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L'Arche Comox Valley "The Anchorage"
1560 Grieve Avenue, Courtenay BC

#212-2459 COUSINS AVENUE
COURTENAY, BC
V9N 3N6
T: 250 871 8765
TF: 1 877 366 2502
design@gowdesigngroup.com



john gower design

PROJECT DATA

CIVIC ADDRESS:	1560 Grieve Avenue, Courtenay BC		
LEGAL DESCRIPTION:	Lot 14, Section 41, Comox District, Plan 9456		
PROJECT DESCRIPTION:	16 units of long-term affordable housing for adults with diverse abilities on a large residential lot, consisting of duplex and quadplex structures plus an amenity building containing storage and a suite for an on-site resource and support person. To be constructed in two phases.		
ZONING:	R-2		
Existing zoning:	CD (TBD)		
Proposed zoning:	Urban Residential		
OCP Designation:	n/a		
Development Permit Area:	n/a		
Local Area Plan:	n/a		
SITE AREA:			
Total gross site area:	1,630.15m ²	17,546 SF	0.403 acres
Dedications:	None		
Net site area:	1,630.15m ²	17,546 SF	0.403 acres
Proposed lot coverage:			
Phase 1:	406.81m ²	4378.9 SF	0.25
Phase 1+ 2:	627.3m ²	6752.0 SF	0.385
FLOOR AREA RATIO:			
Gross floor area (Phase 1&2):	787.24m ²	8473.84 SF	0.48
Useable open space required:	16 units @ 20m ² per unit = 320m ²		
Useable open space provided:	463m ²		

Indoor amenity space provided: 63.7m² 685.9 SF
Net floor areas - suites (all units one bedroom)

PHASE 1				PHASE 2			
1	Ground level	45.19m ²	486.5 SF	9	Ground level	45.19m ²	486.5 SF
2	Ground level	44.70m ²	481.2 SF	10	Ground level	44.70m ²	481.2 SF
3	Second level	45.47m ²	489.4 SF	11	Upper level	45.47m ²	489.4 SF
4	Second level	44.01m ²	473.8 SF	12	Upper level	44.01m ²	473.8 SF
5	Ground level	41.44m ²	4449.6 SF	13	Ground level	45.19m ²	486.5 SF
6	Ground level	43.3m ²	460.1 SF	14	Ground level	44.70m ²	481.2 SF
7	Ground level	41.78m ²	459.9 SF	15	Upper level	45.47m ²	489.4 SF
8	Upper level in amenity building	46.58m ²	501.58 SF	16	Upper level	44.01m ²	473.8 SF
Total PHASE 1 units:		352.14m ²	3790.4 SF	Total PHASE 2 units:		358.74m ²	3861.44 SF
Amenity building basement level:		72.1m ²	776 SF				
Amenity building main level:		76.4m ²	822 SF				
Total PHASE 1:		500.6m²	5388.4 SF				
Total both phases:		859.34m²	9249.8 SF				

OFF-STREET PARKING

Residential parking - non-market rental:	1.2 spaces/unit	20 spaces required	4 spaces provided
Visitor parking	.1 of parking spaces	2 spaces required	2 spaces provided
Disabled parking		1 space required	0 spaces provided

Parking space Dimensions:

Rear lane:	Width: 3.0m	Length: 7.6m
Side lane:	Width: 2.6m	Length: 6.5m

BICYCLE PARKING

Bicycle spaces required: 16 units x 2.0 = 32 spaces (per Zoning bylaw 7.3.1)
Bicycle/scooter spaces provided: 14 .6m x 1.8m horizontal spaces in secure indoor facility (10 in Phase 1; 4 in Phase 2)
4 exterior spaces
18 spaces total
All indoor stalls have access to 120v bicycle charging

SOLID WASTE AND RECYCLING

Residential garbage - minimum waste and recycling storage area: the greater of 5.0m² or 16 units @ .44m² per unit = 7.04m²
Total waste and recycling area provided: 6.6m² (outside, bins weather protected)
Household garbage: 8 295 litre totes (1 per 2 households)
Cardboard: in recycling totes
Total recycling/waste containers: 8 x 295 litre waste (.7m x .7m x 1.1m) | 2 x 431 litre recycling (.76m x .86m x 1.1m)

BUILDING SETBACKS

Front (Grieve Avenue)	Required: 6.0m	Proposed: 7.64m	Accessory building: 2.5m
Rear (lane):	Required: 6.0m	Proposed: 7.64m	Accessory building: 4.5m
Side yard (interior):	Required: 3.0m	Proposed: 3.15m	
Side yard (lane):	Required: 3.0m	Proposed: 3.0m	

BUILDING HEIGHT (From average existing natural grade)

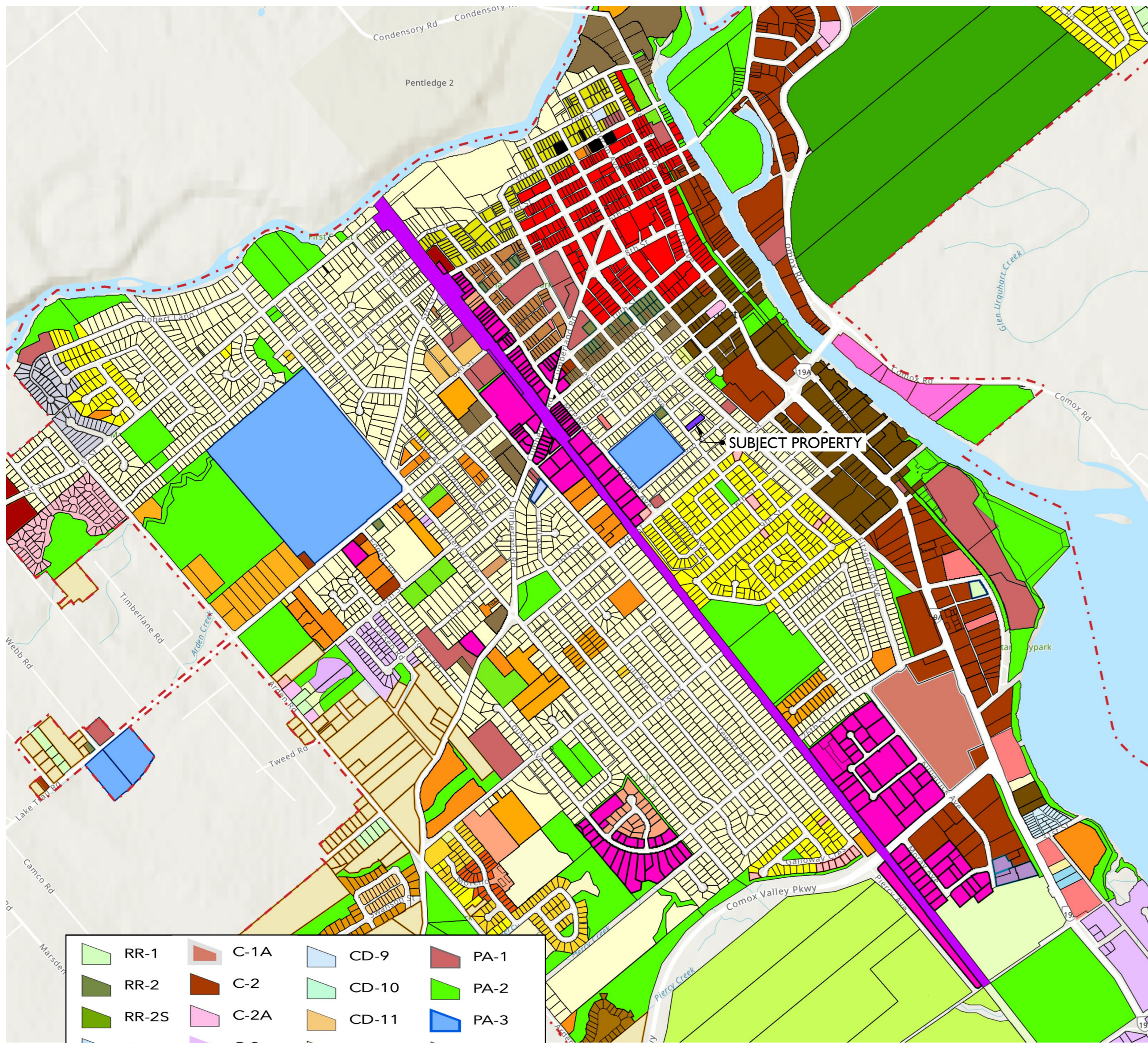
Maximum allowed (R-2 Zoning): 8.0m
Maximum proposed (amenity building): 8.14m
Proposed height of bicycle shed: 3.8m

