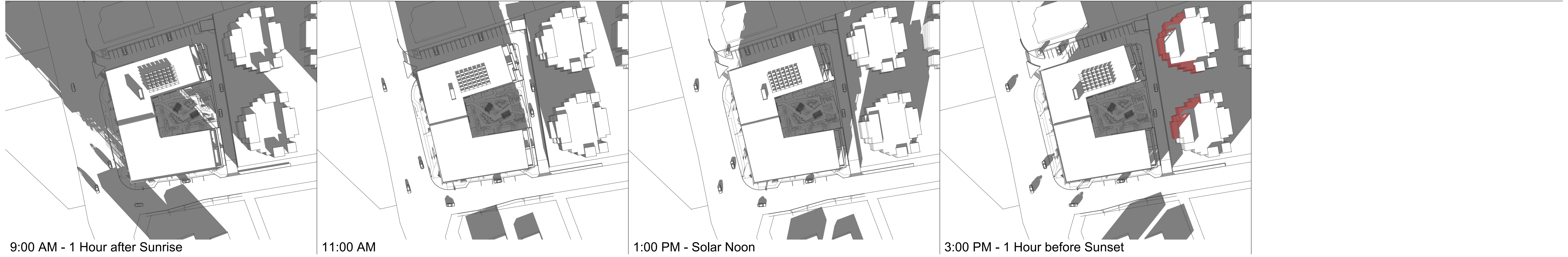




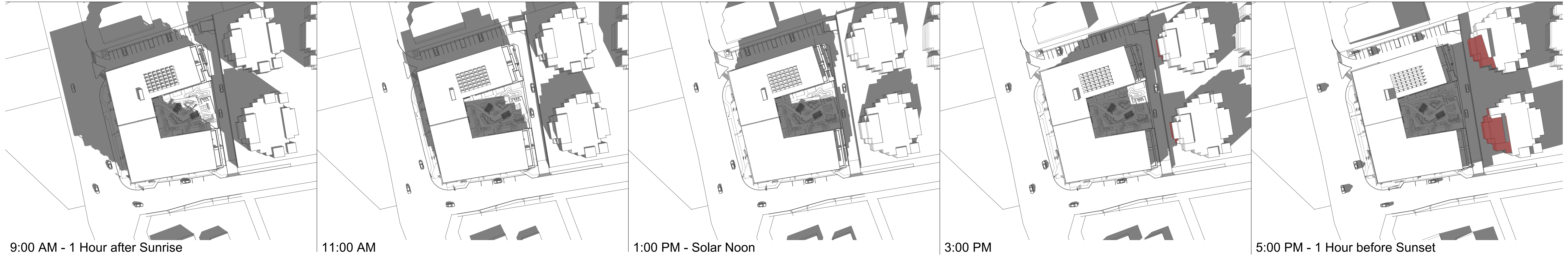




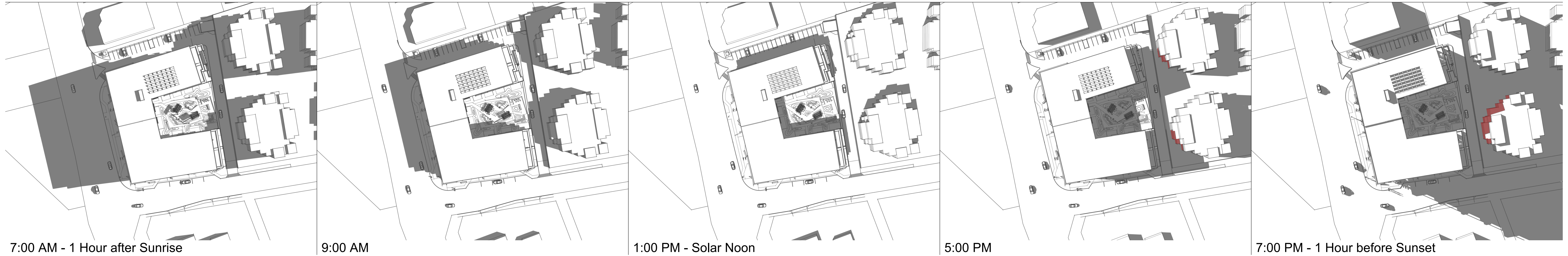
Winter Solstice - December 21st




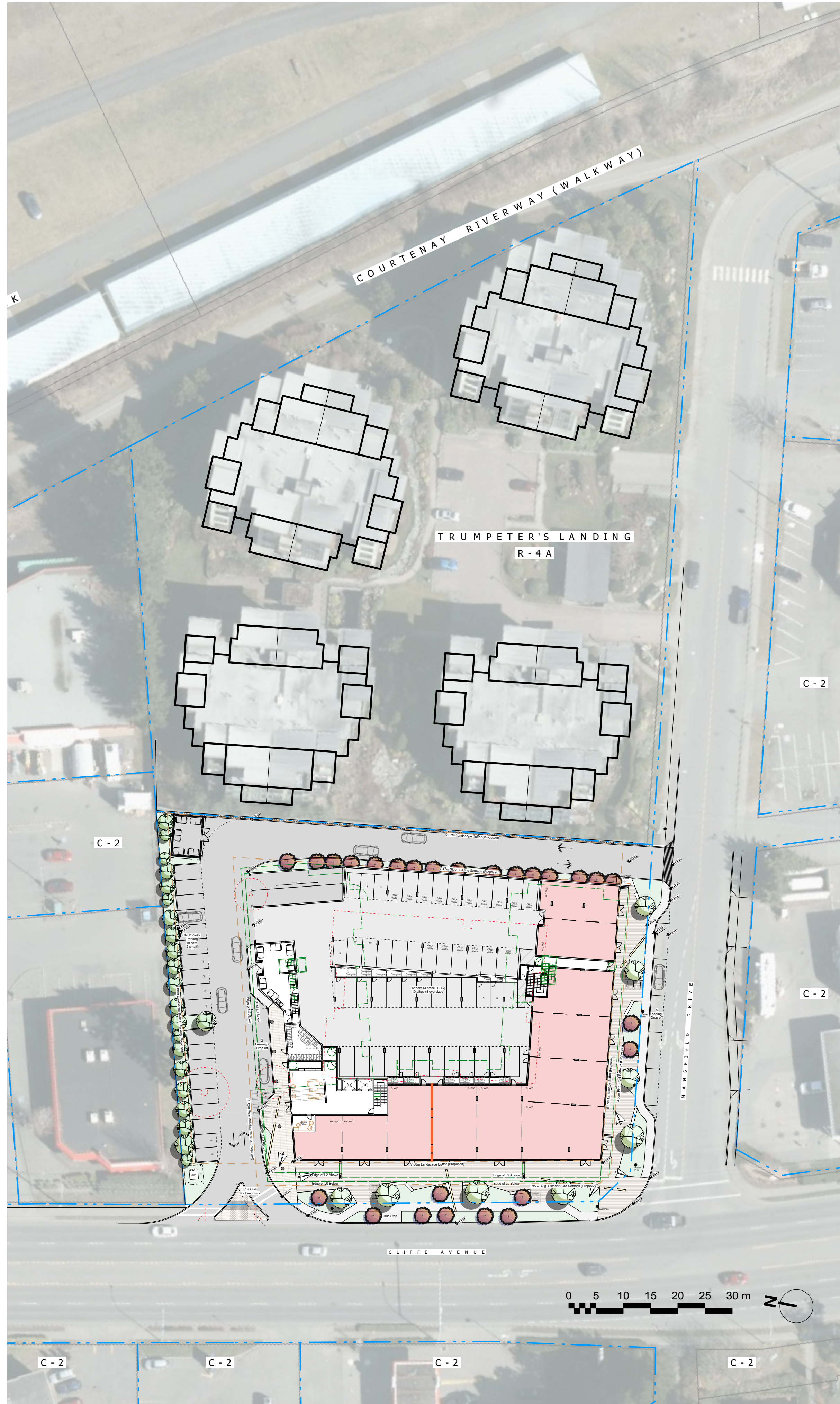
Equinox - March 21st (similar to September 21st)



