Permit No. 3090-20-2406/DVP00056

To issue a Development Variance Permit

To: Name: JUGPAL BILG

Address: 8268 ELLIOTT ST, VANCOUVER, BC V5S 2P2

Property to which permit refers:

Legal: LOT A SECTION 68 COMOX DISTRICT PLAN EPP140351

Civic: 1975 CLIFFE AVENUE

The City of Courtenay Zoning Bylaw No. 2500, 2007 is varied as follows:

• Section 8.14.5(2) - rear yard setback from "7.5 m" to "1.0 m",

- Section 8.14.5(3) side yard setback where the back of a building is adjacent to or faces a side lot line from "6.0 m" to "4.5 m" on the southeast side yard,
- Section 8.14.6 maximum building height from "10.0 m" to "16.0 m",
- Section 8.14.10(1) landscaping area from "7.5 m" to "1.5 m" inside the Cliffe Avenue property line and,
- Section 8.14.10(2) landscaped buffer area along the northwest property line from "2.0 m" to "1.5 m in width" and from "2.0 m in height" to "0.0 m in height" along the northwest property line.

Conditions of Permit:

Development Variance Permit No. 2406 is also subject to the following conditions:

- 1. Development must be in conformance with the site plan, elevations and associated project data, dated September 27, 2024, by JM Architecture as attached in **Schedule No.1**.
- 2. Development must be in conformance with the landscape plans by Donald Duncan Landscape Architect dated September 5, 2022 as attached in **Schedule No. 2.**
- 3. Prior to issuance of Building Permit, payment of a landscape security in the amount of \$176,693.13 (\$141,354.50 x 125%). The amount is calculated based on the September 14, 2024, cost estimate by Donald Duncan Landscape Architect, as attached in **Schedule No. 3.**
- 4. Prior to issuance of Building Permit, registration of a Statutory Right of Way for utilities in the northeast corner of the property as required by BC Hydro.
- 5. Prior to issuance of Building Permit, receipt of a highway use permit for changes to access off a provincial highway as required by the Ministry of Transportation and Infrastructure.

Time Schedule of Development and Lapse of Permit	
That if the permit holder has not substantially commenced (24) months after the date it was issued, the permit lapses.	, ,
Date	Director of Development Services
batt	Director of Development Services

6. Prior to the issuance of Building Permit (Final Inspection), access onto Cliffe Avenue be

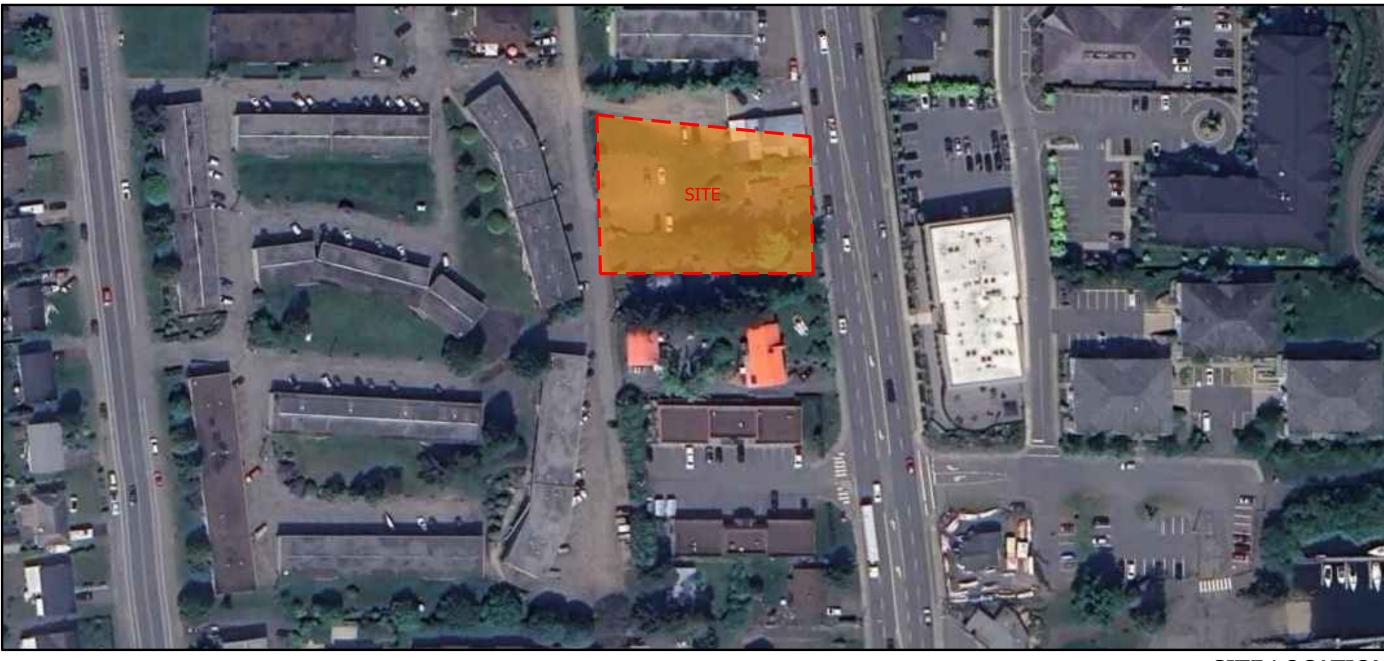
provided on-site to make this clear to vehicle traffic.

restricted to right-in/right-out only. Appropriate signage and pavement markings must be

COURTENAY, B.C.

_	

314/A:EB		GEO-	Ryzuk Geotechnical
OWNER	BILG CHILDCARE SOCIETY 1959 / 1975 Cliffe Avenue	TECHNICAL	Engineering & Materials Testing
	Courtenay, BC V9N 2L2	ENGINEERING	#6 - 40 Cadillac Avenue Victoria, B.C. V8Z 1T2
	T: 604-767-1787 E: info@jugbilg.com		,
			T: 250 475-3131, 250 507-7699 E: rkennedy-kuiper@ryzuk.com
			CONTACT: RemyKennedy-Kuiper MASc, EIT
ARCHITECT	JM ARCHITECTURE INC	CIVIL	<u>MCELHANNEY</u>
	#107- 15055 - 54A AVE.	ENGINEER	1196 Dogwood Street Campbell River, B.C. V9W 3A2
	Surrey, B.C. V3S 5X7 T: 604 583 2003		
	E: joe@jmarchitecture.ca		T: 250 287-7799, 778 560-2371 E: kbrooks@mcelhanney.com
	CONTACT: MR. JOE MINTEN,		CONTACT: Kevin Brooks
	architect.aibc, aaa, mraic		Division Manager - Planner
AUTHORITY HAVING	<u>CITY OF COURTENAY</u>	STRUCTURAL ENGINEER	Light-weight Building Systems Inc.
URISDICTION	Development Services	ENGINEER	911 20 th Street SEHigh River, AB
	830 Cliffe Avenue, Courtenay, B.C. V9N 2J7 T: 250 703-4845		T: (403) 775-9801 ext. 101 E: jeff@lwbsi.com
	E: jcrammer@courtenay.ca		CONTACT: Jeff Sawers - Director of Operations
LANDSCAPE	DVS Duncan Landscape Architecture	MECHANICAL	MEC Engineering Consulting Ltd.
ARCHITECT	603-220 Eleventh Street, New	ENGINEER	Unit 4, 15243 91 Ave.
	Westminister, B.C., V3M 6N9		Surrey, B.C.
	T: 778-791-4323 E: dvsduncan@gmail.com		T: 604 581-6338
	CONTACT: Donald Duncan BA BLA		E: Nac.Brar@mecengineering.ca CONTACT: Nav Brar SEMEC, B Eng. P.Eng.
	BCSLA CSLA Landscape Architect		CONTACT. NAV BIAI SEMEC, B EIIg. F.EIIg.
SURVEYOR	MCELHANNEY	ELECTRICAL	www.leadingEng.ca
	1211 Ryan Road Courtenay, B.C. V9N 3R6	ENGINEER	2300-2850 Shaughnessy Street
	T: 250 338-5495		Port Coquitlam, B.C. V3C 6K5 T: 604 500 8422
	E: blaurie@mcelhanney.com		E: mike@LeadingEng.ca
	CONTACT: Byron Laurie, B.C.L.S.		CONTACT: Mike Shefreie, P.Eng.
			continued in the strength of the strength
ARBORIST	STRATEGIC NATURAL RESOURCES	TRAFFIC	Watt Consulting Group
	CONSULTANTS INC. 301-1180 Ironwood St.	ENGINEER	302 - 740 Hillside Ave.
	Campbell River, BC V9W 5P7		Victoria, B.C. V8T 1Z4
	T: 250 667-6588, 250 287-2246 EXT 157 E: ryan.brunt@snrc.ca		T: 236 464 5265 E: kmachina@wattconsultinggroup.com
	CONTACT: Ryan Brunt RFT ISA Certified Arborist		CONTACT: Kristen Machina P.Eng.
ENERGY	BMAC technologies and Consulting		
MODELLER	213-3993 Henning DrBurnaby, BC V5C 6P7		
	T: 604.544.7564		
	E: reneeh@bmactc.com, farhadh@bmactc.com CONTACT: renee Halle, Farhad Hemmati		



SITE LOCATION

DRA	WING LIST:	
ARCHITECT	URAL	ISSUED FOR
A-00	COVER SHEET (DIRECTORY & INDEX)	
A-01	BCBC CODE ANALYSIS & PROJECT DATA	
A-02	SPATIAL SEPERATIONS	
A-03	VOLUMETRIC CALCULATIONS	
A-04	FIRE & LIFE SAFETY PLAN	
A-05	CONSTRUCTION ASSEMBLIES	
A-06	CONSTRUCTION ASSEMBLIES	
A-07	TESTED ASSEMBLIES	
A-100	SITE PLAN	
A-101	MAIN FLOOR PLAN	
A-102	SECOND FLOOR PLAN	
A-103	THIRD FLOOR PLAN	
A-104	ROOF PLAN	
A-200-201	ELEVATIONS	
A-900-901	PERSPECTIVE VIEWS	
LANDSCAP	E	ISSUED FOR
L1-00	NOTES & KEYS	
L2-01	HARD LANDSCAPE PLAN	
L2-02	HARD LANDSCAPE PLAN	
L4-01	HARD LANDSCAPE PLAN	
L5-01	LANDSCAPE DETAILS	
L5-02	LANDSCAPE DETAILS	
L5-03	LANDSCAPE DETAILS	
L5-04	LANDSCAPE DETAILS	
L5-05	LANDSCAPE DETAILS	
SURVEY		ISSUED FOR
	TOPOGRAPHICAL SURVEY PLAN	
·		