PROJECT CONTACTS AND CONSULTANTS

Client: L'Arche Comox Valley 100-1465 Grieve Avenue Courtenay BC V9N2W1	Wendy Dyck	(250)334-8320	wendy@archecomoxvalley.org
Design: John Gower Design 212-2459 Cousins Avenue, Courtenay V9V3N6	John Gower	(250)871-8765	design@gowdesigngroup.com
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Civil: Wedlar Engineering LLP 2459 Cousins Ave #211, Courtenay, BC V9N 3N6	Andrew Gower	(250)334-3263	agower@wedlar.com
Mechanical: Avalon Mechanical Consultants 5220 Dublin Way #103, Nanaimo, BC V9T 0H2	Tim Robertson	(250)585-2180	tr Robertson@avalanmechanical.com
Electrical: Muir Engineering UNIT E 1822 Comox Avenue, Comox BC, V9M 3M	Brian Muir	(250)890-0870	brian@muireng.ca
Authority: City of Courtenay Development Services 830 Cliffe Avenue, Courtenay BC V9N2J7	Michael Grimsrud	(250)334-4441	mgrimsrud@courtenay.ca

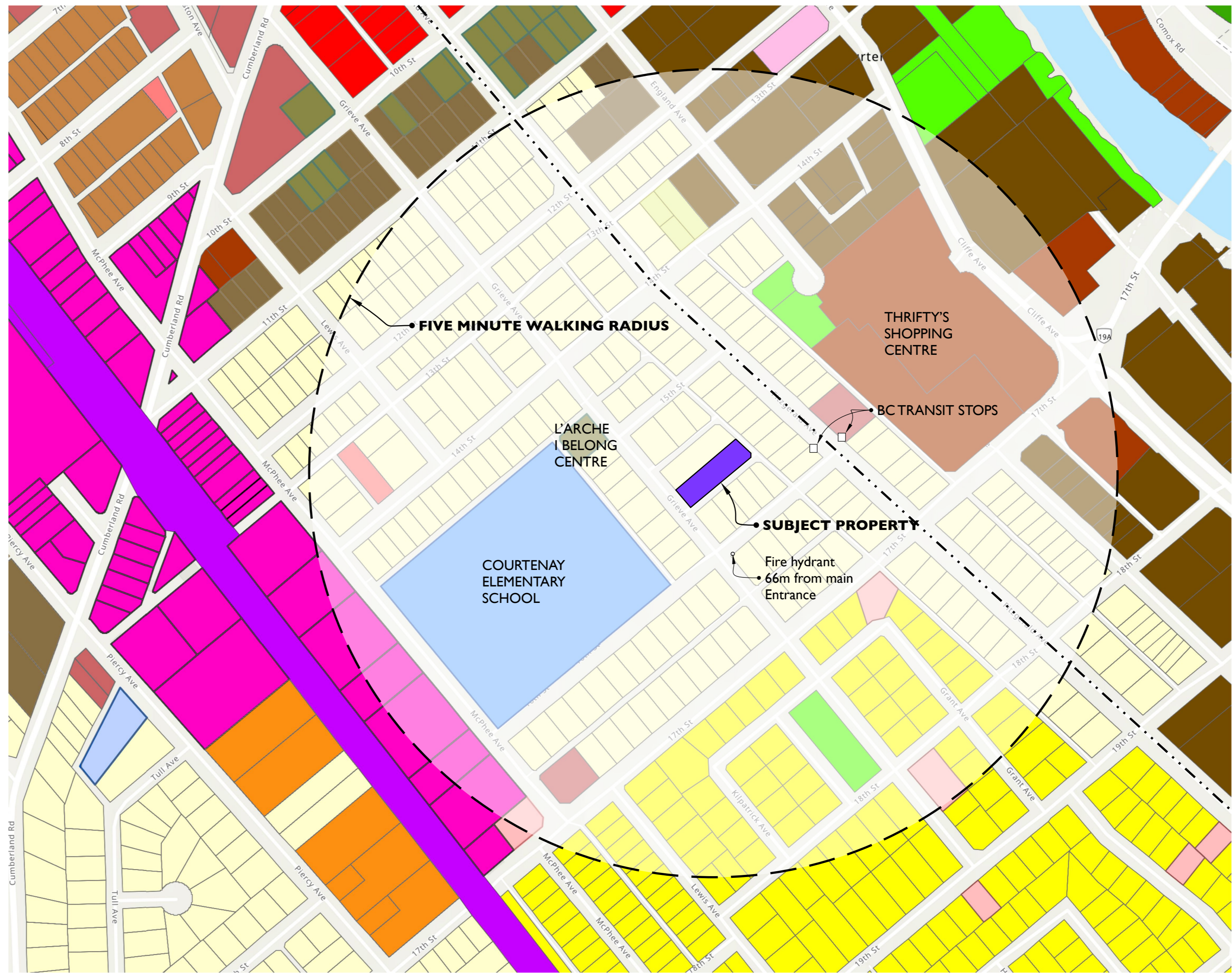
SCALE:	AS NOTED
PROJECTED START DATE:	2023
DRAWN:	JGG
CHECKED:	JGG
ISSUED:	June 21, 2023
REFERENCE:	REZONING & DP

DRAWING PAGE#
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RR-1	C-1A	CD-9	PA-1
RR-2	C-2	CD-10	PA-2
RR-2S	C-2A	CD-11	PA-3
RR-3	C-3	CD-12	PA-4
RR-4	C-4	CD-14	I-1
RR-5	C-5	CD-15	I-2
R-1	MU-1	CD-16	I-3
R-1A	MU-2	CD-17	A-1
R-1B	MU-3	CD-19A	A-2
R-1C	MU-4	CD-19B	RU-1
R-1D	MU-5	CD-19C	TU-1
R-1E	CD-1A	CD-20	RU-8
R-1S	CD-1B	CD-21	RU-20
R-2	CD-1C	CD-22	RU-ALR
R-2A	CD-1F	CD-23A	R-RU
R-2B	CD-1H	CD-23B	CR-1
R-3	CD-1I	CD-24	IH
R-3A	CD-1G	CD-25	IL
R-3B	CD-3	CD-26	
R-4	CD-4	CD-27	
R-4A	CD-6	CD-28	
R-4B	CD-7A	CD-29	
R-5	CD-7B	CD-31	
MH-1	CD-7C	CD-34	
MH-2	CD-7D	LUC	
C-1	CD-8	PA-1	