Summer Solstice - June 21st

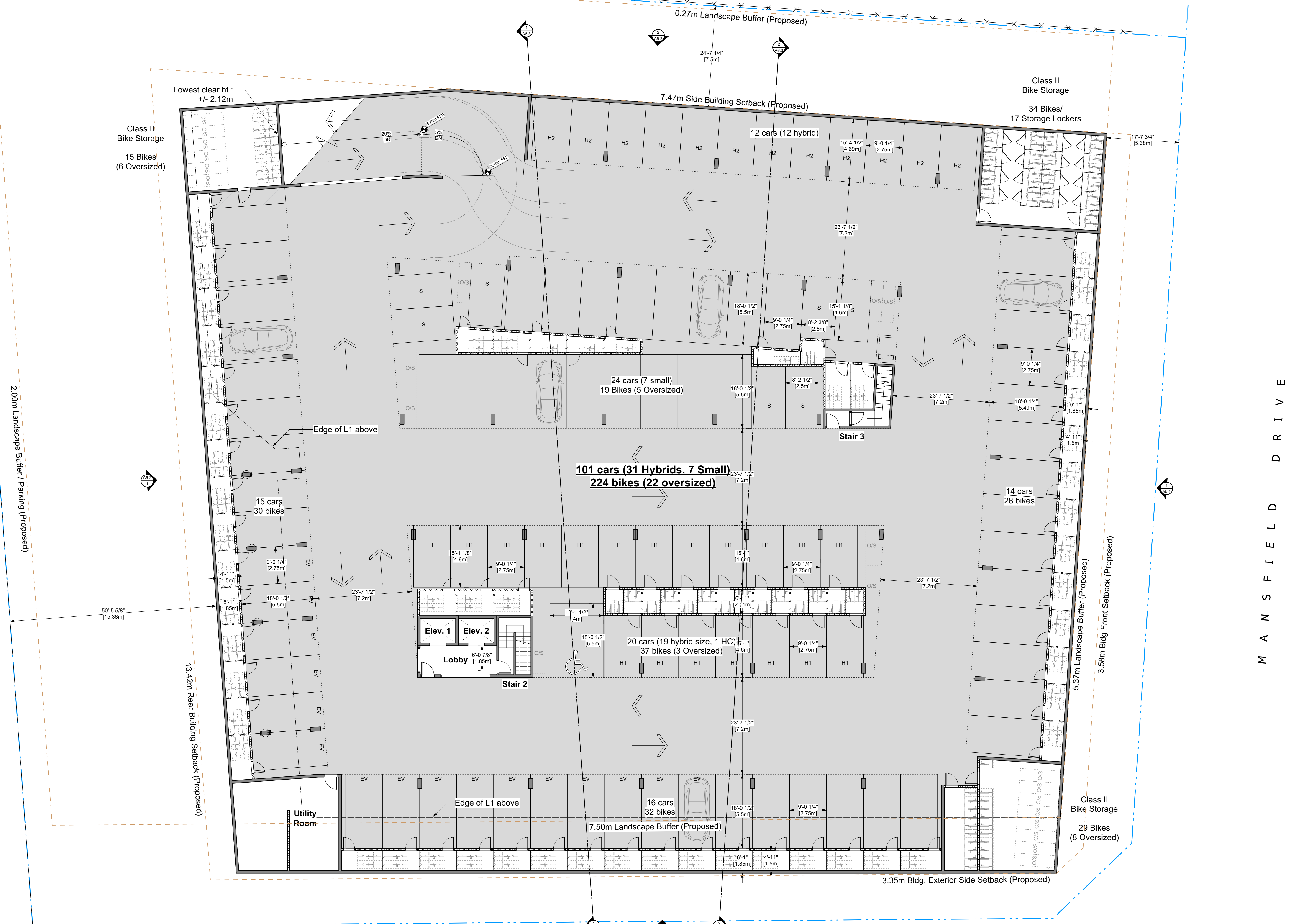


LEGEND:  Shadow cast by proposed building on neighboring buildings



Project Description:	Skypark Landing				
Civic Address:	2270 Cliffe Ave, Courtenay, BC V9N 2L				
Legal Address:	Lot A Plan VIP34998 Section 66 Land District 15 Except Plan 49713, PID 000-317-292				
Current Zoning:	Commercial Two Zone (C-2)				
Proposed Zoning:	CD zone (Trumpeter Landing is R-4a, all others C-2.)				
Development Permit Area:	Commercial Development Permit Area				
	ft²	m²	ha	Comments	
Property Area: +/-	63,663	5,914.4	0.591	Based on Survey	
Residential Units		Unit Area	Per floor	Total	
		ft²	m²		
1 Bedroom + Den	B1	621	57.69	6 (L2-L5), 5 (L6)	29
	B2	608	56.48	1 (L2-L6)	5
	B3	633	58.81	1 (L2)	1
	B4	736	68.38	1 (L3-L4)	2
	B5	711	66.05	1 (L3-L6)	4
	B6	600	55.74	1 (L5)	1
	B7	692	64.29	1 (L5)	1
	B8	694	64.47	1 (L5)	1
					44
					32%
2 Bedroom + Den	A1	932	86.58	6(L2,L5,L6), 7(L3,L4)	32
	A2	922	85.66	2 (L2-L6)	10
	A3	882	81.94	1 (L2)	1
	A4	743	69.03	1 (L2-L4)	3
	C1	948	88.07	2 (L2-L4)	6
	C2	962	89.37	1 (L2-L4)	3
	C3	1,018	94.57	1 (L2-L4)	3
	C4	1,124	104.42	1 (L2-L6)	5
	C5	932	86.58	1 (L5)	1
	C6	784	72.84	1 (L5)	1
	C7	966	89.74	1 (L5)	1
	C8	1,100	102.19	1 (L5)	1
C9	1,004	93.27	1 (L6)	1	
C10	1,114	103.49	1 (L6)	1	
C11	1,203	111.76	1 (L6)	1	
C12	958	89.00	1 (L6)	1	
					71
					52%
3 Bedroom + Den	D1	1,168	108.51	1 (L2-L6)	5