Project Data:	Merritt City/BC Building Code Regulations	Proposed /Provided	
Name	BILG CHILD CARE SOCIETY		
Civic Address	1959 & 1975 Cliffe Avenue,		
	V9N 2L2, Courtenay, B, C,		
Legal Description	Lot 1, Plan 6821 and Lot B, Plan 2210	• • • • • • • • • • • • • • • • • • • •	
Lot Area	2,544.27 Sq.m		
Building Areas	MIXED USE	in sqm	
Floor Area	Main Floor	593.59)
	2nd Floor	730.64)
	3rd Floor	626.11	
	Roof	75.00)
Gross floor area	Total Floor Area	2025.34	5
Density		6960.76)
		(refer to A-03 sheet for density calculations))
ZONING DATA	Permitted	Proposed /Provided	
	Required Permitted	Proposed	
(8.14.1) Permittted Uses	Daycare, Office	Daycare, Office	
(8.14.2) Minimum Lot size:	850m2	2,544.27 Sq.m	
(8.14.3) Minimum Lot Frontage :	20.0m	21.12.00	
(8.14.4) Lot Coverage:	40.0%	730.64/2544.27 = 29%	
(8.14.5) Setbacks:	Front Yard - 7.5m	9.40m	
	Rear Yard - 7.5m	1.om Proposed (Variance Required)	
	North Side Yard - 4.5m	21.1m	
	South Side Yard - 6.om	4.5m (Variance Required)	
(8.14.6) Height of Building:	10m	15.86m Proposed (16m Variance Required)	5
		Rooftop play area for daycare use	
(8.14.7) Useable Open Space:	Not Applicable		
(8.14.8) Accessory Buildings:	Not Applicable		
(Q 44 0) Off Ctroot Darking Q Loading		Refer to Chart	
(8.14.9) OH-Street Parking & Loading		Refer to Site Plan A-100	
·			
(8.14.9) Off-Street Parking & Loading (8.14.10) Landscaping & Screening:	7.5 m along Cliffe Ave	1.5m Proposed (Non-Continuous Variance Requ	ired)
•	7.5 m along Cliffe Ave 2.0m at lot line/parking areas	1.5m Proposed (Non-Continuous Variance Requ 1.5m Proposed (Variance Required)	iired)

BCBC	BUILDING CODE ANALYSIS - BCBC 2024					
ВСВС	Building Statistics	Required / Permitted	Proposed / Provided			
	Building Area		730.64			
	Gross floor Area		2025.34			
4.4.0	Average finished grade		10.437m(refer site plan for calculations			
1.4.1.2	Building Ht. (storeys)	10m max	15.86m			
	Total parking Area (SM)		1139.55 Sqm			
	Facing Number of Streets	\$	3 streets			
	Building Size and Construction					
	Relative to Occupancy	Required / Permitted	Proposed / Provided			
		RESIDENTIAL/COMMERCIAL/				
		COMBINED COMMERCIAL	Group A2 & Group D			
	Major Occupancies:	RESIDENTIAL USES				
	Fire Protection System Required (Y/N):	Yes	Yes			
	Building height	Max 10m	15.86m			
3.2.2.24 & 3.2.2.61	Building Area (SM)		730.64			
	Construction Type:	Combustible/ Noncombustible				
	Floor Rating:	1 HR	14R			
	Mezzanine Rating:	1 HR	1HR			
	merranne nating.	not less than supported				
	Loadbearing Rating:	assembly	As Required			
	Roof Rating:	1 HR	1 HR			
3.2.4	Fire Alarm and Detection Systems	Required / Permitted	Whole building			
3.2.4.1.1	Fire alarm system	Yes	Yes			
3.2.4.3.1 (d)	Single Stage or two stage system	Yes	Single System Proposed			
3.2.4.6.1 (b)	Silcencing of Alarm Signal	20 min	20 min			
3.2.4.7	Signal to Fire Department	Yes	Yes			
3.2.4.8	Annunciator Panel	Yes	Yes			
3.2.4.9.1	Electrical supervision	Yes	Yes			
3.2.4.10	Fire Detectors	N/A	N/A			
3.2.4.11 & 3.2.4.14	Smoke Detectors	Yes	Yes			
3.2.4.12	Air-handling system	Yes	Yes			
3.2.4.15	System monitoring	Yes	Yes			
3.2.4.16.1	Manual stations	Yes	Yes			
3.2.4.17	Alert and Alarm signals	No	n/a			
3.2.4.19.1(b)	Visible signal devices & visible warning systems	Yes	Yes			
3.2.4.20	Smoke alarms	Yes	Yes			
3.2.4.20	SHOKE didinis	103	103			
3.2.5		Required / Permitted	Whole building			
	Provisions for Firefighting					
3.2.5.1	Access to above-grade storey	No	No			
3.2.5.2	Access to basement	No	No			
3.2.5.3	Roof access	Yes	Yes			
2.5.4, 3.2.5.5, 3.2.5.6	Access route	Yes	Yes			
3.2.5.7	Water supply	Yes	Yes			
3.2.5.8	Standpipe system	Yes	Yes			
3.2.5.10	Hose connection	Yes	Yes			
3.2.5.12.1	Automatic sprinkler system	Yes	Yes			
3.2.5.13	Combustible sprinkler piping	Yes	Yes			
5.2.5.15	Combustible sprinkler piping	C Plant	res			
3.2.5.15	Fire department compaction (F.D.C)	Distance from F.D.C	Yes			
22546	Fire department connection (F.D.C)	to hydrant is 45m				

SITILDUANE	REGULATIONS								5.2.4.	
	CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIRE	EMENTS	STAFF REQUIREMENTS		3.2.5	5
			REQUIRED	PROVIDED	REQUIRED	PROVIDED (SHARED)	REQUIRED	PROVIDED	J.2.0	
N ACCROOM	INFANT (TORRIER	40.000000000	12 CHILDREN	44.71 SQM.+	12 CHILDREN @6 SQM	(0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1 INFANT TODDLER EDUCATOR	3 TEACHERS	3.2.5	.1
CLASSROOM 101	INFANT/TODDLER	12 CHILDREN	@3.7 SQM =44.4SQM	NAP ROOM (16.8SQM)	=72 SQM	PLAYGROUND 1 = 100.00 SQM	+ 1 OTHER EDUCATOR + 1 ASSITANT		3.2.5	
CLASSROOM	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.71 SQM.+ NAP ROOM	12 CHILDREN @6 SQM =72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR	3 TEACHERS	3.2.5	
102	,		=44.4SQM	(16.8SQM)		PLAYGROUND 2	+ 1 ASSITANT		3.2.5.4, 3.2.5	
CLASSROOM 103	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.71 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM	= 76.2 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSITANT	3 TEACHERS	3.2.5. 3.2.5.	
CLASSROOM	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.71 SQM.+ NAP ROOM	12 CHILDREN @6 SQM =72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR	3 TEACHERS	3.2.5.	10
104	,		=44.4SQM	(16.8SQM)	-72 SQM	PLAYGROUND 3	+ 1 ASSITANT		3.2.5.1	2.1
CLASSROOM 105	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM	44.45 SQM.+ NAP ROOM	12 CHILDREN @6 SQM =72 SQM	= 77.3 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSITANT	3 TEACHERS	3.2.5.	13
	30 MONTHS TO	25 CHILDREN	=44.4SQM 25_CHILDREN	(16.8SQM) 94.83 SQM.	25_CHILDREN @6 SQM		1 EDUCATOR	3 TEACHERS	3.2.5.	15
CLASSROOM 201	5 YEARS	25 CHILDREN	25 CHILDREN @3.7 SQM =92.5SQM		=150 SQM		+ 2 ASSITANT		3.2.5.	 16
CLASSROOM 202	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @3.7 SQM =92.5SQM	94.83 SQM.	25 CHILDREN @6 SQM =150 SQM	D005 T0D	1 EDUCATOR + 2 ASSITANT	3 TEACHERS	3.1.1	
CLASSROOM 203	GROUP CHILD CARE (SCHOOL AGE)	24 CHILDREN	24 CHILDREN @3.7 SQM =88.8SQM	130.73 SQM.	24 CHILDREN @6 SQM =144 SQM	ROOF TOP PLAYGROUND 4 = 175 SQM	2 RESPONSIBLE ADULTS	2 TEACHERS	3.1.10	
CLASSROOM 204	GROUP CHILD CARE (SCHOOL AGE)	24 CHILDREN	24 CHILDREN @3.7 SQM =88.8SQM	125.15 SQM.	24 CHILDREN @6 SQM =144 SQM	ROOF TOP PLAYGROUND 5 = 167.4 SQM	2 RESPONSIBLE ADULTS	2 TEACHERS	PARk (as	
CLASSROOM 302	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @3.7 SQM =92.5SQM	95.46 SQM.	25 CHILDREN @6 SQM =150 SQM	= 167.4 SQM	1 EDUCATOR + 2 ASSITANT	3 TEACHERS		REG
	0 12/110		=92.55QM						DAYCAR	RE 1 5
								28	OFFICE	1 5
TOTAL		183 CHILDREN						TEACHERS +		=
								1 DIRECTOR/MANAGE = 29 TEACHERS	LOADIN	G 1 I 185
										33

	IG REQUIREMENTS er city of courtenay zor	ning bylaw)
	REQUIRED	PROVIDED (TOTAL 37 SPACES & 1 LOADING SPACE)
DAYCARE	1 SPACE PER EMPLOYEE = 29 SPACES	29 SPACES
OFFICE	1 SPACE PER 37.5 SQ.M = 148.71SQ.M (Office space area) = 4 SPACES	4 SPACES
LOADING SPACE	1 LOADING SPACE (FOR EVERY 1850 SQ.M FLOOR AREA REQUIRED)	1 LOADING SPACE
	33 SPACES	TOTAL 37 SPACES & 1 LOADING SPACE (4 EXTRA)

