



**925 BRAIDWOOD**  
 925 BRAIDWOOD ROAD  
 COURTENAY, BC



**CONTACT INFORMATION**

**OWNER**  
 BC Housing

**DEVELOPER**  
 Pacific Swell Group

**PRIME CONSULTANT + ARCHITECT**  
 MacDonald Hagarty Architects Ltd

**CIVIL**  
 Herold Engineering

**ENVIRONMENTAL**  
 Pacificus Biological Services Ltd.

**LANDSCAPE**  
 Biophilia Design Collective

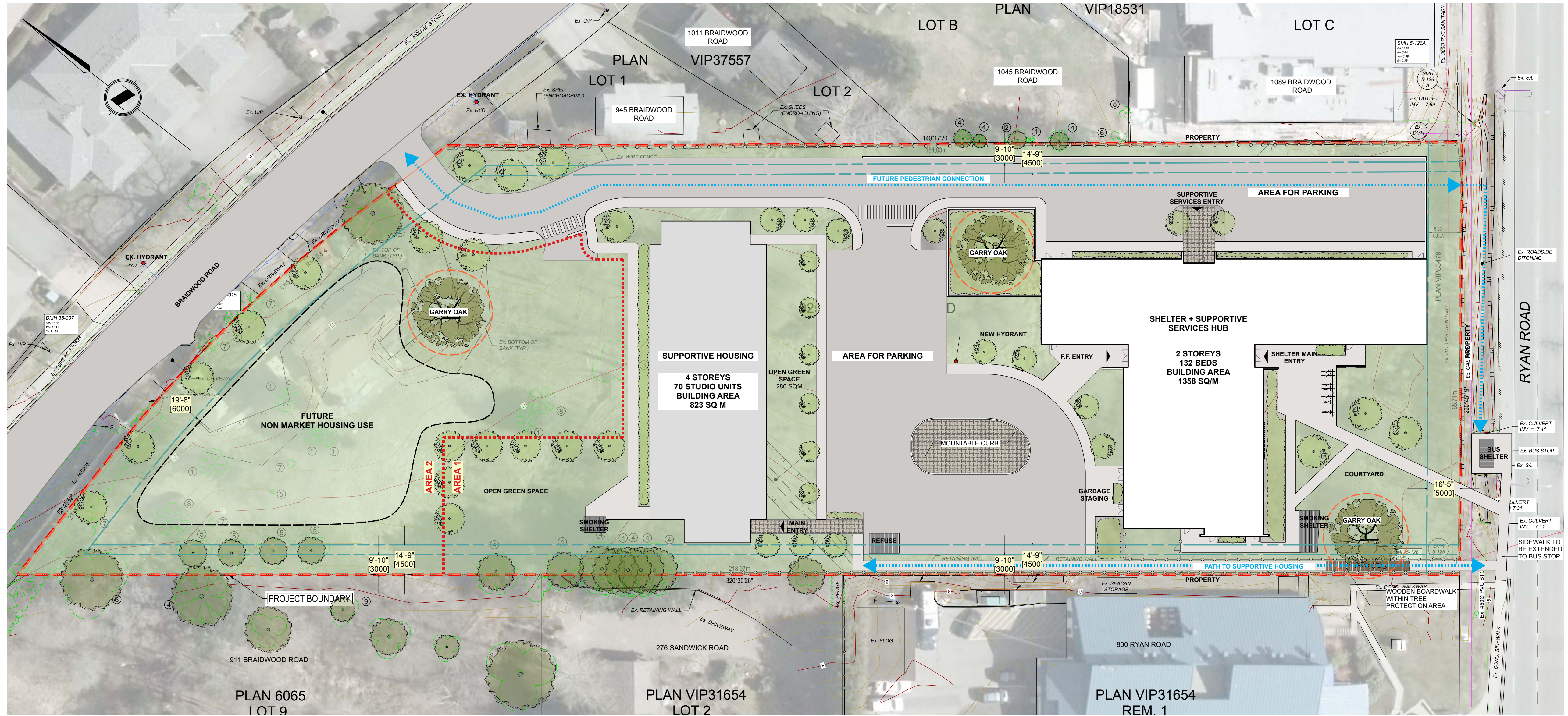
**TRAFFIC**  
 Bunt & Associates

**SHEET LIST**

A0 COVER  
 A1 PROJECT INFO & SITE PLAN  
 A2 SHELTER SITE PLAN  
 A3 SHELTER FLOOR PLANS  
 A4 SHELTER ELEVATIONS  
 A5 PERSPECTIVES