					4%
Studio	E1	628	58.34	1 (L2-L6)	5
	E2	541	50.26	1 (L2-L6)	5
	E3	448	41.62	1 (L2-L5), 2 (L6)	6
	E4	582	54.07	1 (L2)	1
Total					137
CRUs (Commercial Retail Units)		Area			
		ft²	m²		
CRUs 1 to 11		12,465	1,158.0	as per zoning bylaw floor area definition towards parking calculation	
Floor Areas (GFA)		GFA		Parking	
		ft²	m²	ft²	m²
L0 Parkade		0	0.00	39,836	3,700.85
L1		14,649	1,360.93	20,538	1,908.03
L2		25,512	2,370.12		
L3		25,614	2,379.60		
L4		25,614	2,379.60		
L5		25,035	2,325.81		
L6		23,208	2,156.08		
Total		139,632	12,972.13	60,374	5,608.88
Zoning (C-2), Rezoned to CD	C-2 req.	Proposed			
Lot Coverage:	50%	56%			
FAR CRU/ Res.	0.60	2.19	Excludes Underground Parking, L1 parking <2,800 m² (20m² dwelling unit), unenclosed decks, exits, vertical service spaces		
Bldg Front Setback (S)	7.5m	3.58m			
Bldg Exterior Side Setback (W)	0.0m	3.35m			
Bldg Rear Setback (N)	7.5m	13.42m			
Bldg Side Setback Adj. Res. (E)	6.0m	7.47m			
Landscape – Cliffe	7.5m	7.50m			
Landscape – Mansfield	4.5m	5.37m			
Landscape – Parking	2.0m	2.00m			
Landscape – Adj. Res.	7.5m	0.27m			
Bldg. Height (Flat & Pitched)	13.5m	21.69m			
Number of Storeys	N/A	6+1			
Usable Open Space(20.0m²/dwelling)	2,740	2,022	Podium Garden, Decks on L2 (1,102); Decks on L3-L4 (402); Decks on L5 (248); Decks on L6(270); Cliffe & Mansfield boulevards (837) not included		