Portable Fire extinguishers

Fire wall rating (3.1.10.2)

Continuity of Firewall

Fire wall

WASHROOM	CALCUL	ATION			
FOR CHILDREN BASED	ON ISLAND	HEALTH REGULATIONS			
	OCCUPANT LOAD	REQUIRED	PROVI		
	LUAD		WC	WE	
NUMBER OF CHILDREN	183	FOR EVERY 10 CHILDREN 1 WC AND 1 WB =REQUIRED IS 19 WC AND 19WB	23	23	
FOR TEACHERS BASED ON BCBC 2024					
NUMBER OF TEACHERS	29	BASED ON 3.7.2.2.(4) REQUIRED WC =2 AND WB =2	3	3	
FOR OFFICE BASED ON BCBC 2024					
OFFICE (148.71/9.30)	16	BASED ON 3.7.2.2.(4) REQUIRED WC =1 AND WB =1	2	2	
		TOTAL REQUIRED WC=22 AND WB =22	28	28	

5.0	2024/09/26	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
3.0	2024/09/09	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
1.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
REV	DATE	DESCRIPTION	BY

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JMArchitecture

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Inc.	ERED AAC

1975 CLIFFE AVE. COURTENAY, B.C.

Yes

Whole building

N/A

N/A

CLIENT: JUG BILG.

Principal: Joe M. Minten
ARCHITECT AIBC | AAA | MRAIC

107 - 15055 54A Avenue
Surrey, B.C. V3S 5X7
604 - 583 2003 - T
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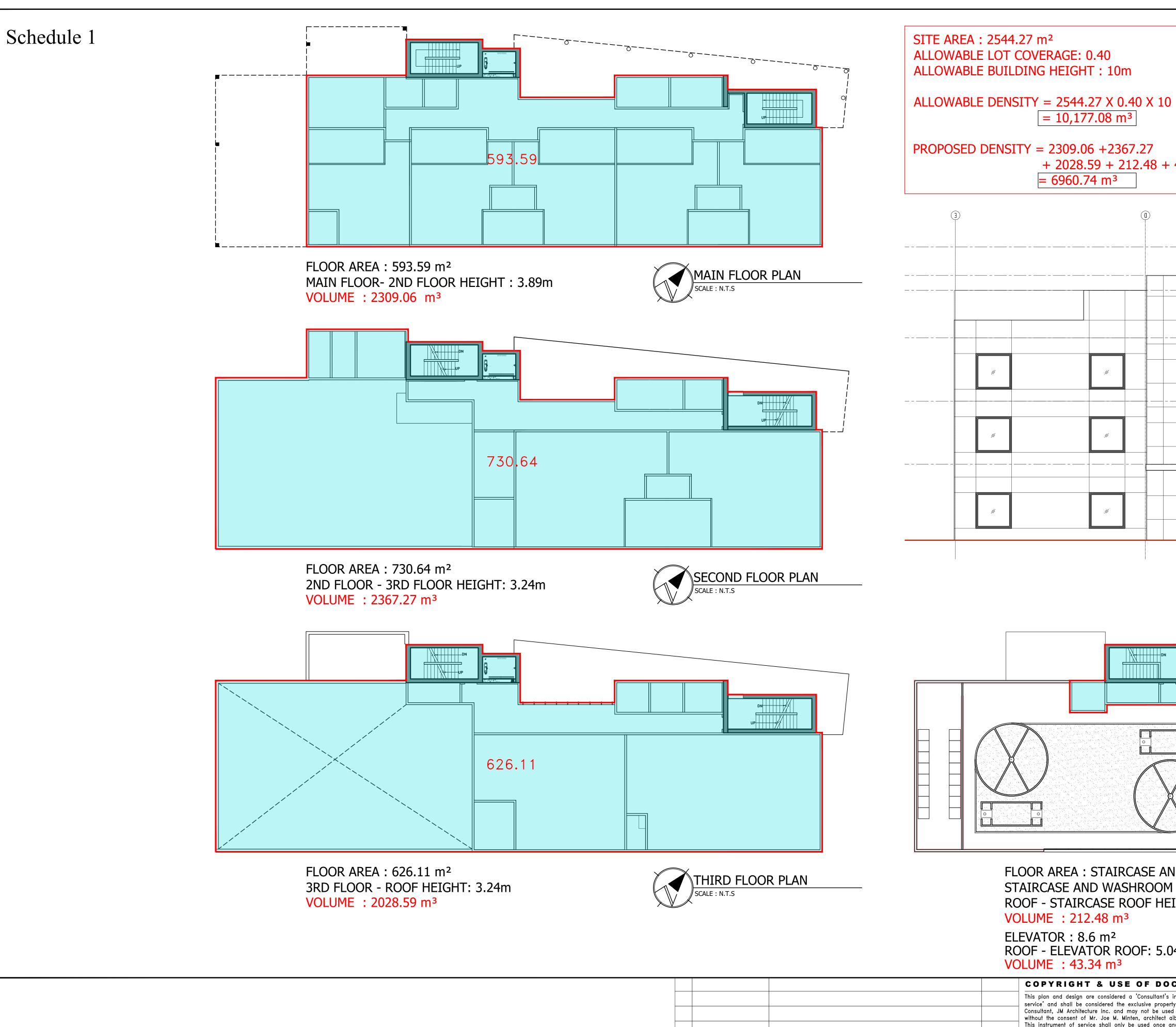
Architects Seal & Signature

Yes

Required / Permitted

N/A

PROJECT DATA & BLDG CODE ANALYSIS



1.0 2024/09/26

REV DATE

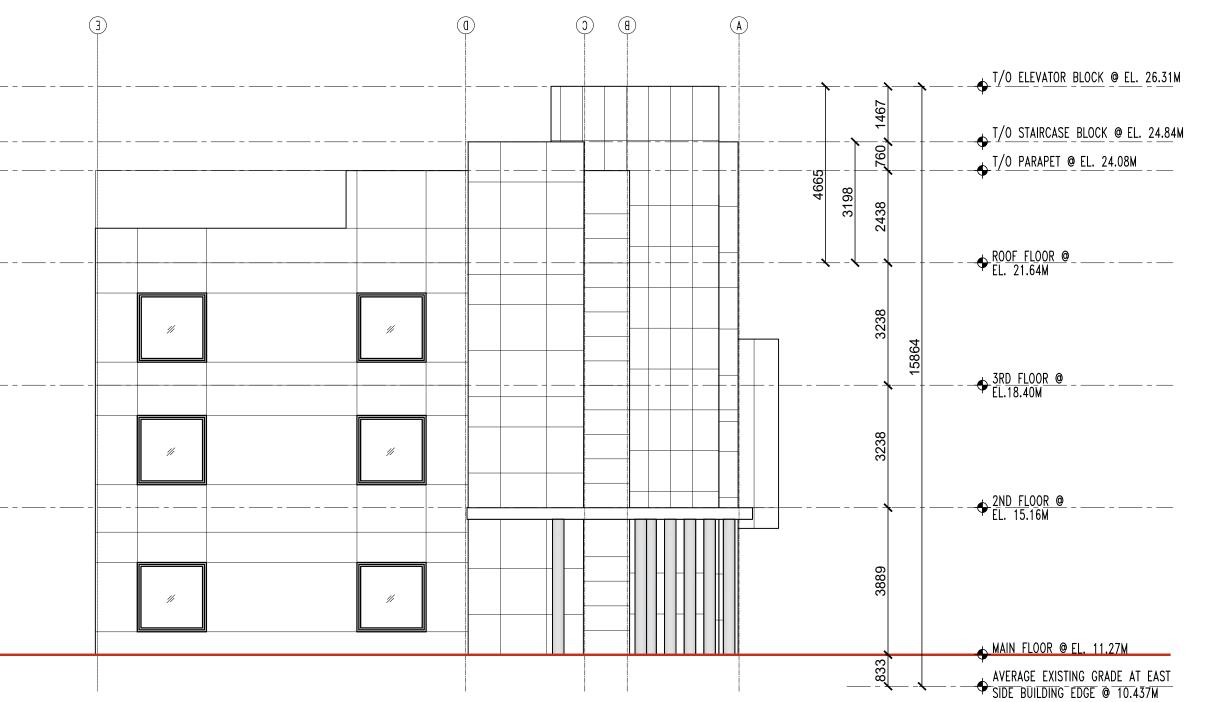
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DESCRIPTION

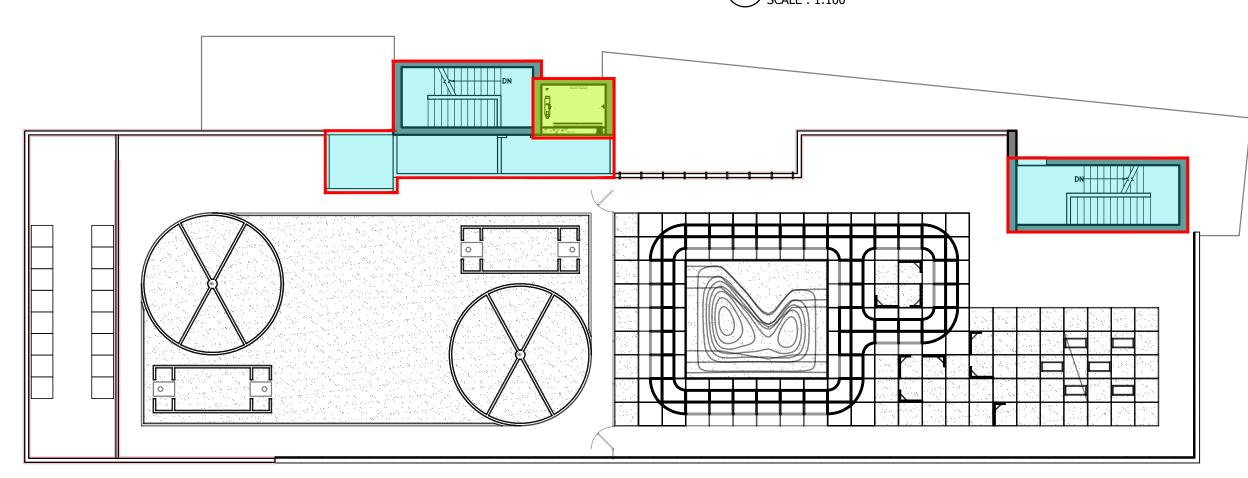
AREAS BREAKDOWN CHART AREA IN SQM FLOOR HEIGHT IN M VOLUME SQ.M 593.59 2309.07 Main Floor 3.89 2nd Floor = 10,177.08 m³ 730.64 3.24 2367.27 3rd Floor 626.11 3.24 2028.60 Stairs 66.40 3.20 212.48 + 2028.59 + 212.48 + 43.34 Elevator 8.60 5.04 43.34

2025.34

ELEVATION



Total



FLOOR AREA: STAIRCASE AND WASHROOM: 66.4 m²

STAIRCASE AND WASHROOM: 66.4 m² ROOF - STAIRCASE ROOF HEIGHT: 3.2m

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VOLUME: 212.48 m³

as it was initially intended.