1 COURTENAY ZONING MAP
NTS



2 DETAILED ZONING MAP
NTS



3 LOCAL CONTEXT PLAN
NTS



4 LOCAL SERVICES PLAN
NTS

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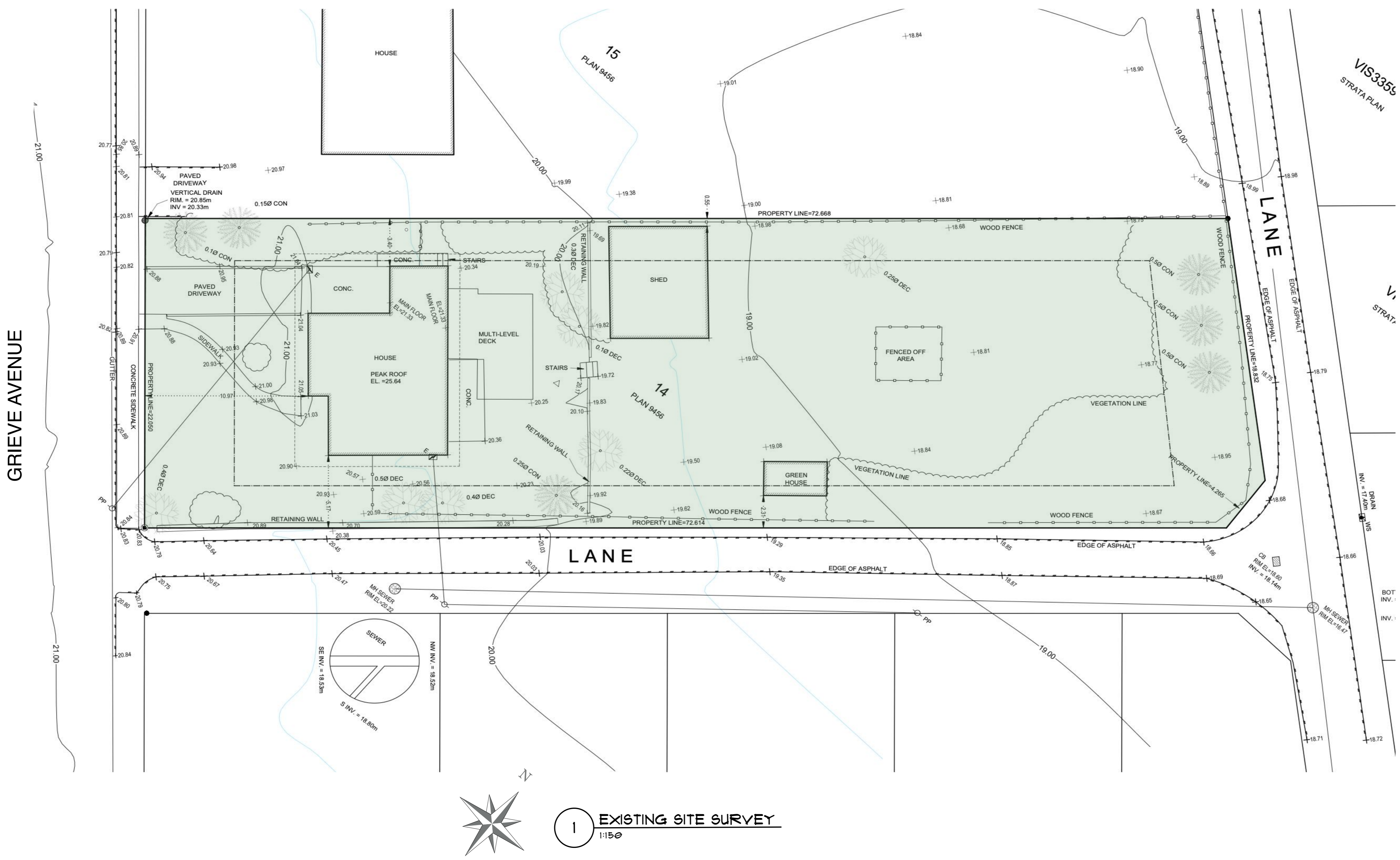
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GRIEVE AVENUE

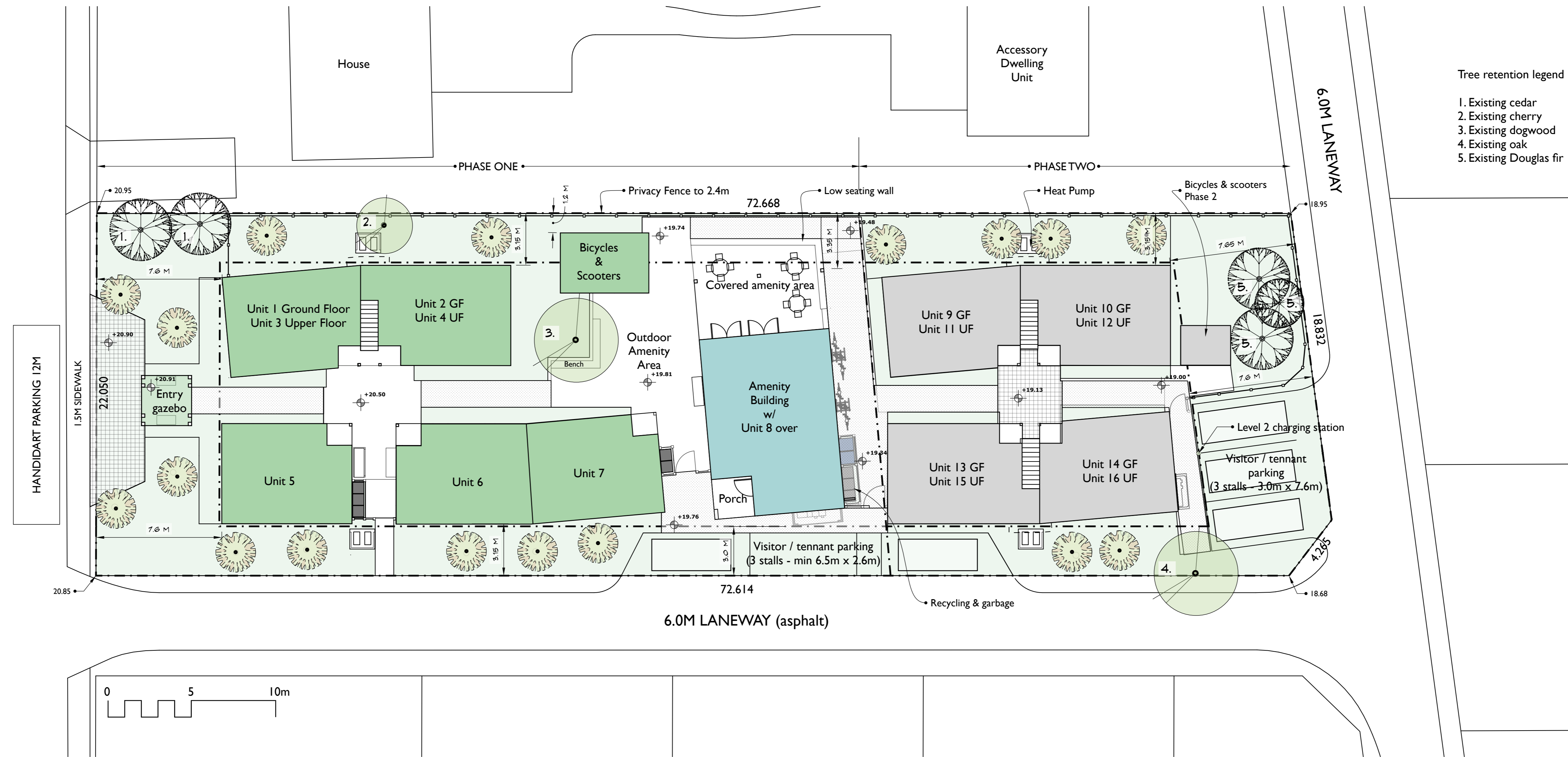
VIS3355
STRATA PLAN

LANE

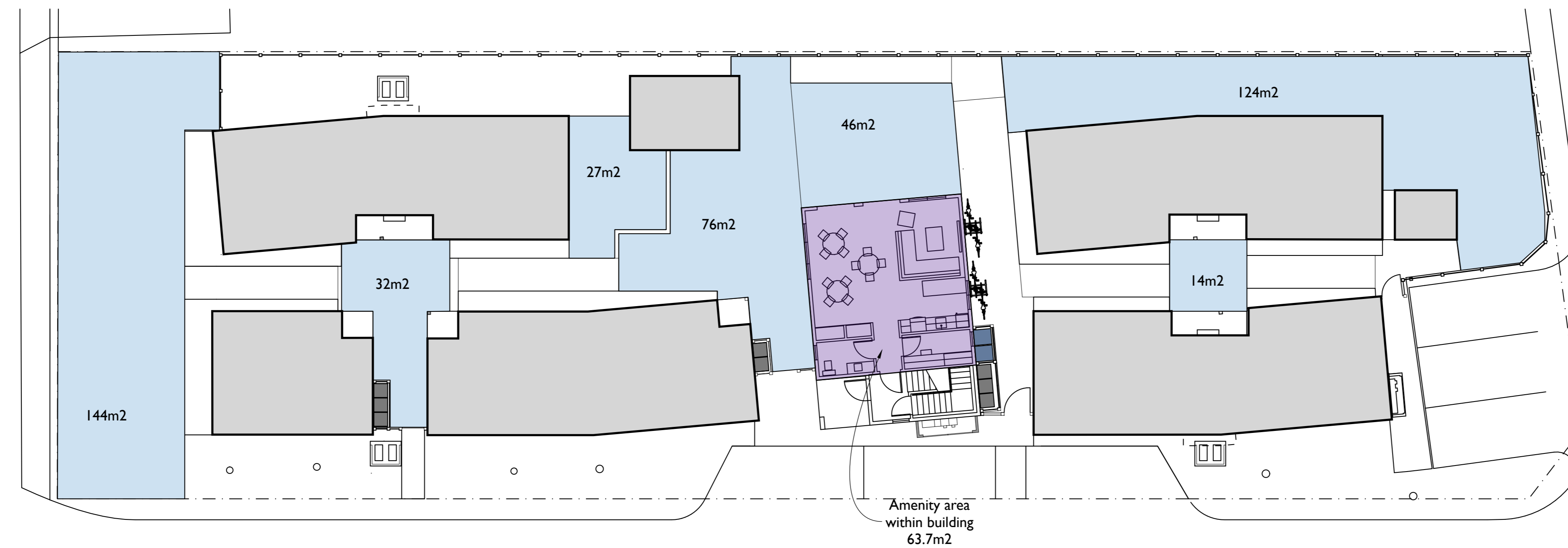
LANE

EXISTING SITE SURVEY
1:150

GRIEVE AVENUE



1 SITE PLAN
1:150



2 AMENITY AREAS
1:150

Amenity areas calculation:
Patos, plazas and lawn: 312m²
Accessible garden areas: 151m²
Total: 463m²