Parking – (Div. 7 – Off-street parking)				
Residential (per dwelling unit incl 10% visitor parking.)	Required (1.2/ unit)	Required (Parking Study) (0.94/ unit)	Provided	
3 Bedroom	6.0	5	2	
2 Bedroom	85.2	67		
1 Bedroom	52.8	41		
Studio	20.4	16		
Sub-Total	165*	129*	129*	101 @ L0; 36 @ L1
Visitor Parking (10% Total)	17	7*	7*	7 out of 14 shared with CRUs
CRU	Required (1/ 35m²)	Required (Parking Study) (1/47m²)	Provided	
Convenience stores, retail stores	34	25*	30*	19 surface + 11 covered on L1 (7 out of 30 shared with residential visitors)
TOTAL (Residential + CRU)	199	161	166	
Small (includes hybrid stalls H1, H2)	Required (Max.)	Proposed (Parking Study)	Provided	
	20	40	44	6 @ L1; 38 @ L0
	10%	25%	26.5%	
H.C. (1 required for first 20 parking, +1 for each additional 75 parking)	4	3	3	
E.V	N/A	N/A	22	
Parking – Bicycle				
		Required	Provided	
		Standard 1.8x0.6m 90%	Standard 1.8x0.6m	Oversized 3.0x0.9m
Class II (2 per dwelling)	110V Outlet	246.6*	222*	24*
		24.7*	22*	1*
Class I (10% of Class II)	110V Outlet	24.7*	23*	1*
		4.9	5	1
Bicycles outside			16*	
Total		302	286	286
			Notes: - 286 is subject to BP drawings level of detail - Drawings show 289 (reserve of 3 bicycle stalls)	
Note: * numbers in bold followed by an asterisk (*) count towards totals				