 $= 6960.74 \text{ m}^3$

ELEVATOR: 8.6 m² ROOF - ELEVATOR ROOF: 5.04m VOLUME : 43.34 m³

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ROOF FLOOR PLAN

1975 CLIFFE AVE. COURTENAY, B.C.

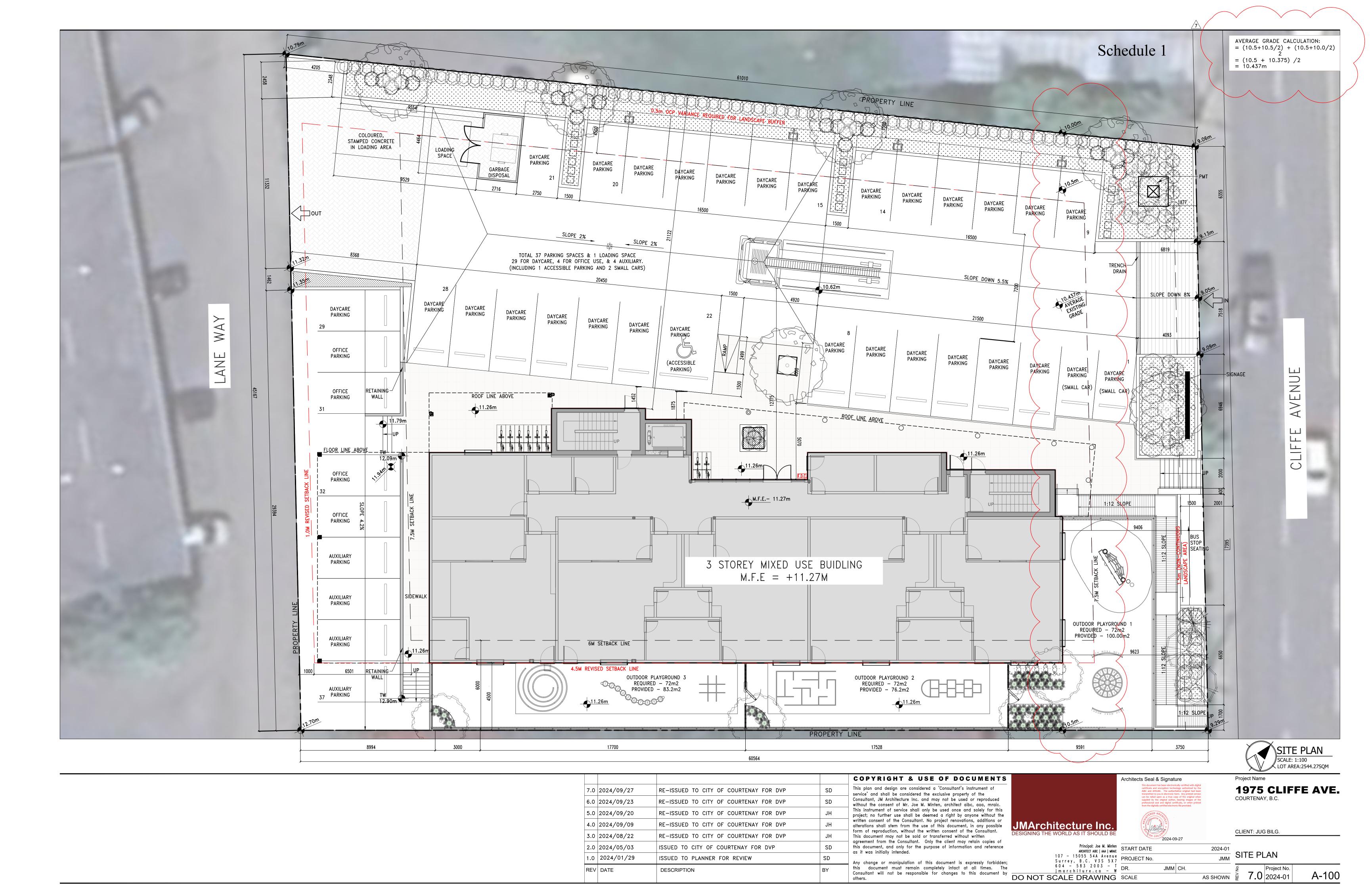
ESIGNING THE WORLD AS IT SHOULD BI Principal: Joe M. Minten Architect AIBC | AAA | MRAIC 107 - 15055 54A Avenue Surrey, B.C. V3S 5X7 PROJECT No. 604 - 583 2003 - T jmarchiture.ca - W this document must remain completely illique of an animode Consultant will not be responsible for changes to this document by DO NOT SCALE DRAWING SCALE SD CH. AS SHOWN ₩

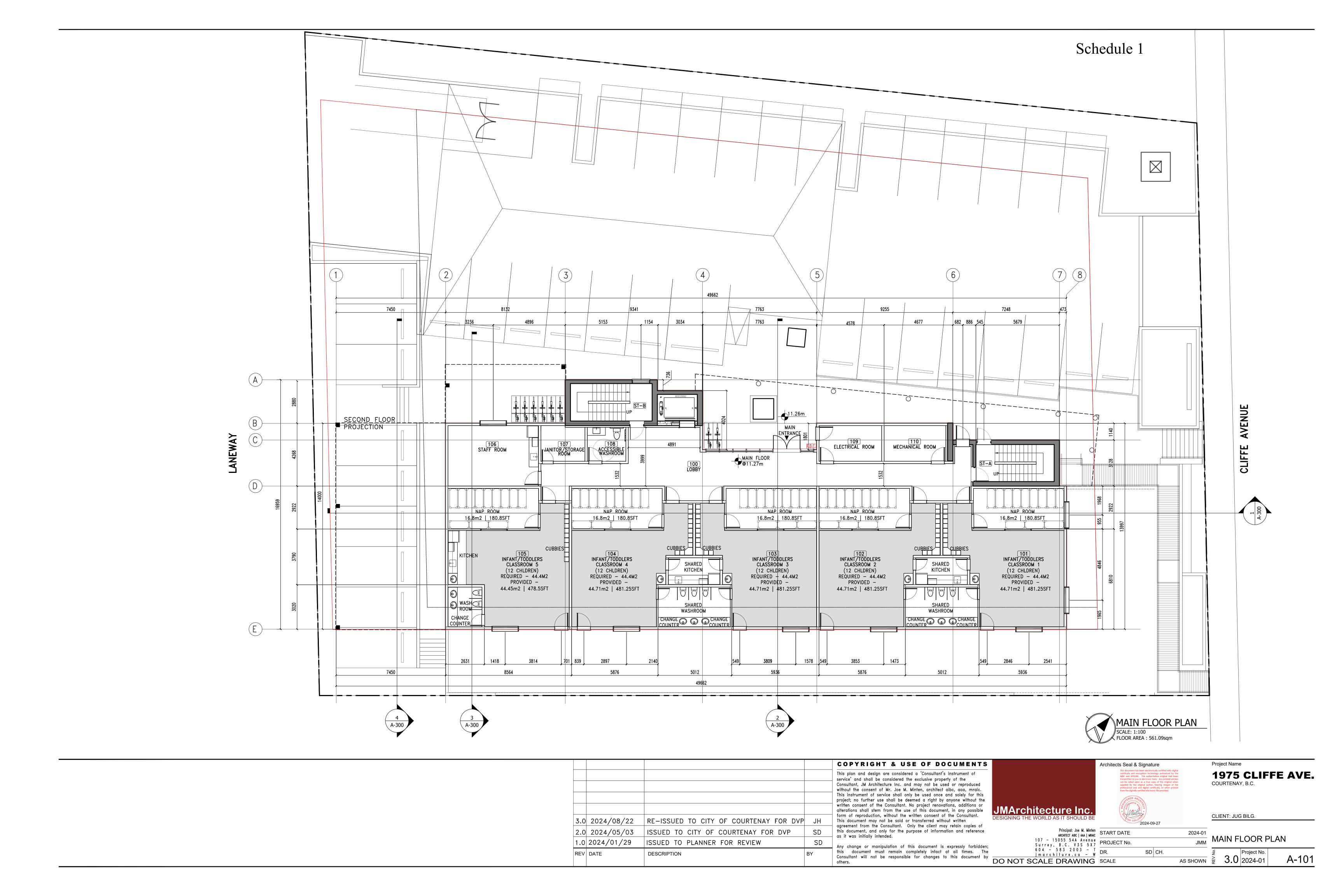
VOLUMETRIC CAL.