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EXTERIOR FINISHES LEGEND

1. ROOFING.
25 YEAR ARCHITECTURAL SHINGLES EG IKO DYNASTY
COLOUR: GRANITE BLACK
2. FACIA BOARDS.
PAINTED 2X8 COMBED FACE OR CEDAR
COLOUR: BENJAMIN MOORE "IRON MOUNTAIN" DARK CHARCOAL
3. EAVESTROUGH AND DOWNSPOUTS.
GENTEK ALUMINUM "SLATE" DARK GREY
4. SOFFITS.
GENTEK ALUMINUM OXFORD PREMIUM "GRAPHITE" DARK GREY
5. UPPER WALLS.
SMOOTH HARDIBOARD & 1 1/2" BATTENS @ 12" O/C
COLOURS: VARIOUS, AS SHOWN
6. LOWER WALLS.
HARDIBOARD BEVEL SIDING 1" EXPOSURE SMOOTH
7. CLADDING AT ENTRANCES.
1X4 CLEAR HORIZONTAL CEDAR, NATURAL FINISH
8. WINDOWS.
WHITE VINYL, BALANCED SASH
9. WINDOW & DOOR TRIM.
4" WIDE CEDAR OR COMBED FACE, JOINTS BUTTED, WHITE FINISH
10. BALCONY RAILINGS.
FACE-MOUNTED ALUMINUM BALUSTERS, ALUMINUM TOP RAIL, DARK GREY



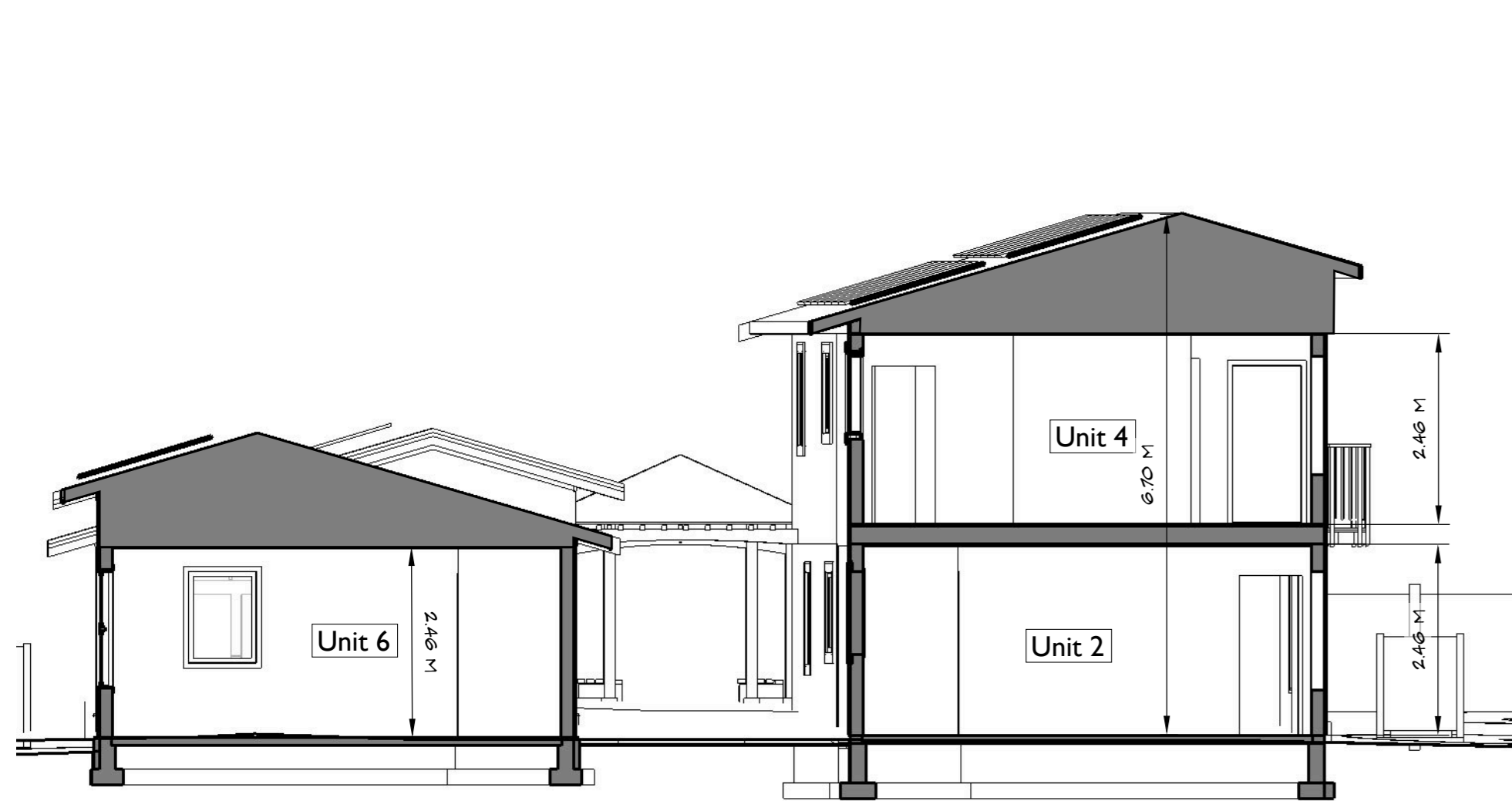
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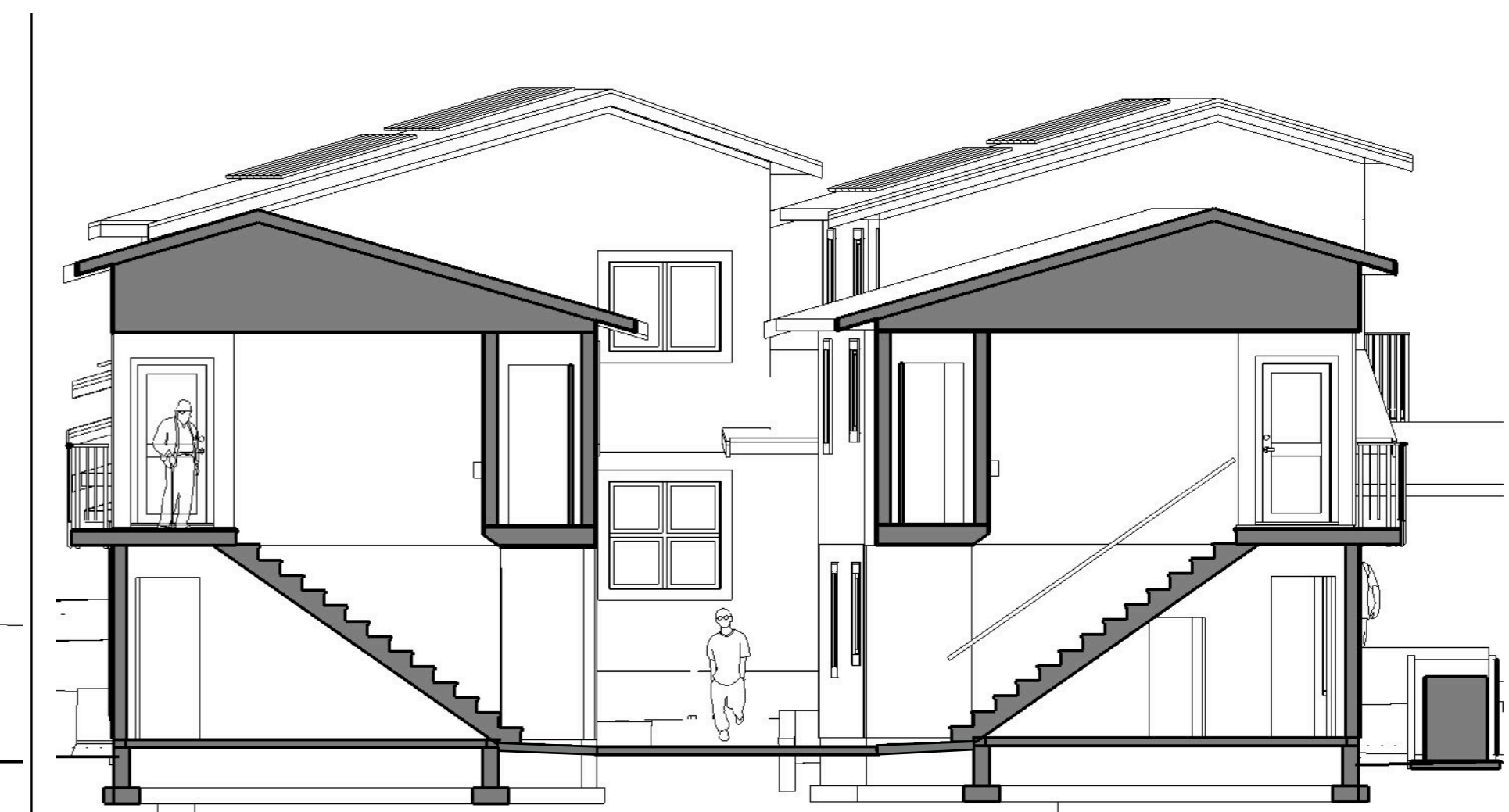
1 COURTYARD VIEW LOOKING NORTH
1:100