1 L0 Plan
 Scale: 3/32" = 1'-0"

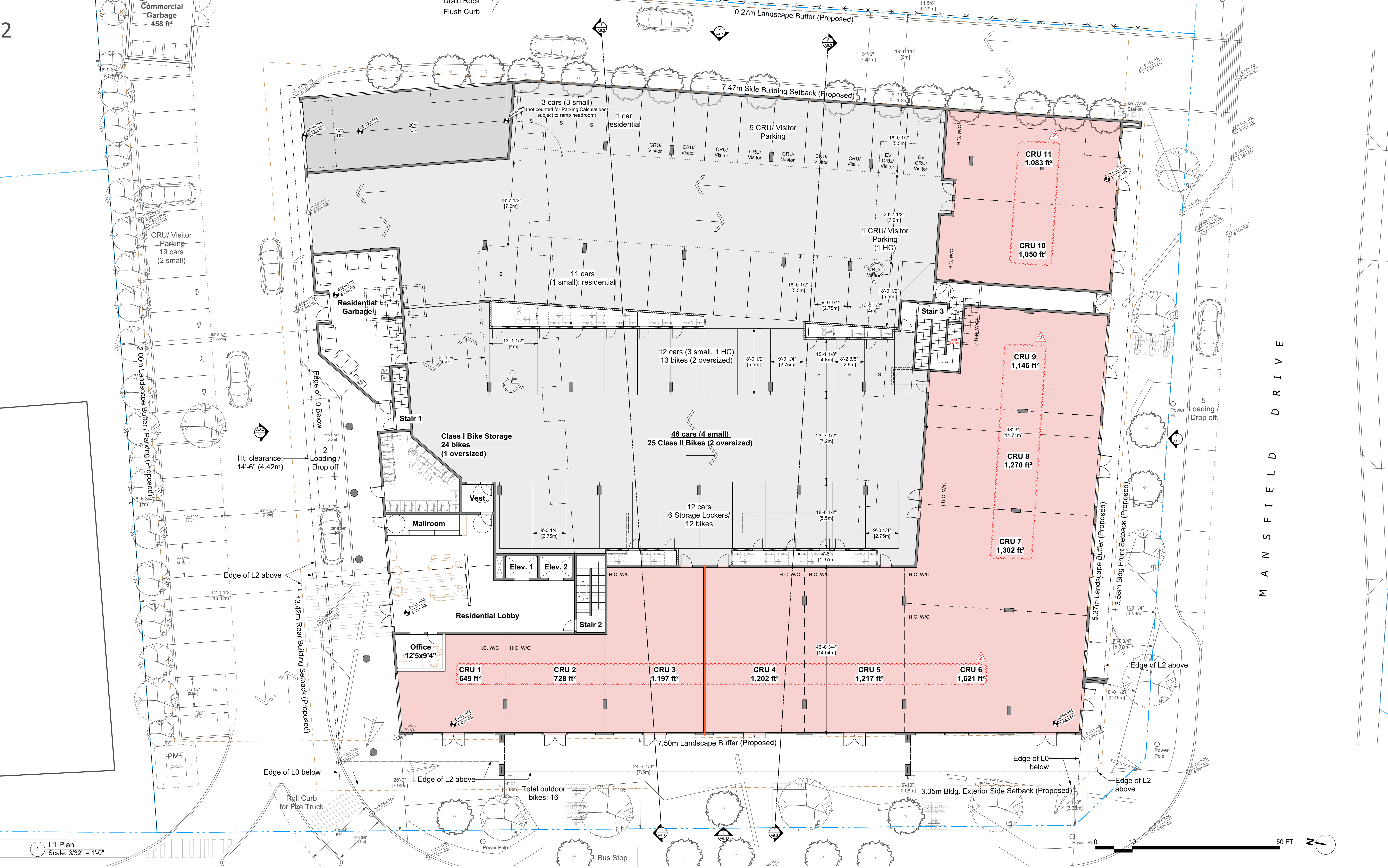




1 Site Plan
Scale: 1/16" = 1'-0"

SITE PLAN NOTES:
1. Site Plan based on Survey by Underhill Geomatics Ltd. (2022-11-23) Job no. V22CV170





1 L1 Plan
Scale: 3/32" = 1'-0"

M A N S F I E L D D R I V E



M A N S F I E L D D R I V E

1 L2 Plan
Scale: 3/32" = 1'-0"

2.00m Landscape Buffer / Parking (Proposed)



0.27m Landscape Buffer (Proposed)

7.47m Side Building Setback (Proposed)

13.42m Rear Building Setback (Proposed)

7.50m Landscape Buffer (Proposed)

5.37m Landscape Buffer (Proposed)

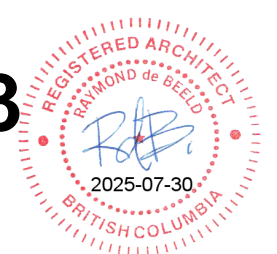
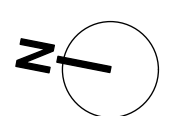
3.58m Bldg Front Setback (Proposed)

3.35m Bldg. Exterior Side Setback (Proposed)