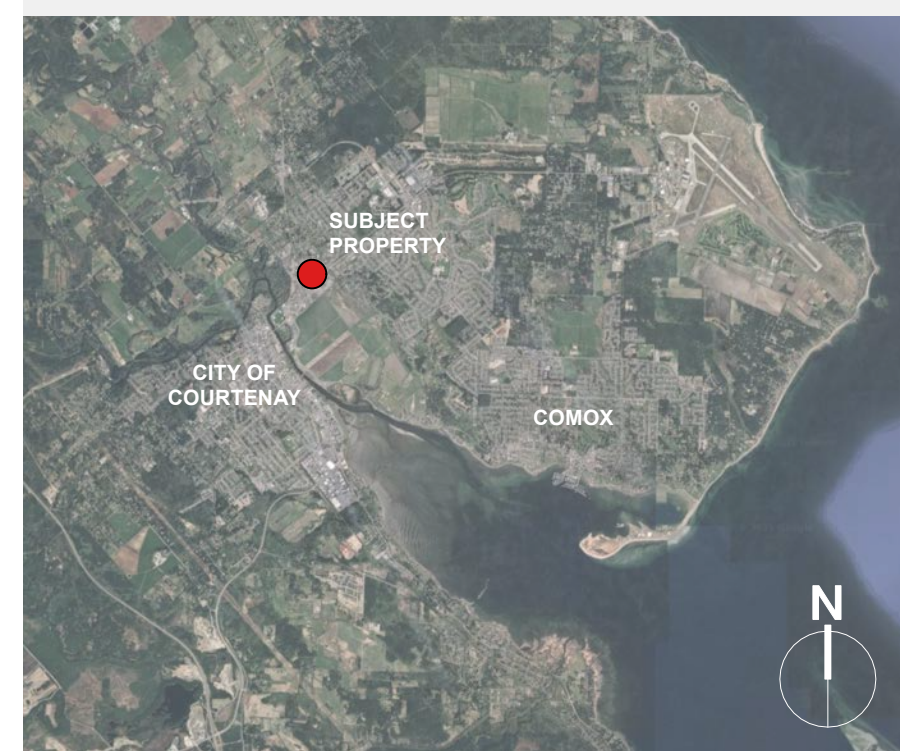
**MacDonald Hagarty Architects Ltd.**  
 Unit E - 1622 Unit E Comox Avenue  
 Comox BC  
 V9M 3M7

I 2024-08-13 Re-issued for Reopening  
 H 2024-07-26 Re-issued for Reopening  
 G 2024-07-10 Issued for Reopening  
 REV 1" = 1' 0"



1 OVERALL SITE PLAN  
Scale: 1:350

SITE CONTEXT



PROJECT DATA

<b>AUTHORITY</b>	CITY OF COURTENAY
<b>CIVIC ADDRESS</b>	925 BRAIDWOOD
<b>LEGAL DESCRIPTION</b>	LOT 8, PLAN VIP6065, SECTION 16, COMOX LAND DISTRICT, EXCEPT PLAN 1149RW
<b>CURRENT ZONING</b>	R-4A
<b>PROPOSED ZONING</b>	CD
<b>PROPERTY IDENTIFICATION NO.</b>	000-408-999

ZONING SUMMARY

<b>PROPOSED SETBACKS</b>	FRONT YARD SETBACK	6 METERS
	REAR YARD SETBACK	5 METERS
	SIDE YARDS	3 METERS
		4.5 METERS AT 4th STOREY

LOT COVERAGE / FSR

	PHASE 1 - SHELTER & SUPPORTIVE SERVICES HUB	PHASE 2 - SUPPORTIVE HOUSING	FUTURE PHASE 3 - AFFORDABLE HOUSING USE
GROSS FLOOR AREA	2085 SQM	3294 SQM	UP TO 11187 SQM
BUILDING AREA	1338 SQM	823 SQM	TBD
LOT COVERAGE	11%	7%	TBD
FSR	0.17	0.26	UP TO 0.9
BEDS	132	70	UP TO 100