2 CROSS SECTION - UNITS 2, 4 & 6
1:15



3 LONG SECTION - UNITS 1-4
1:15



4 CROSS SECTION - STAIR UNITS 11-12 & 15/16
1:15



4 COURTYARD VIEW LOOKING SOUTH
1:100

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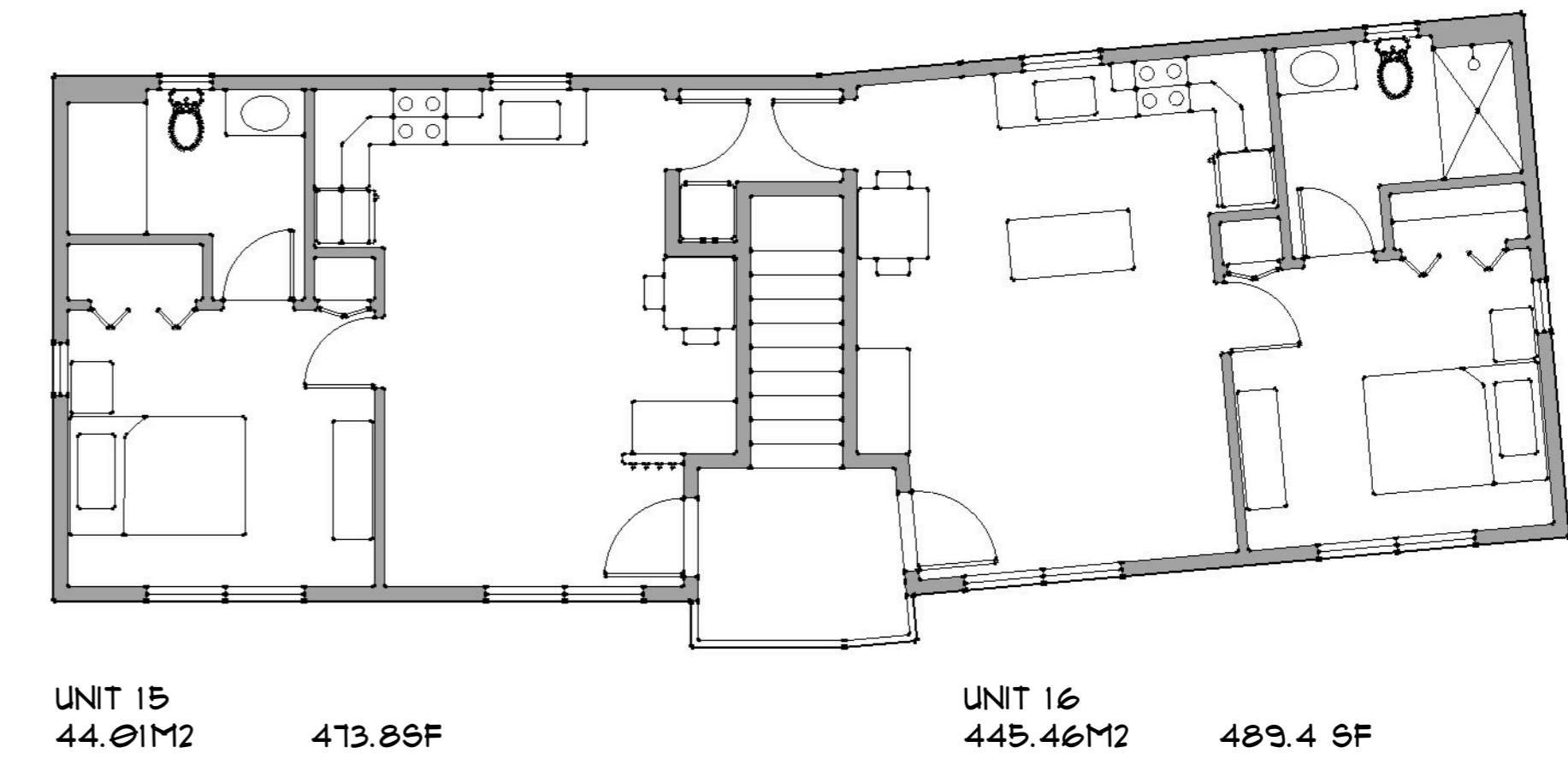