M A N S F I E L D D R I V E

1 L3-L4 Plan
Scale: 3/32" = 1'-0"

0 10 50 FT





M A N S F I E L D D R I V E

1 L5 Plan
Scale: 3/32" = 1'-0"

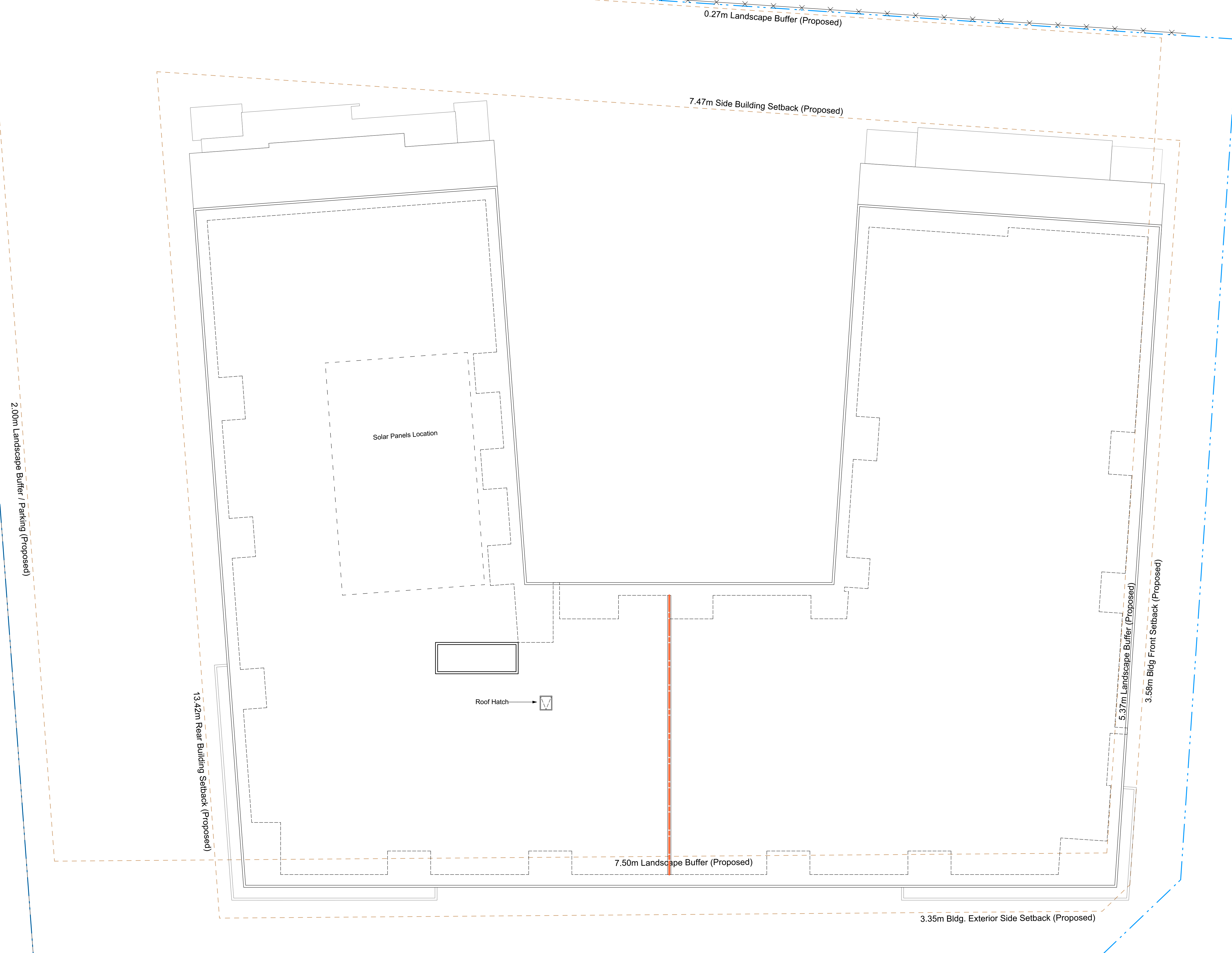




M A N S F I E L D D R I V E

1 L6 Plan
Scale: 3/32" = 1'-0"



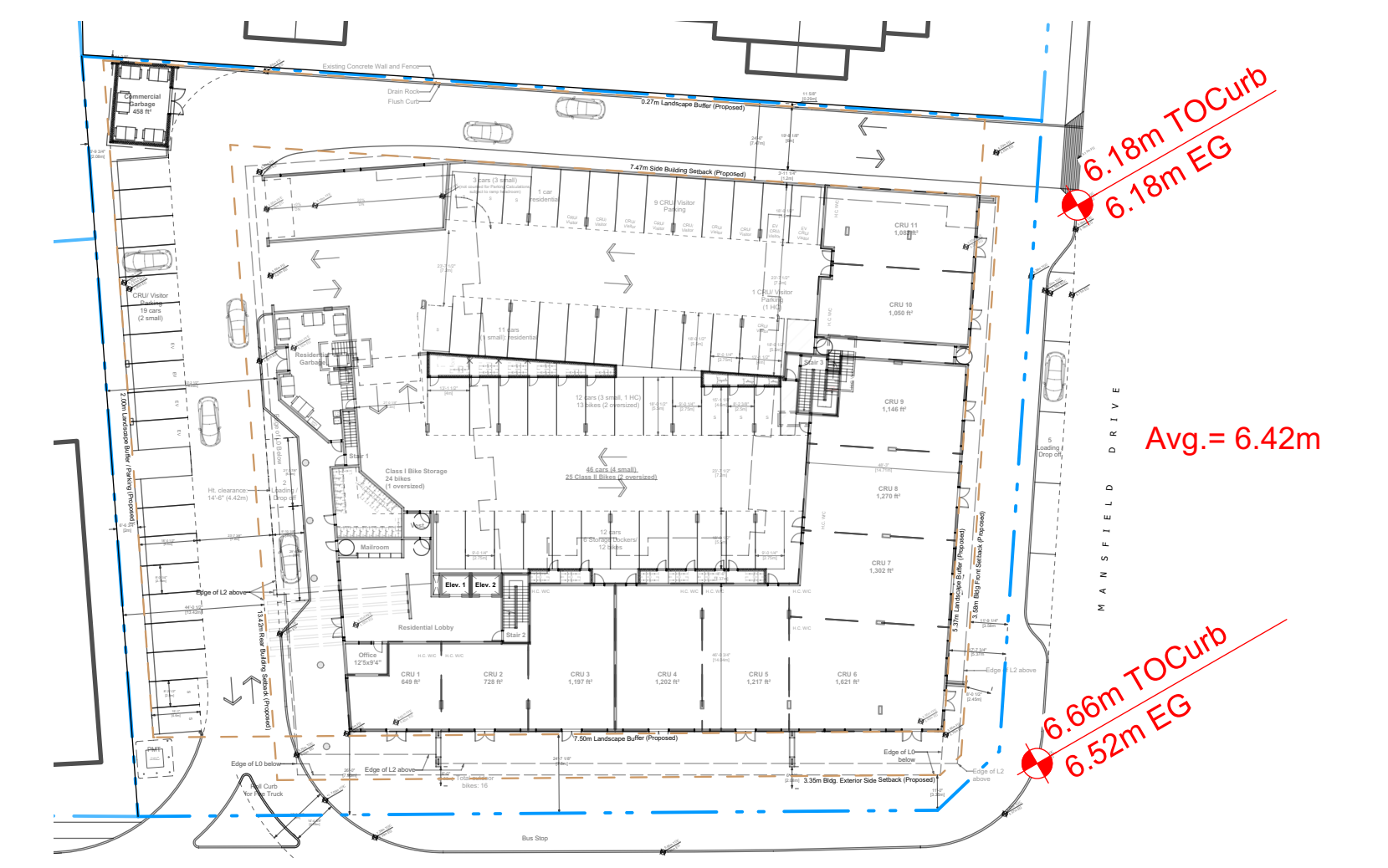


1 Roof Plan
 Scale: 3/32" = 1'-0"





1 South Elevation (Mansfield Dr.)
Scale: 3/32" = 1'-0"



3 Points defining average curb grade along front of bldg. to determine of bldg. height
Scale: 1" = 50'-0"



2 West Elevation (Cliffe Ave.)
Scale: 3/32" = 1'-0"



MATERIAL LEGEND:

FP1	Hardie Panel Smooth w/ matching surround trim (RAL9016 - Traffic White)
FP2	Hardie Panel Smooth w/ matching surround trim (Grey)
FP3	Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4	Hardie Panel Smooth w/ matching surround trim (Beige)
CN1	Concrete (Natural)
CN2	Dark Grey Stained Concrete
CN3	Concrete Block (Dark Grey)
BV1	Brick Veneer (Dark Grey)
MT1	Metal Flashing (White, 12")
MT2	Metal Flashing (Grey, 12")
WD1	T&G Cedar Wall and Soffit/ Aluminum Panels/ Hardie Panels/ Planks
AL1	Aluminum Grille Doors - Black Powder Coated
AL2	Aluminum Glass Railing - Black Powder Coated
AL3	Aluminum Storefront Windows/ Doors - Black
VW1	Vinyl Window/ Door (Black Frame)



