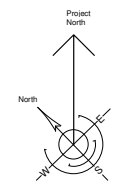
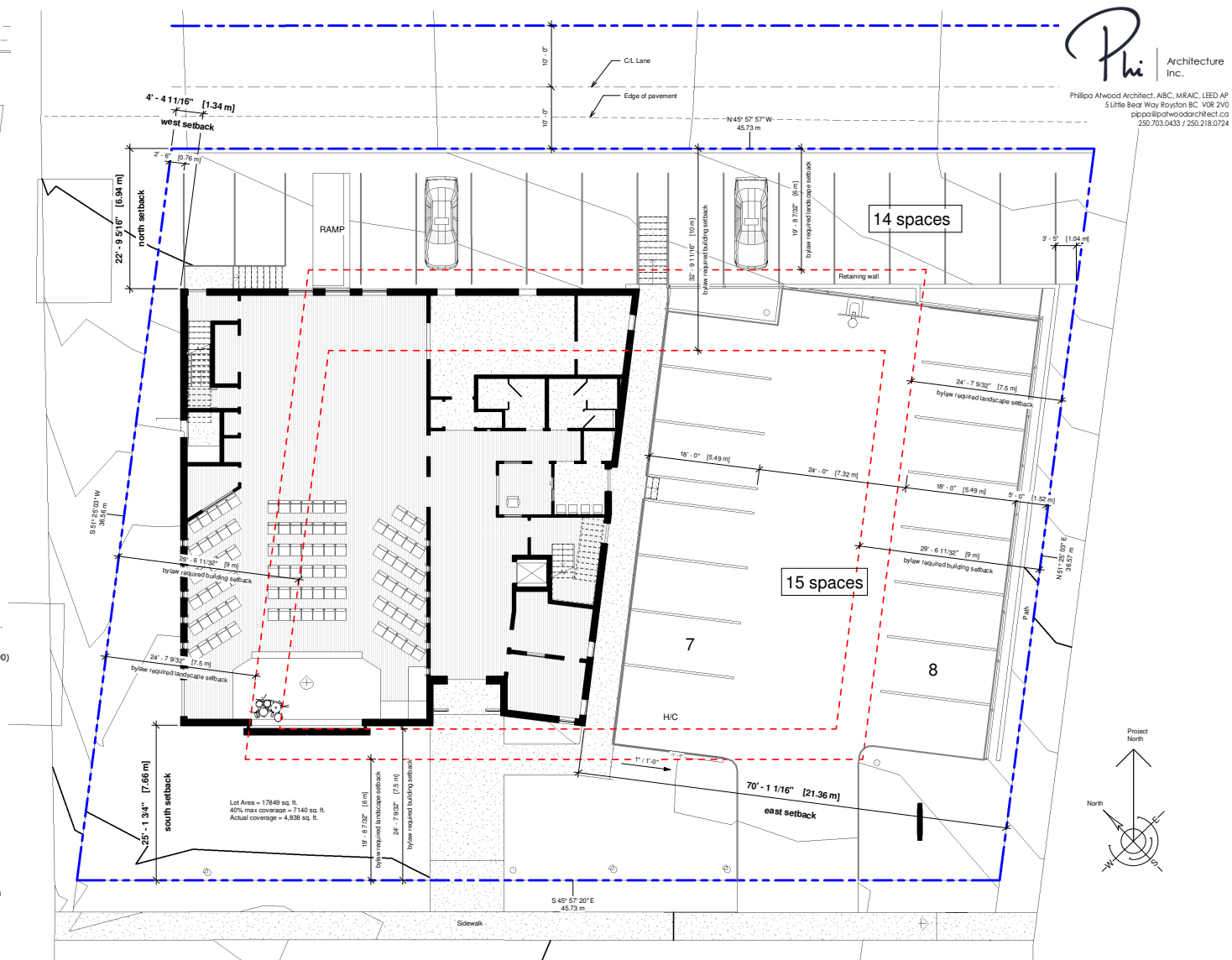


1 EXISTING SITE PLAN COMPARISON
 1" = 20'-0"

**SALVATION ARMY
 COMOX VALLEY COMMUNITY CHURCH**
 1580 Fitzgerald Avenue, Courtenay

Zoning Compliance

Description	New two storey church building with Sanctuary, Hall, kitchen, meeting rooms, offices and ancillary spaces with surface parking.	
AHJ	City of Courtenay	
Legal Address	Lot A, Section 41, Comox District, Plan 7449	
Civic Address	1580 Fitzgerald Ave., Courtenay (Includes 1570, 1580 and 1590)	
Zoning	Public Assembly (PA-1)	
Permitted Use	Church and Religious Centre	
DP Area	None (Adjacent to Downtown & Multi-Residential)	
Floor Area	Main Floor	432 m ² (4649 sq ft)
	Upper Floor	318 m ² (3420 sq ft)
	Total	750 m ² (8069 sq ft)
Area of Lot	1,658 m ²	
Building Footprint	450 m ²	
Lot Coverage	Permitted	40 %
	Proposed	27.1 %
Building Height	Permitted	12 m
	Proposed	10 m
Building Setbacks	Required	Proposed
	Front	7.5 m / 7.5 m
	*Rear	10.0 m / 6.94 m (Existing 1.66m)
	*West Side	9.0 m / 1.34 - 4 m (Existing 1.14m)
	*East Side	9.0 m / 21.4 m
Landscaping	Required	Proposed
	Front	6.0 m / 6.0 m
	*Rear	6.0 m / 0.0 m (Existing 1.66m)
	*West Side	7.5 m / 0.76 - 4 m (Existing 1.14m)
	*East Side	7.5 m / 1.04 m
Parking	Church	1 space per 4 seats = 90 / 4 = 23 spaces
	Proposed	29 parking spaces
	Small spaces allowed = 10% if more than 20 spaces = 2	
	Accessible parking required = 1 space	
Loading	Required	None
	Proposed	None
	* Variances required	



SALVATION ARMY - CV COMMUNITY CHURCH

Scale	As indicated	Plot date:
Date	Issue Date	2024.02.13 12:57:28 PM

REVISED 13FEB2024
 LANDSCAPE SETBACKS

DP001
Project number Sheet

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