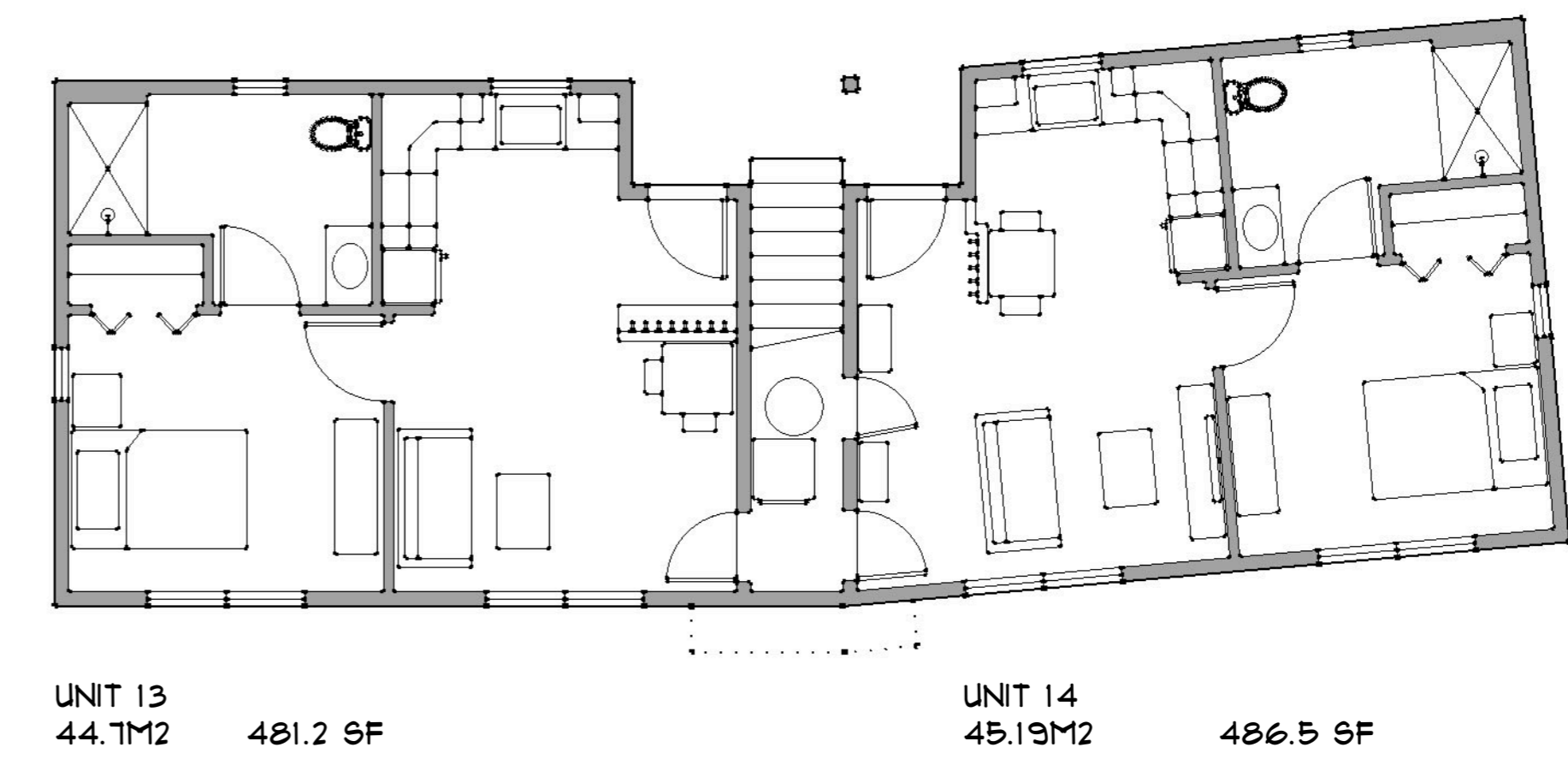
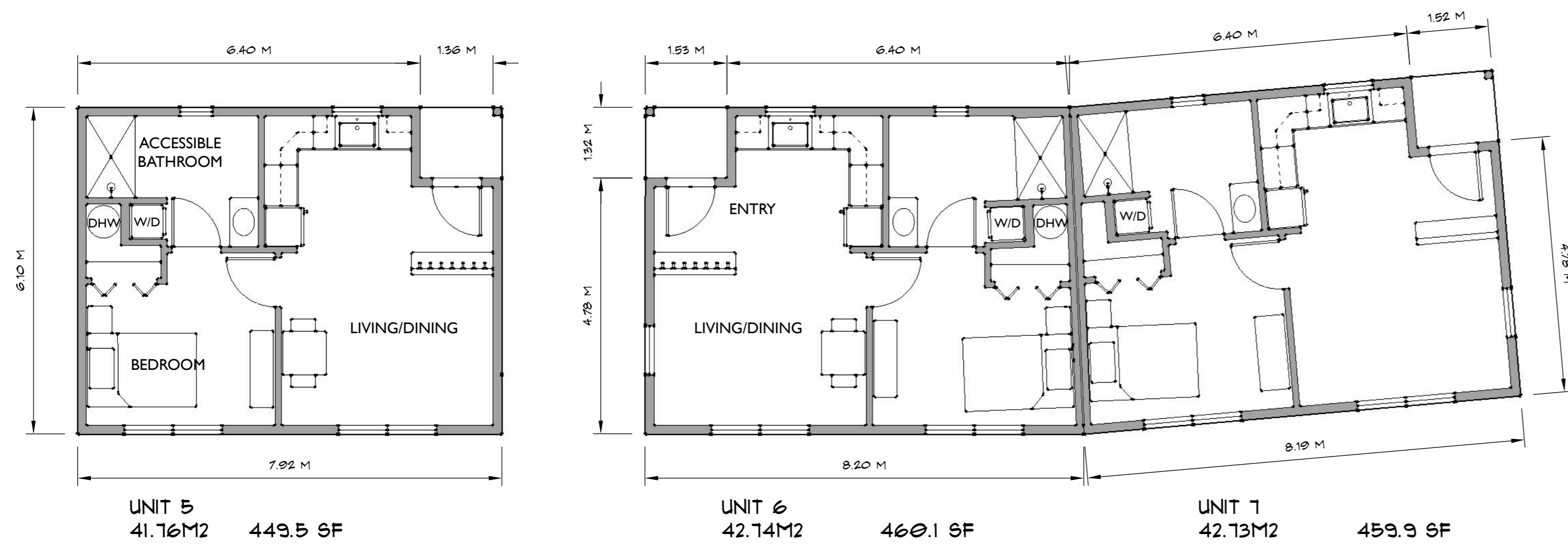
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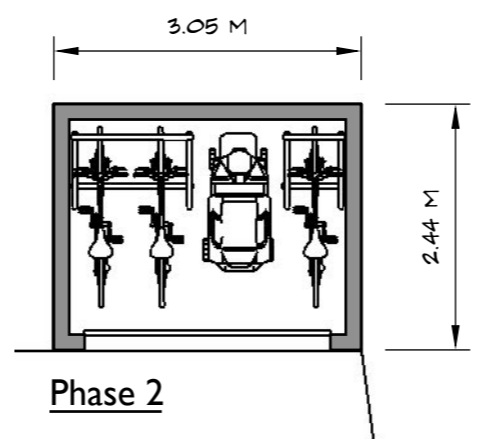
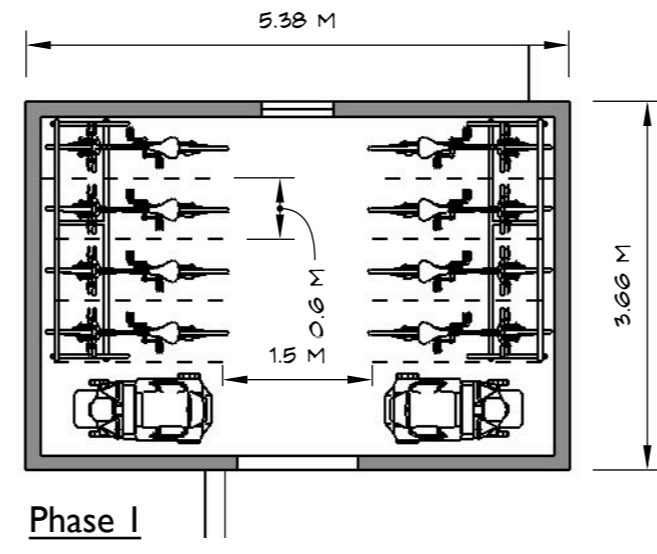