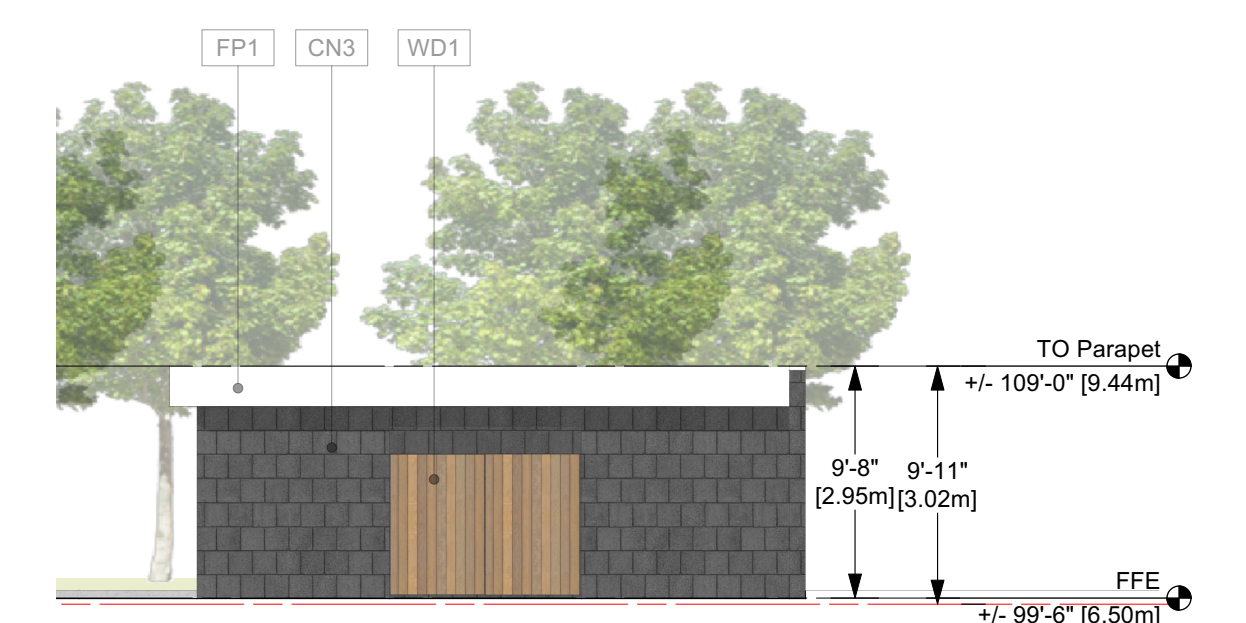
1 North Elevation
Scale: 3/32" = 1'-0"

MATERIAL LEGEND:

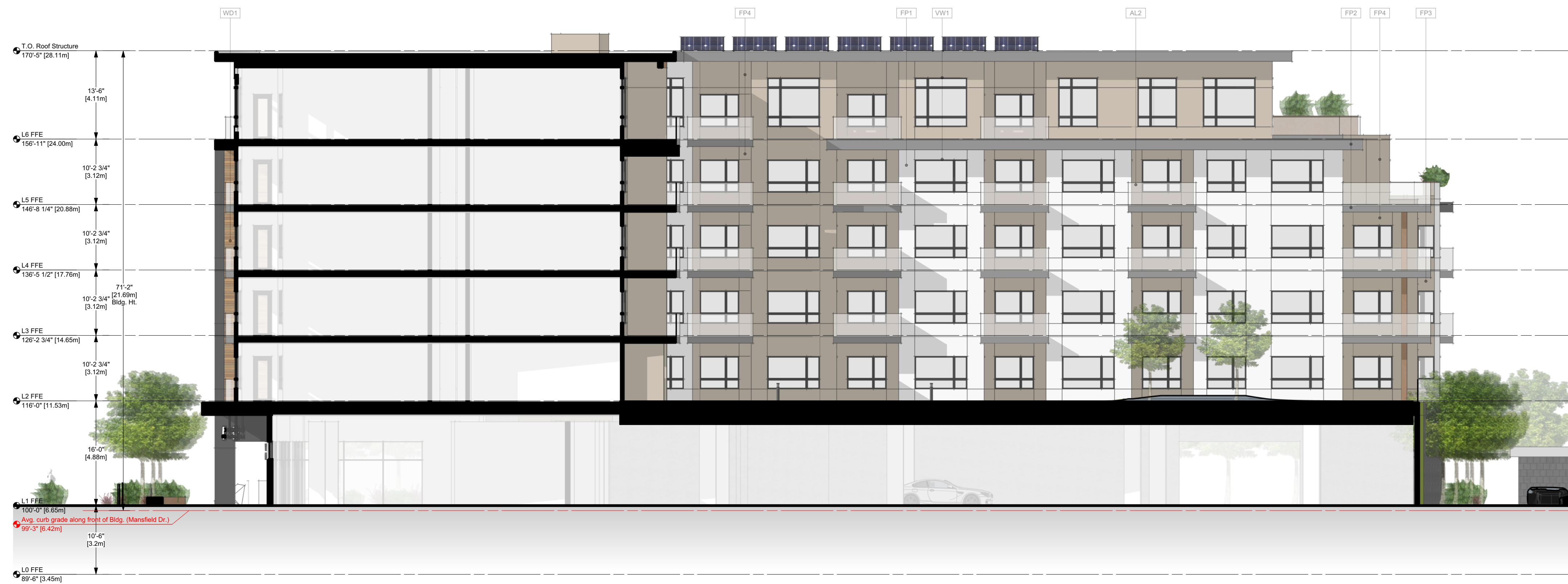
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VW1	Vinyl Window/ Door (Black Frame)



2 East Elevation
Scale: 3/32" = 1'-0"



3 Garbage Enclosure Main Elevation
Scale: 1/8" = 1'-0"



1 South Interior Elevation/ Section
Scale: 3/32" = 1'-0"



2 North Interior Elevation/ Section
Scale: 3/32" = 1'-0"

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