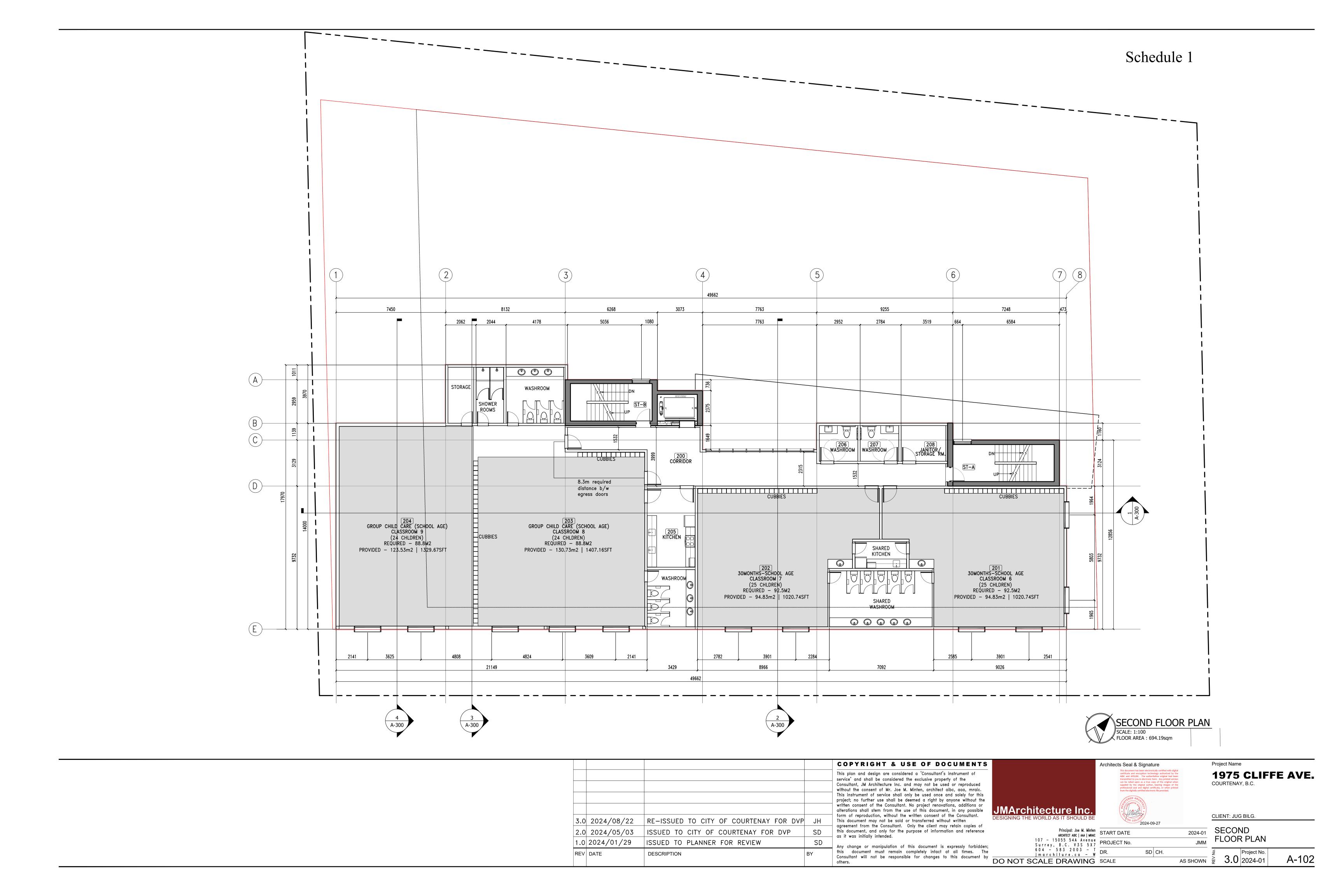
CLIENT: JUG BILG.

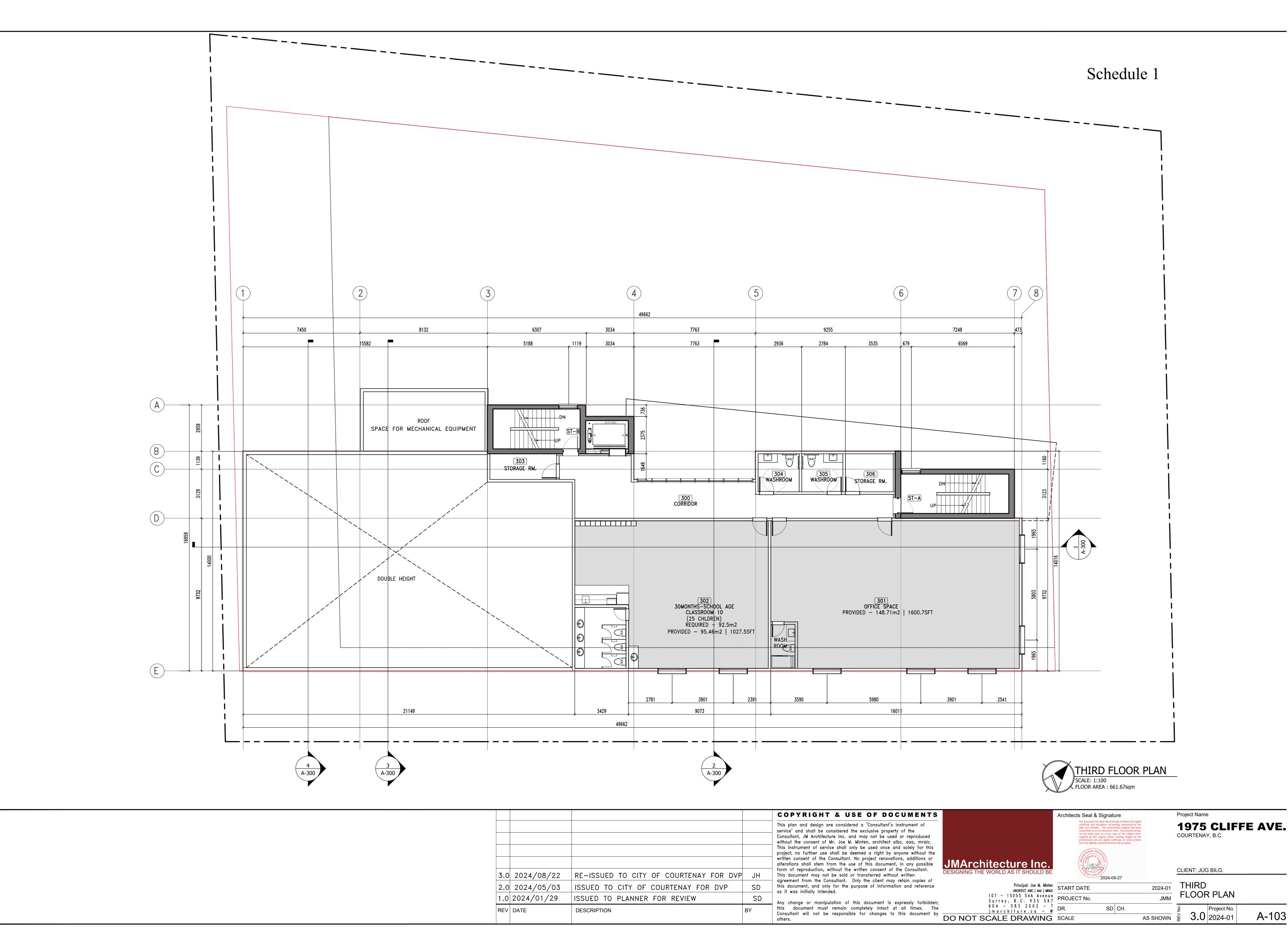
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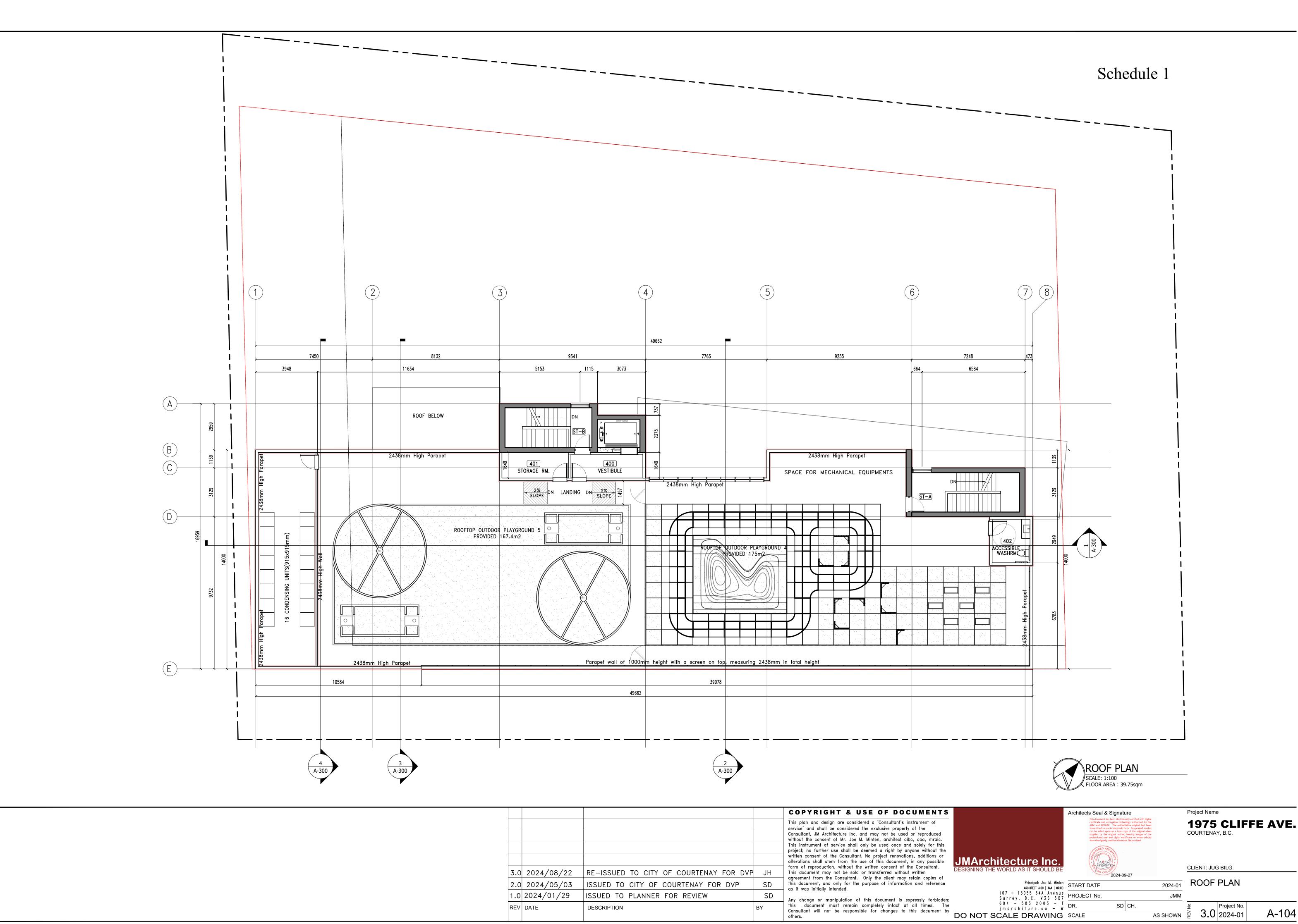
6960.76