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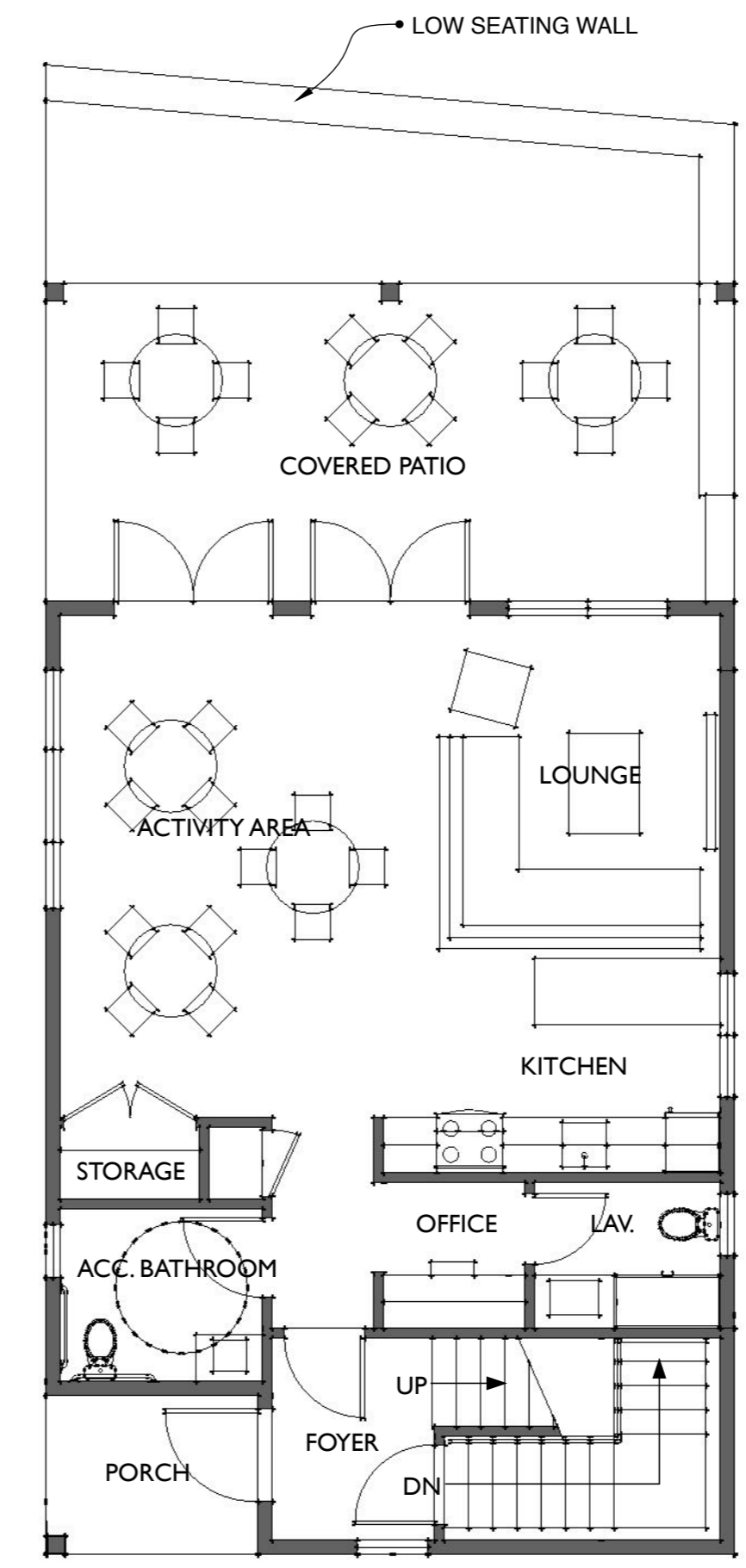
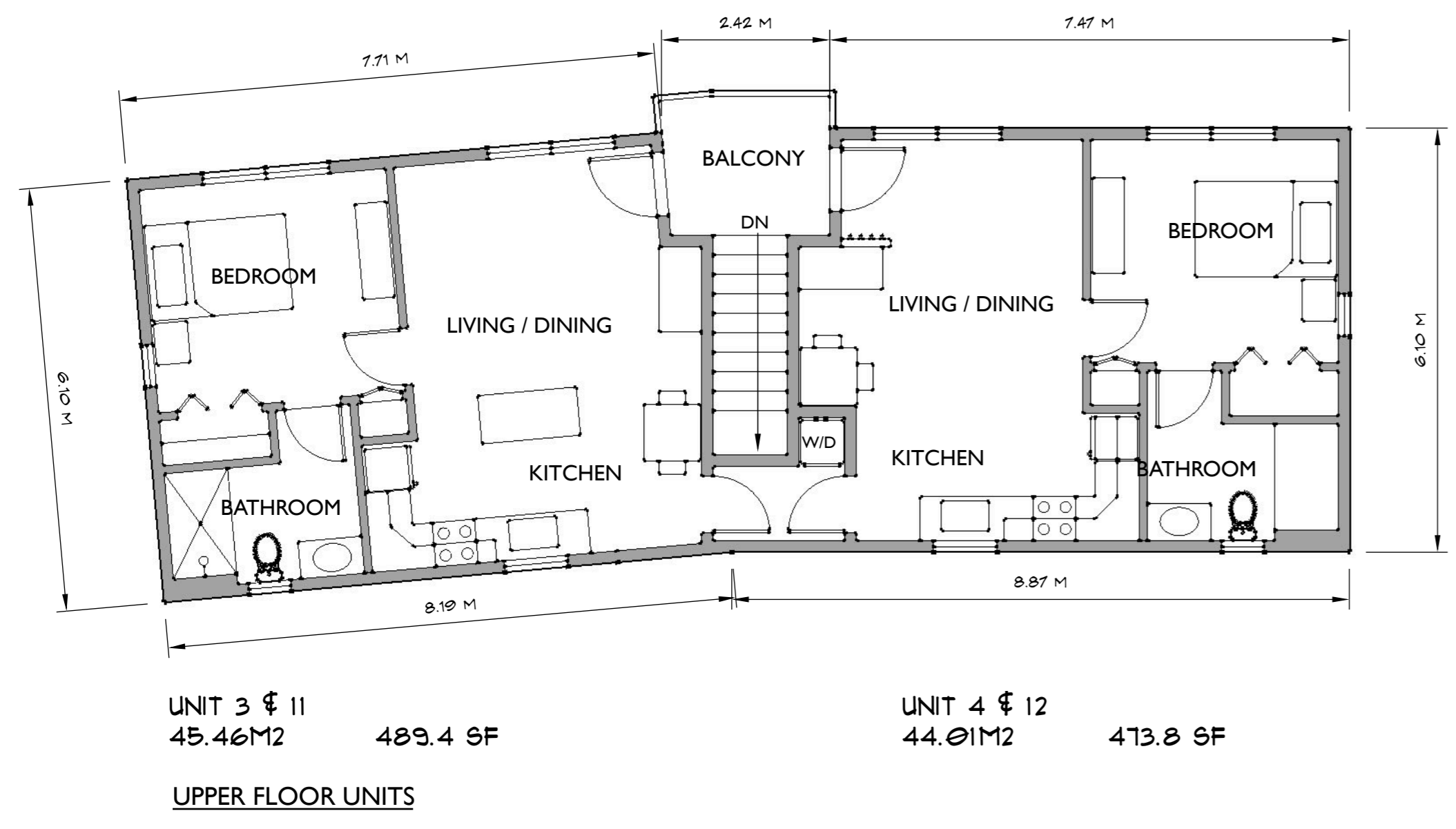
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1 DWELLING UNIT FLOOR PLANS
1 : 15