TOTAL LOT AREA	12430 SQM
PROPOSED ALLOWABLE FSR	1.33

BUILDING HEIGHT

APARTMENTS	6 STOREYS
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USABLE OPEN SPACE

APARTMENTS	1300 SQM TOTAL FOR SITE
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OFF STREET PARKING + LOADING

	PHASE 1 - SHELTER & SUPPORTIVE SERVICES HUB	PHASE 2 - SUPPORTIVE HOUSING	FUTURE PHASE 3 - AFFORDABLE HOUSING USE
BEDS	132	70	UP TO 100
STALLS REQUIRED PER UNIT	BASED ON STAFF	0.2	0.2
TOTAL STALLS REQUIRED	25	14	20

NOTE: REFER TO CD ZONE FOR BIKE PARKING AND STORAGE PROVISION

LANDSCAPE + SCREENING

LANDSCAPE BUFFER	TBD
FENCE HEIGHT	2 METERS

PHASE 1 - SHELTER & SUPPORTIVE SERVICES HUB

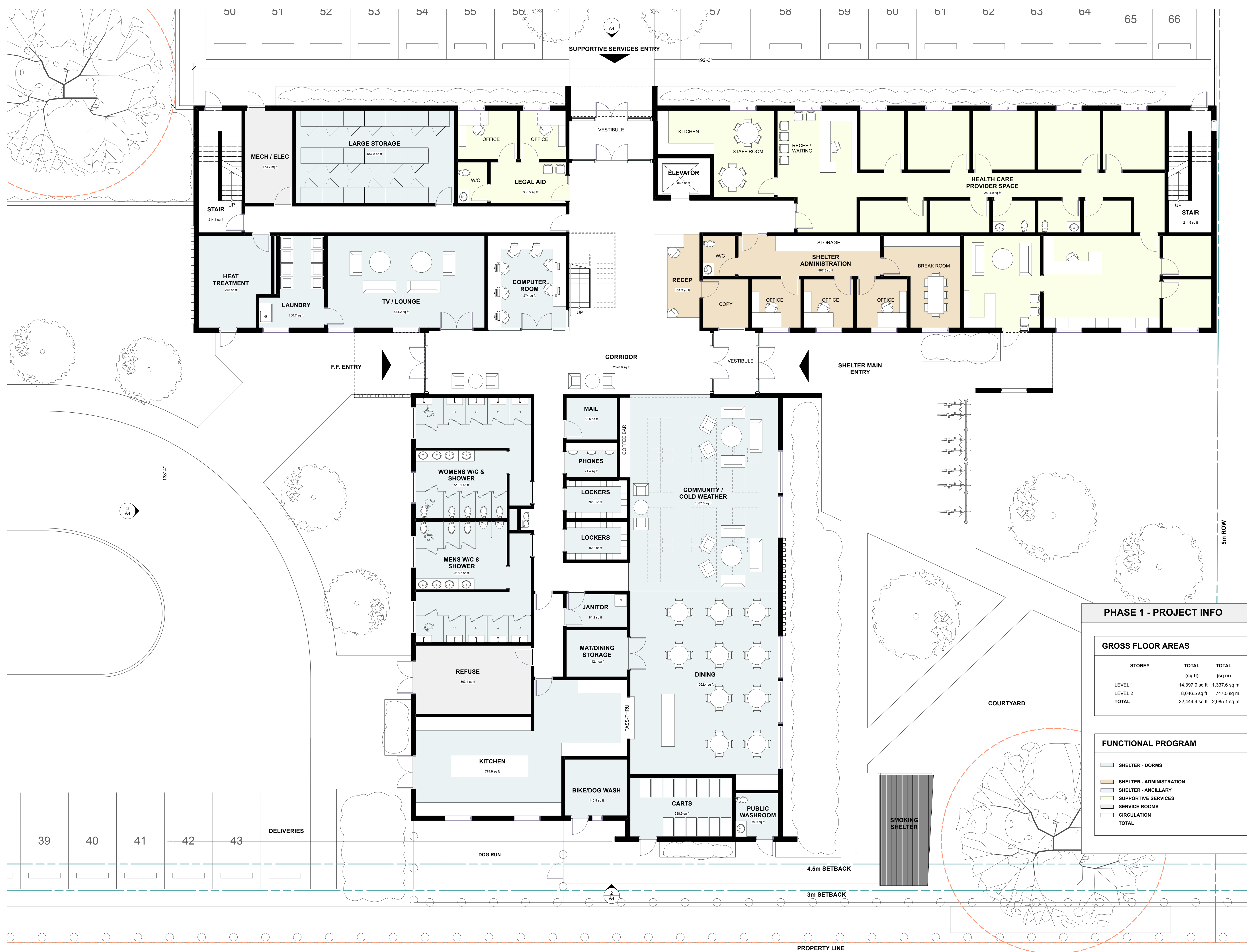
UNIT TYPE	UNIT COUNT	GROSS SQ/FT
SHELTER- DORMS	132 BEDS	4,333 SQFT
SHELTER - ADMINISTRATION		1,449 SQFT
SHELTER - ANCILLARY		8,201 SQFT
SUPPORTIVE SERVICES		3,282 SQFT
SERVICE ROOMS		479 SQFT
CIRCULATION		4,700 SQFT
CROSS FLOOR AREA		22,444 SQFT