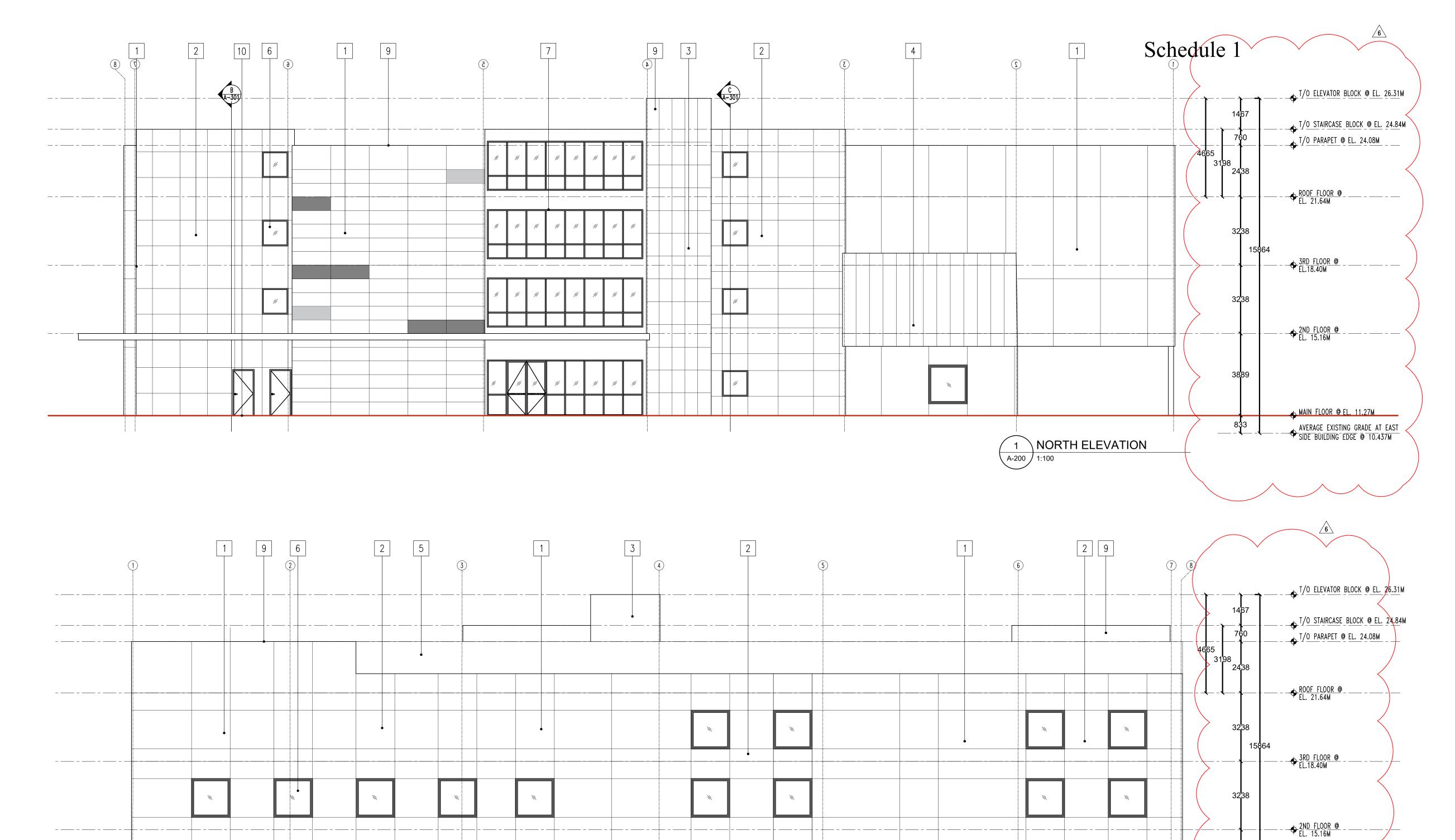


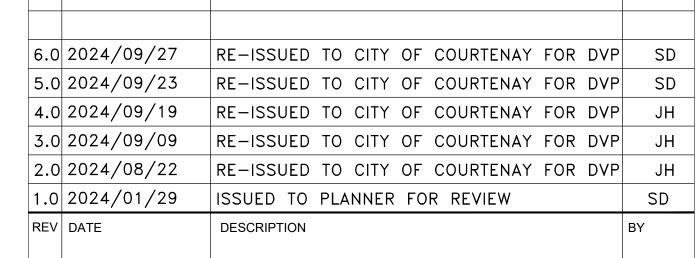




A-104

_ `	JILDING ATERIALS	FINISH	COLOUR	MANUF./ SUPPLIER
1	EIFS #1 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 370	
2	EIFS #2 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 385	
3	EIFS #3 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 1150	
4	EIFS #4 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE 2131 - 10	
5	DECORATIVE SCREEN	INTEGRAL		TBD
6	VINYL DOORS/ WINOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624	
7	STOREFRONT DOORS/ WINDOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624	
8	SOFFITS	INTEGRAL	CEDAR - WOOD LIKE	TBD
9	METAL FLASHING	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES	
10	EXPOSED CONCRETE SURFACES	HORIZONTAL SCOREL REVEALS	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR





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A-200 / 1:100

2 SOUTH ELEVATION

Architects Seal & Signature

1975 CLIFFE AVE. COURTENAY, B.C.

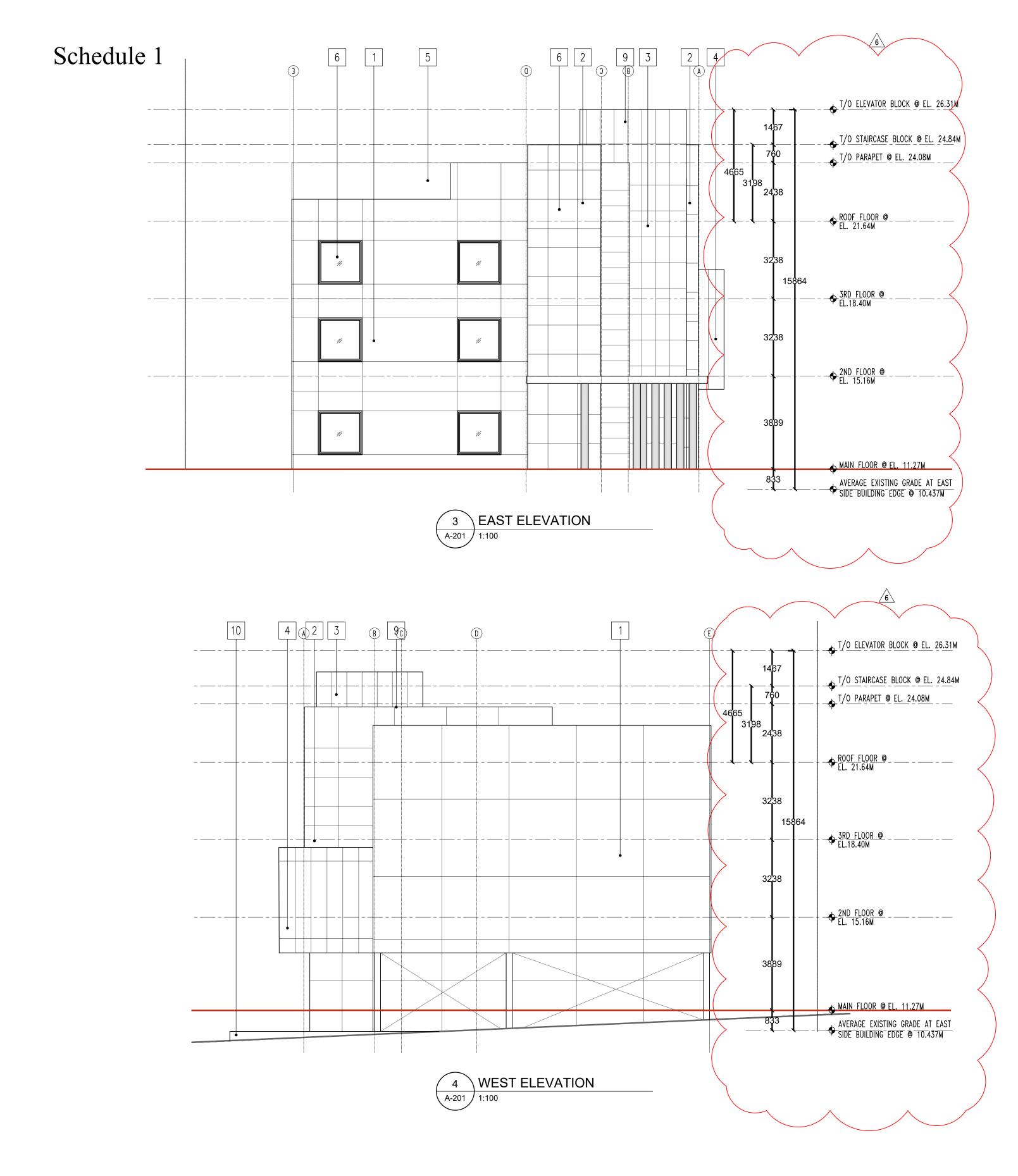
MAIN FLOOR @ EL. 11.27M

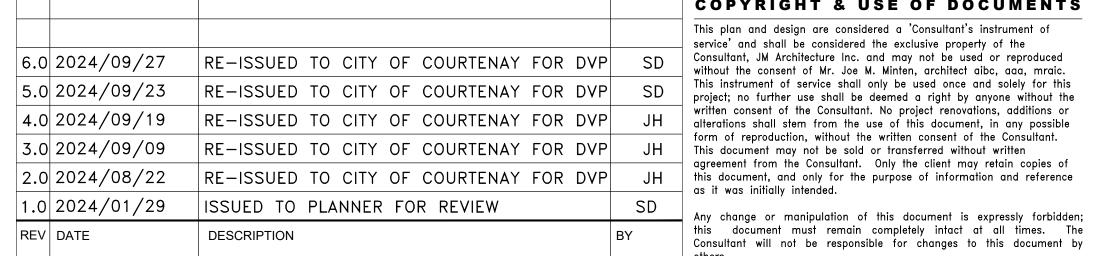
AVERAGE EXISTING GRADE AT EAST SIDE BUILDING EDGE @ 10.437M/

CLIENT: JUG BILG. 2024-09-27 BUILDING FLEVATIONS

as it was initially intended.	ARCHITECT AIBC AAA MRAIC			2024-01	DOILDING LLLV	ATIONS
Any change or manipulation of this document is expressly forbidden;	107 - 15055 54A Avenue Surrey, B.C. V3S 5X7	PROJECT No.		JMM		
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EXTERIOR FINISH SCHEDULE						
	JILDING ATERIALS	FINISH	COLOUR	MANUF./ SUPPLIER		
1	EIFS #1 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 370			
2	EIFS #2 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 385			
3	EIFS #3 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE CSP - 1150			
4	EIFS #4 - RS	INTEGRAL	TO MATCH BENJAMIN MOORE 2131 - 10			
5	DECORATIVE SCREEN	INTEGRAL		TBD		
6	VINYL DOORS/ WINOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
7	STOREFRONT DOORS/ WINDOWS	INTEGRAL	TO MATCH SHERWIN WILLIAMS SW9624			
8	SOFFITS	INTEGRAL	CEDAR - WOOD LIKE	TBD		
9	METAL FLASHING	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES			
10	EXPOSED CONCRETE SURFACES	HORIZONTAL SCOREL REVEALS	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR		





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CLIENT: JUG BILG. ₂₀₂₄₋₀₁ BUILDING ELEVATIONS

Principal: Joe M. Minten
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PERSPECTIVE VIEW 2

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		CLIENT: JUG BILG.
2024-09-27		
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Project Name

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BILG CHILDCARE SOCIETY

1959 & 1975 CLIFFE AVENUE COURTENAY, B.C.









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	1959 & 1975 CLIFFE AVENUE COURTENAY, B.C.
	CLIENT: JUG BILG.
2024-01	PERSPECTIVE

Project Name

BILG CHILDCARE SOCIETY

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PLANT LIST DRAWING LIST DECIDUOUS TREES L1-00 NOTES & KEYS HARD LANDSCAPE DETAILS QTY | SCIENTIFIC NAME HARD LANDSCAPE PLAN HARD LANDSCAPE DETAILS L5-03 AC | 4 | Acer circinatum HARD LANDSCAPE DETAILS HARD LANDSCAPE ROOF PLAN L5-04 L4-01 PLANTING PLAN HARD LANDSCAPE DETAILS QG 6 Quercus garryana SOFT LANDSCAPE DETAILS CONIFEROUS TREES CODE QTY | SCIENTIFIC NAME DECIDUOUS TREES **CONIFEROUS TREES** PC | 1 | Pinus contorta contorta CD 3 Calocedrus decurrens CONIFEROUS SHRUBS CODE QTY | SCIENTIFIC NAME mp | 14 | Pinus mugo Mughus pp | 13 | Pinus mugo Pumilio BROADLEAF EVERGREEN SHRUBS CODE QTY | SCIENTIFIC NAME la 54 Lavandula angustifolia 6 Prunus l. 'Otto Luyken' Cornus nuttallii Calocedrus decurrens Pinus contorta contorta vo | 22 | Vaccinium ovatum 'Thunderbird' Evergreen Huckleberry **CONIFEROUS SHRUBS** DECIDUOUS SHRUBS DECIDUOUS SHRUBS CODE QTY | SCIENTIFIC NAME cc 6 Cotinus cogg. 'Royal Purple' cs | 69 | Cornus stolonifera CODE QTY | SCIENTIFIC NAME pm | 32 | Polystichum munitum GROUND COVERS CODE QTY | SCIENTIFIC NAME rc | 875 | Rubus calycinoides Pinus mugo 'Pumillio' Cornus stolonifera Pinus mugo mughus Cotinus c. 'Royal Purple' **FERN** BROADLEAF EVERGREEN SHRUBS

HARD LANDSCAPE KEY

MATURE SIZE | SPACING

MATURE SIZE | SPACING

MATURE SIZE SPACING

MATURE SIZE SPACING

MATURE SIZE SPACING

MATURE SIZE | SPACING

MATURE SIZE | SPACING

5m spread

250cm spread

150cm height

300cm spread

180cm height

300cm height

200cm spread

100cm spread

as shown

as shown

as shown

75cm o.c.

75cm o.c.

60cm o.c.

75cm o.c.

90cm o.c.

75cm o.c.

30cm o.c.

COMMENTS

3m clump B&B min 50cm root ball

COMMENTS

COMMENTS

COMMENTS

min. 30cm ht

min. 45cm ht

min. 45cm ht

COMMENTS

min. 60cm ht

min. 50cm ht

COMMENTS

SIZE COMMENTS

10cm pot | min. 20cm spread

150cm STD. B&B 50cm RB

150cm STD. B&B 50cm RB

150cm STD. B&B 50cm RB

min. 30cm wd / 20cm ht

min. 20cm wd / 15cm ht

SIZE

3m ht.

SIZE

#2 pot

#2 pot

#2 pot

#2 pot

#5 pot

#2 pot

SIZE

#1 pot

COMMON NAME

COMMON NAME

COMMON NAME

Dwarf Mugo Pine

COMMON NAME

English Lavender

Smoke Tree

Redtwig Dogwood

COMMON NAME

COMMON NAME

Creeping Raspberry

Shade Tolerant Blend

Swordfern

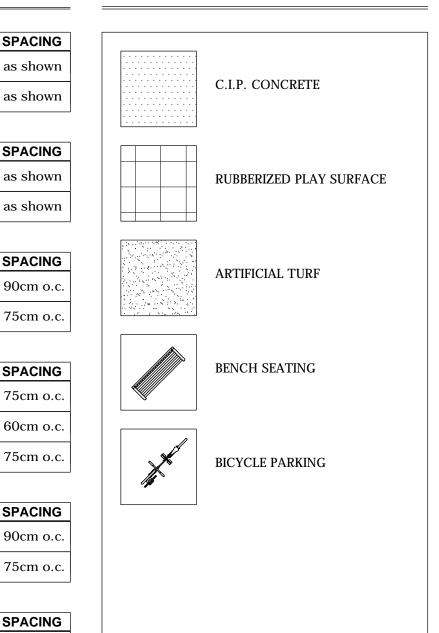
Otto Luyken Laurel

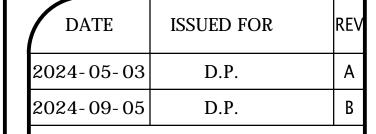
California Incense Cedar

Vine Maple

Garry Oak

Shore Pine





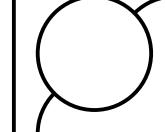
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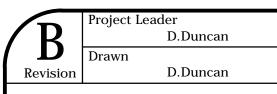
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New Westminster BC Canada V3M 6N9 778-791-4323 dvsduncan@gmail.com