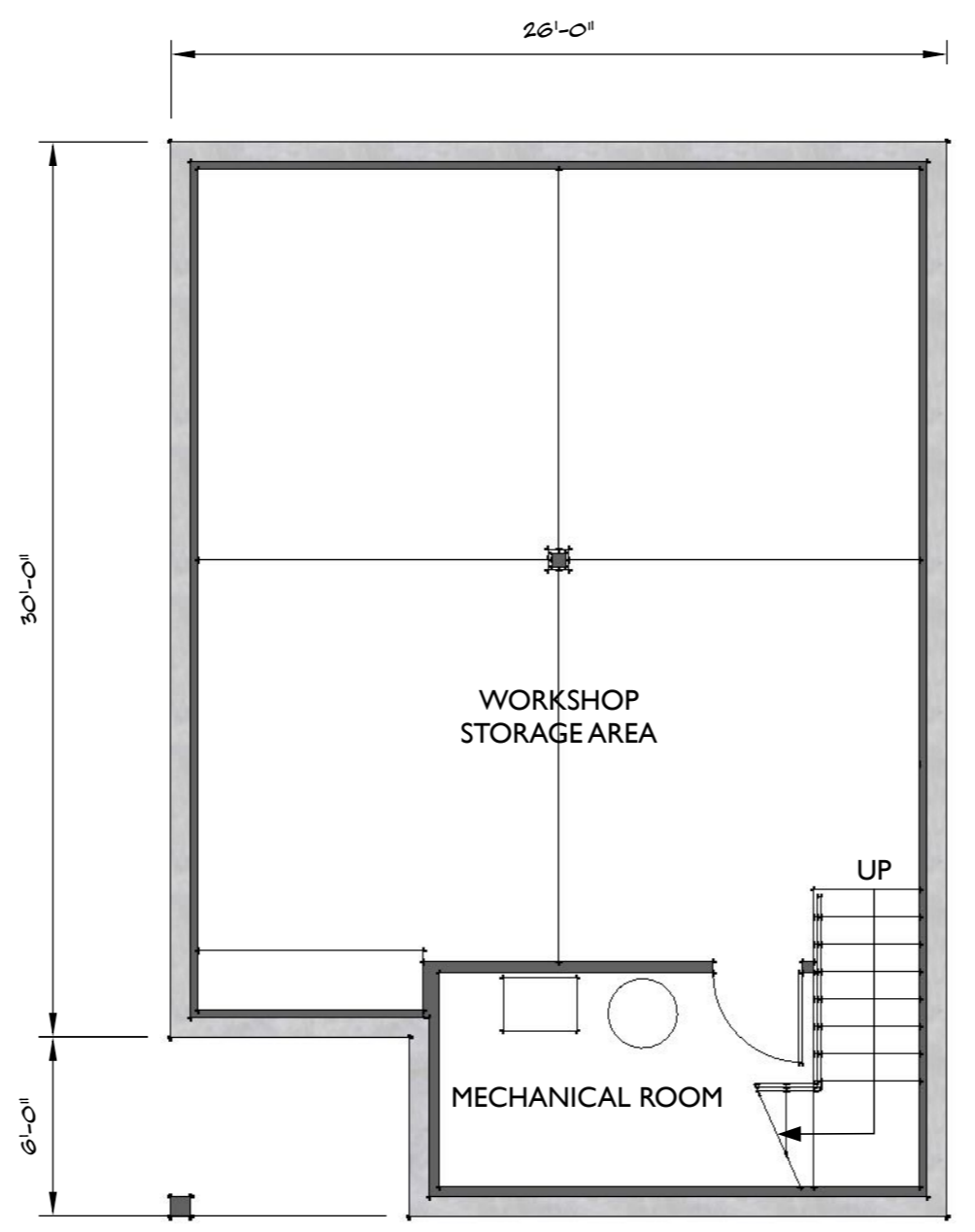
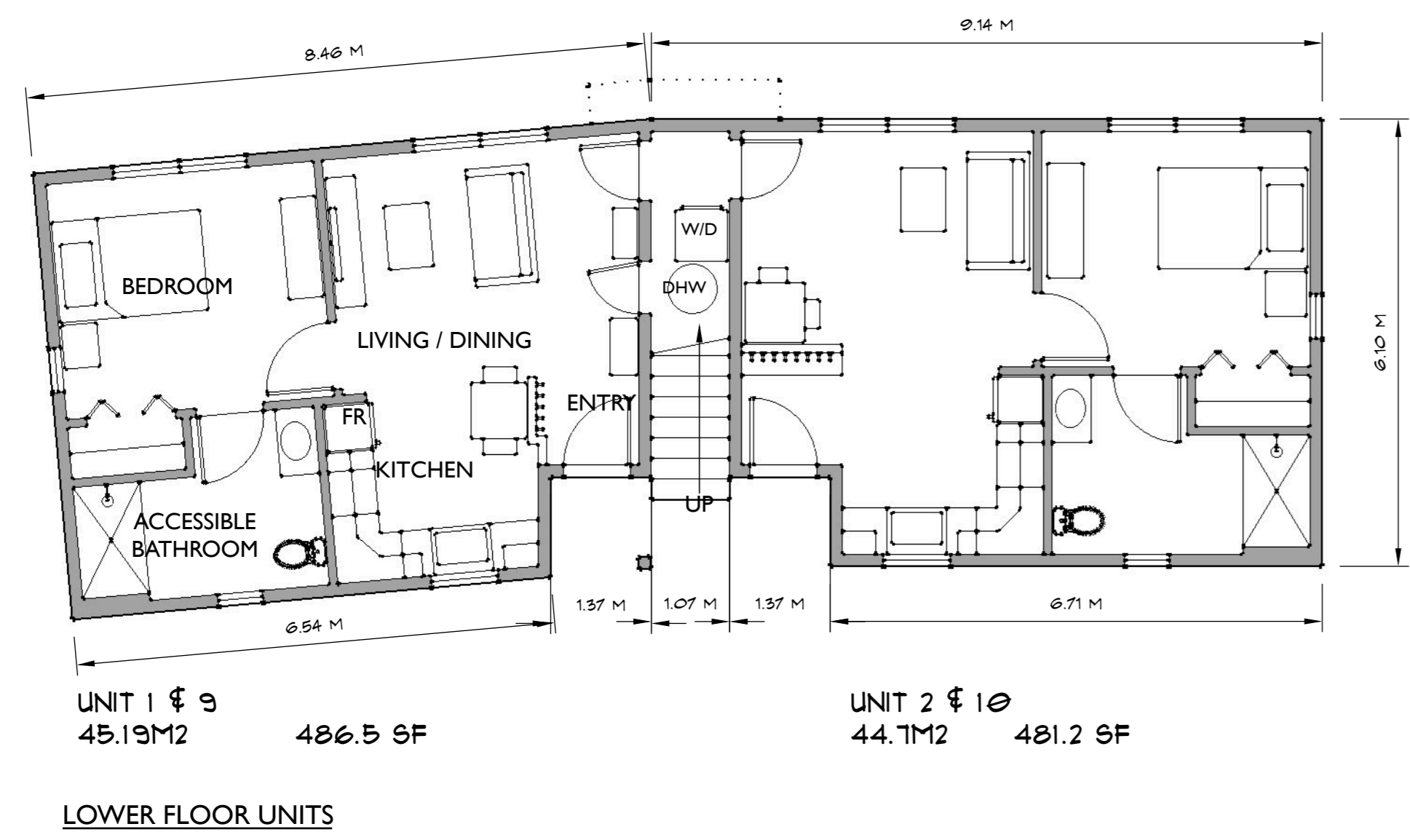
3 BIKE/SCOOTER SHEDS
1 : 15



Amenity Building

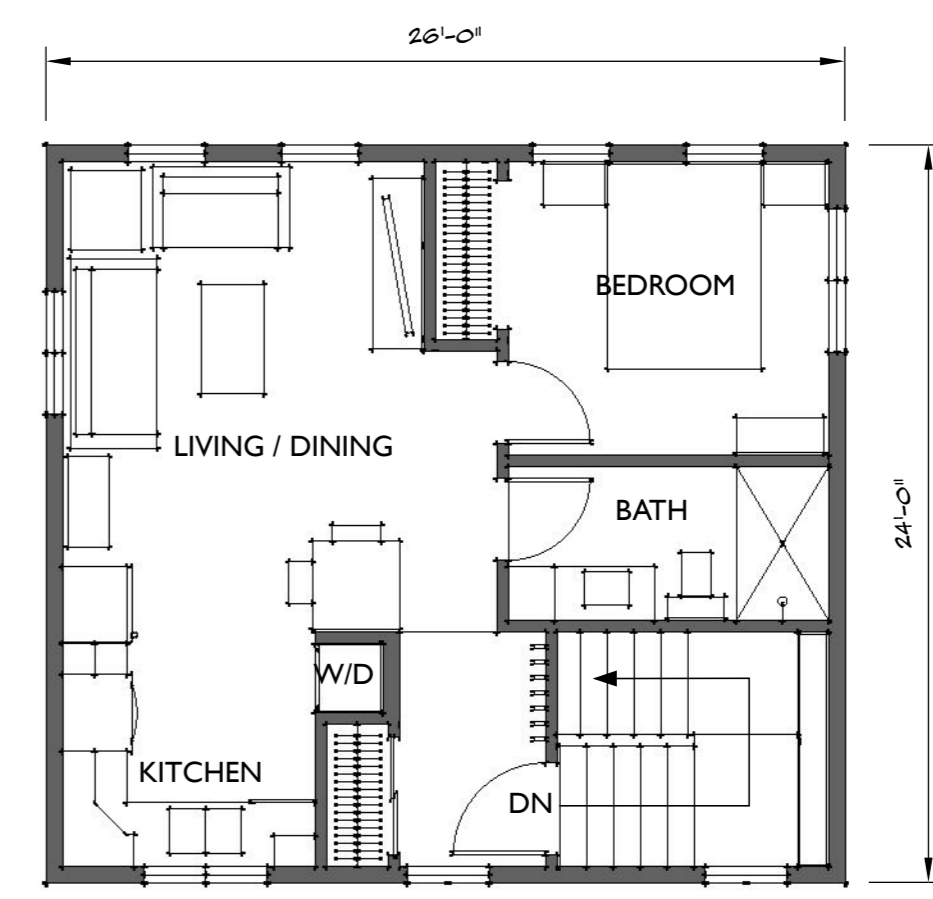
Lounge:	14.1m ²
Dining/activities	23.8m ²
Kitchen	9.4m ²
Bathroom 1	3.6m ²
Accessible Bathroom	4.6m ²
Office nook	2.7m ²
Foyer	4.3m ²

Max travel distance to exit: 5.2m (main floor)
6.8m (upper suite)



BASEMENT PLAN
12.1M² 116 SF

MAIN FLOOR PLAN
16.4M² 822 SF



2 AMENITY BUILDING FLOOR PLANS
1 : 15