PHASE 2 - SUPPORTIVE HOUSING

UNIT TYPE	UNIT COUNT	AVG SQ/FT	GROSS SQ/FT
STUDIO	70	353 SQFT	24,724 SQFT
ANCILLARY SPACE			10,728 SQFT
GROSS FLOOR AREA			35,452 SQFT

FUTURE PHASE 3 - PROVISION FOR AFFORDABLE HOUSING USE

UNIT TYPE	UNIT COUNT	AVERAGE SQ/FT	GROSS SQ/FT
TBD	TBD	TBD	TBD
GROSS FLOOR AREA			TBD

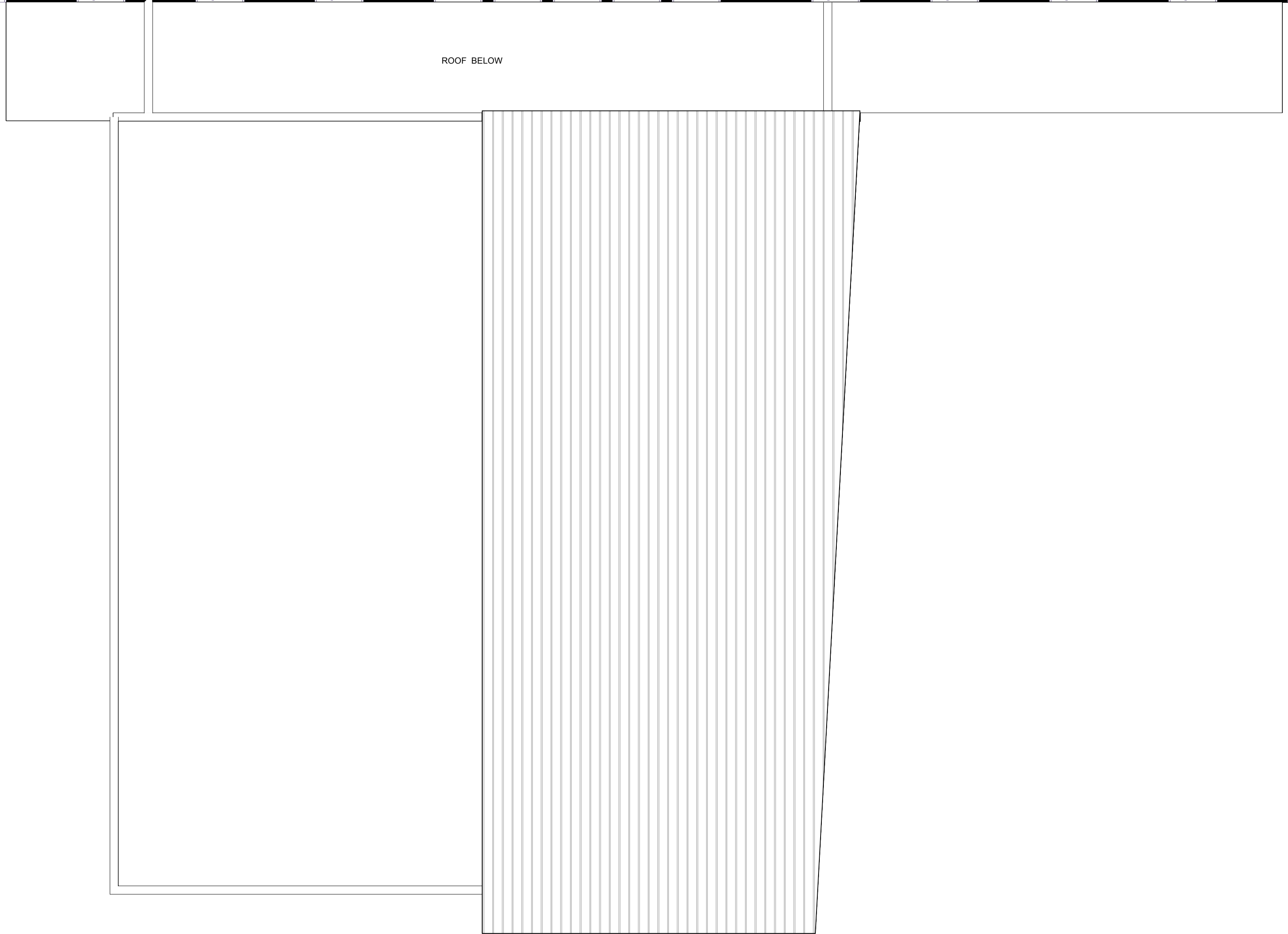


**PHASE 1 - PROJECT INFO**

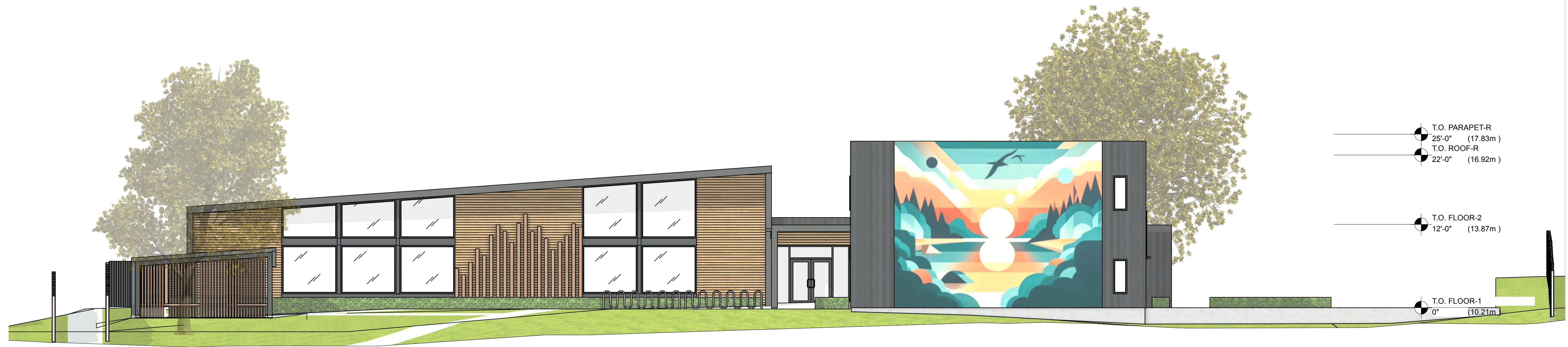
GROSS FLOOR AREAS		
STOREY	TOTAL (sq ft)	TOTAL (sq m)
LEVEL 1	14,397.9 sq ft	1,337.6 sq m
LEVEL 2	8,046.5 sq ft	747.5 sq m
<b>TOTAL</b>	<b>22,444.4 sq ft</b>	<b>2,085.1 sq m</b>

FUNCTIONAL PROGRAM	
SHELTER - DORMS	4333 sq ft
SHELTER - ADMINISTRATION	1449 sq ft
SHELTER - ANCILLARY	8201 sq ft
SUPPORTIVE SERVICES	3282 sq ft
SERVICE ROOMS	479 sq ft
CIRCULATION	4700 sq ft
<b>TOTAL</b>	<b>22444 sq ft</b>



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**1 EAST ELEVATION**  
Scale: 1/8" = 1'-0"



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



**3 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**4 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"

I	2024-08-13	Re-issued for Rezoning		
H	2024-07-29	Re-issued for Rezoning		
G	2024-07-10	Issued for Rezoning		
NO.	Y	M	D	ISSUE

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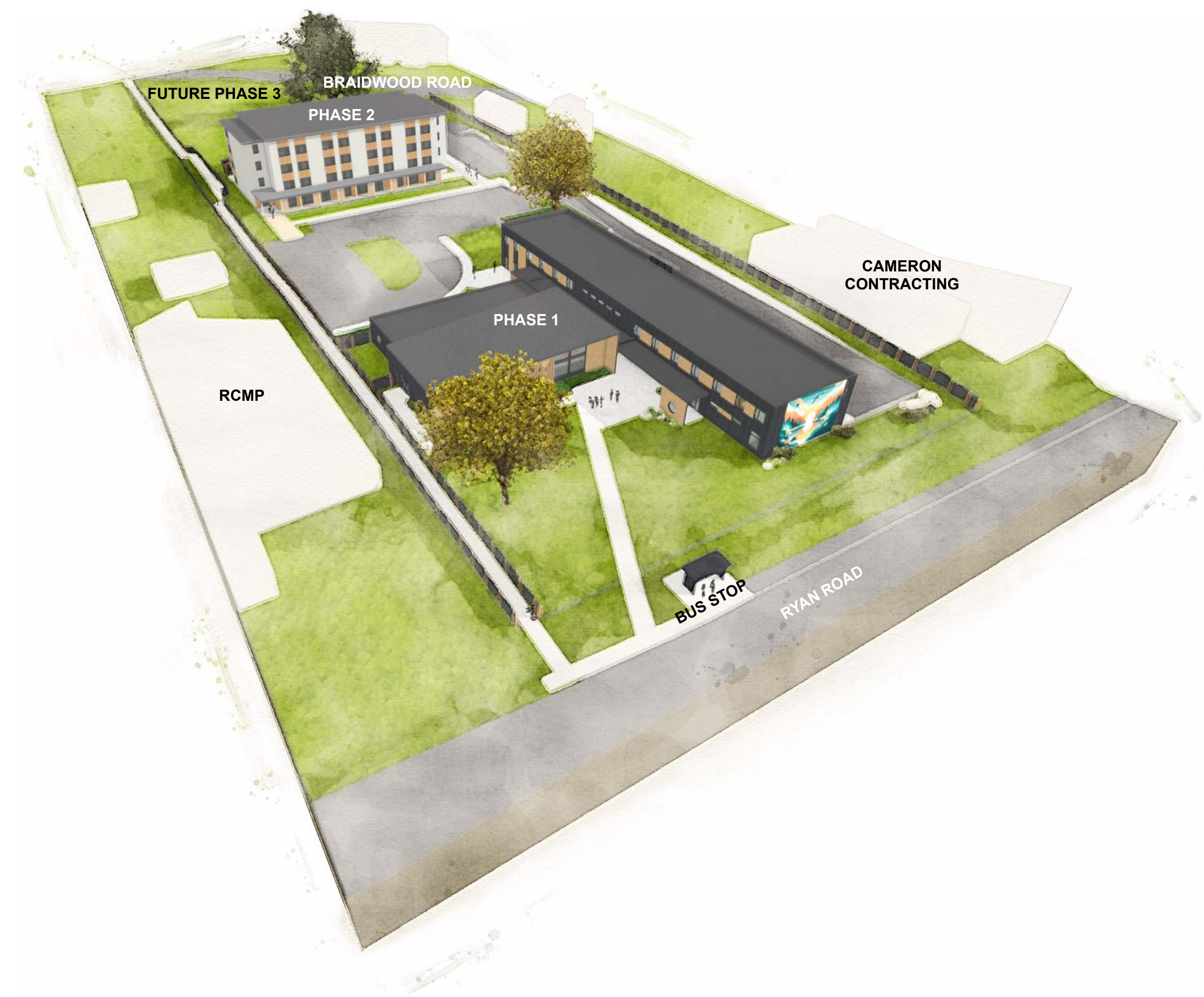
REVISION

SHEET TITLE

Shelter Elevations

DRAWING NO.

**A4**



1 RYAN ROAD OVERVIEW



2 BRAIDWOOD ROAD OVERVIEW



3 SHELTER ENTRANCE



4 STAFF ENTRANCE



5 SUPPORTIVE SERVICES ENTRANCE



6 PHASE TWO PERSEPCTIVE SE FROM BRAIDWOOD RD