Courtenay Project # 00-00-00



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prepared for: Jug Bilg

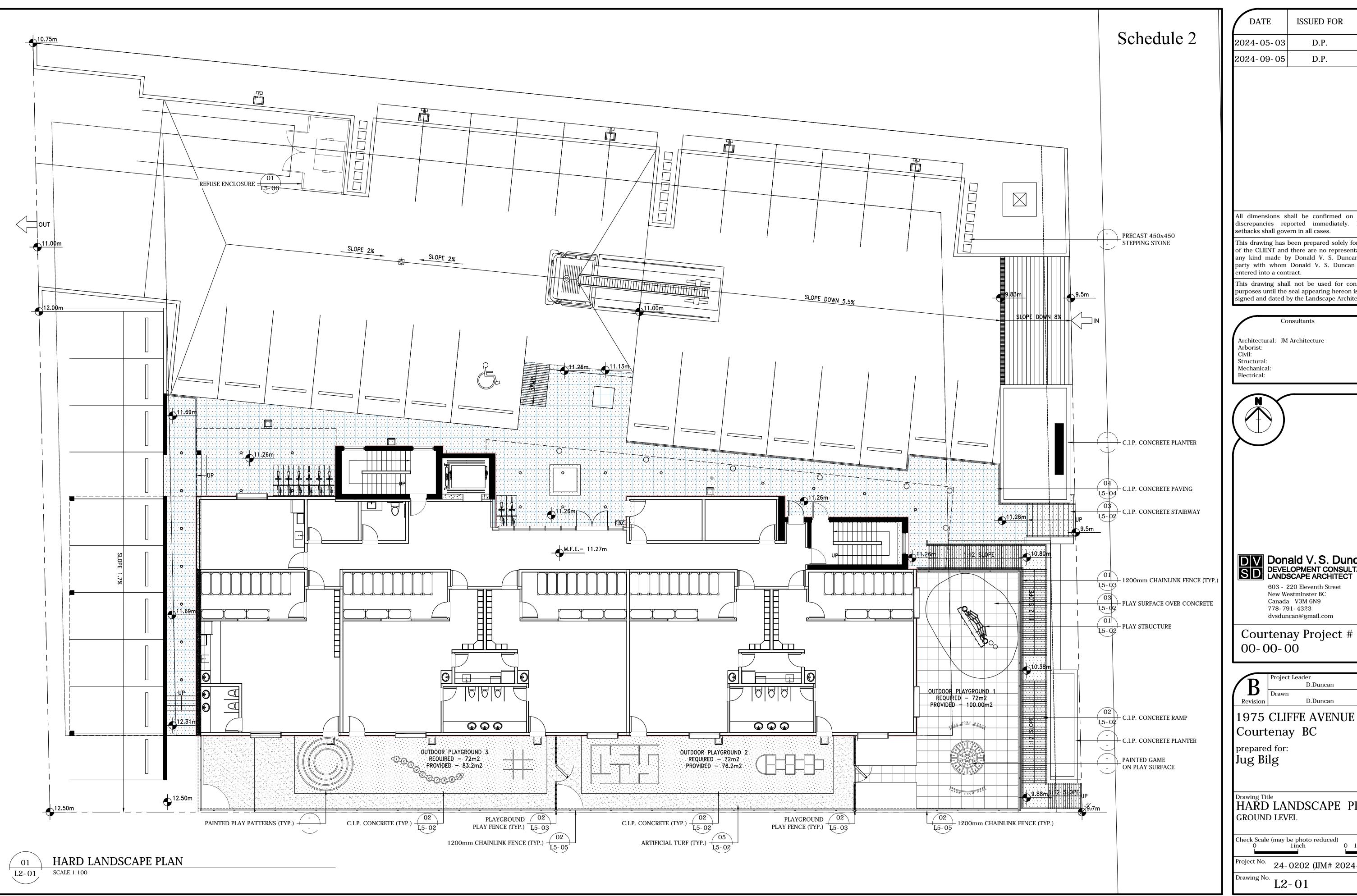
NOTES & KEYS

Check Scale (may be photo reduced)

24-0202 (JJM# 2024-01)

L1-00

1975 CLIFFE AVENUE, COURTENAY BC



DATE	ISSUED FOR	RE
2024-05-03	D.P.	Δ
2024-09-05	D.P.	В

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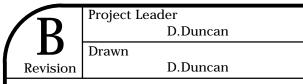
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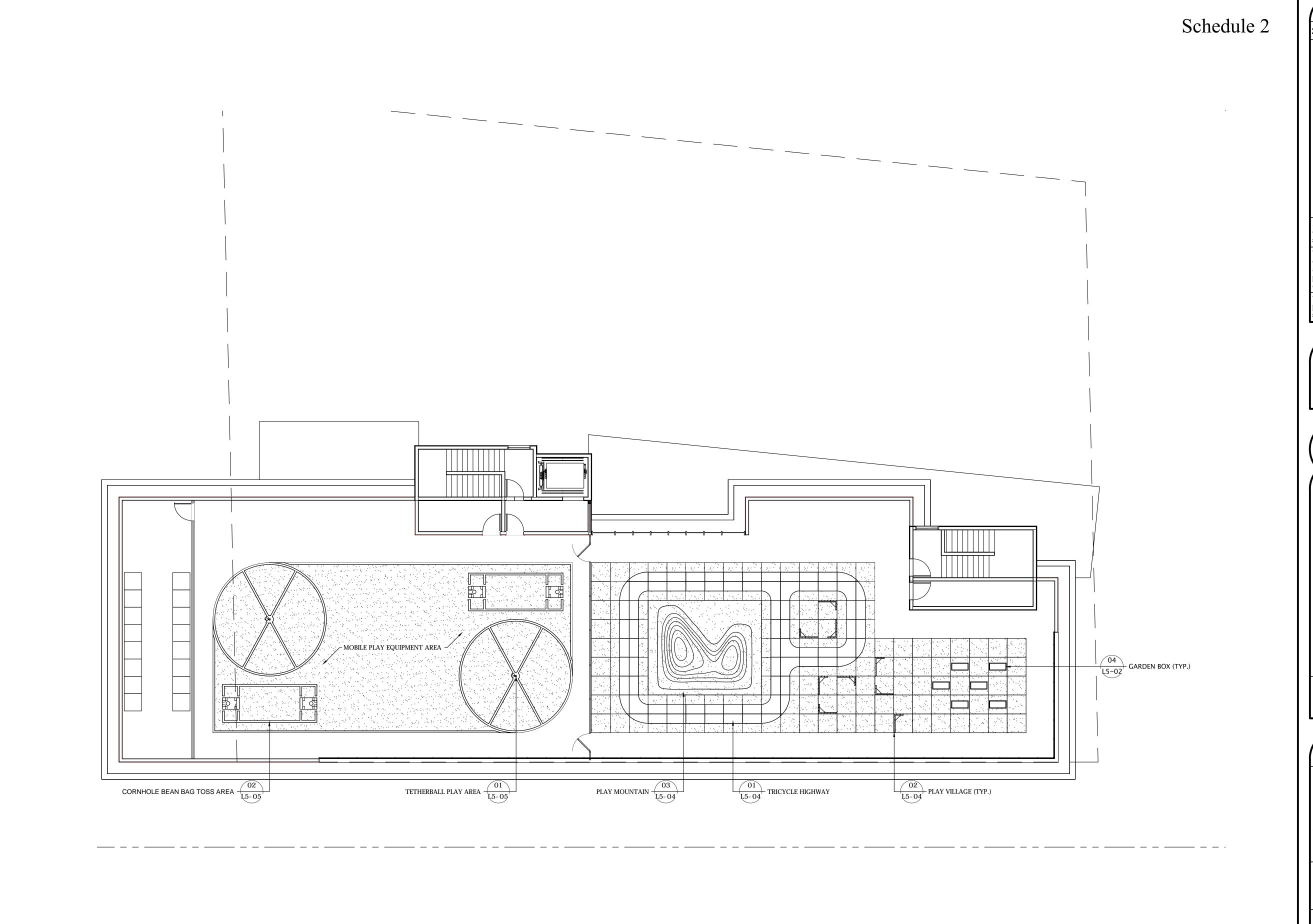
Courtenay Project #



HARD LANDSCAPE PLAN

Check Scale (may be photo reduced)
0 1inch

24-0202 (JJM# 2024-01)



DATE ISSUED FOR 2024-05-03 D.P.

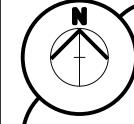
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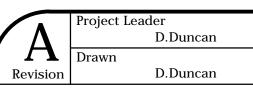
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Courtenay Project # 00-00-00



1975 CLIFFE AVENUE Courtenay BC

prepared for: Jug Bilg

Drawing Title
HARD LANDSCAPE PLAN ROOF PLAN

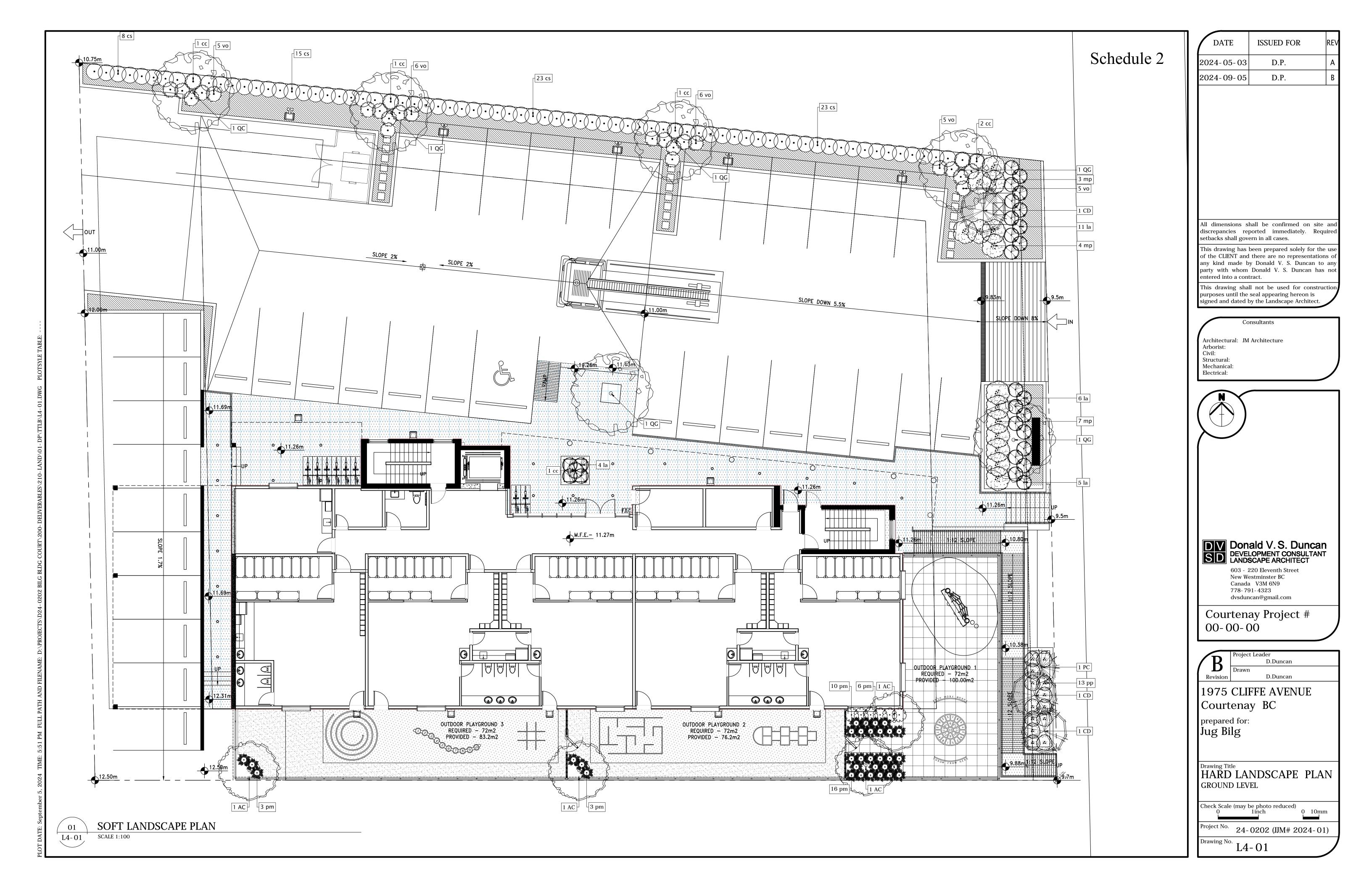
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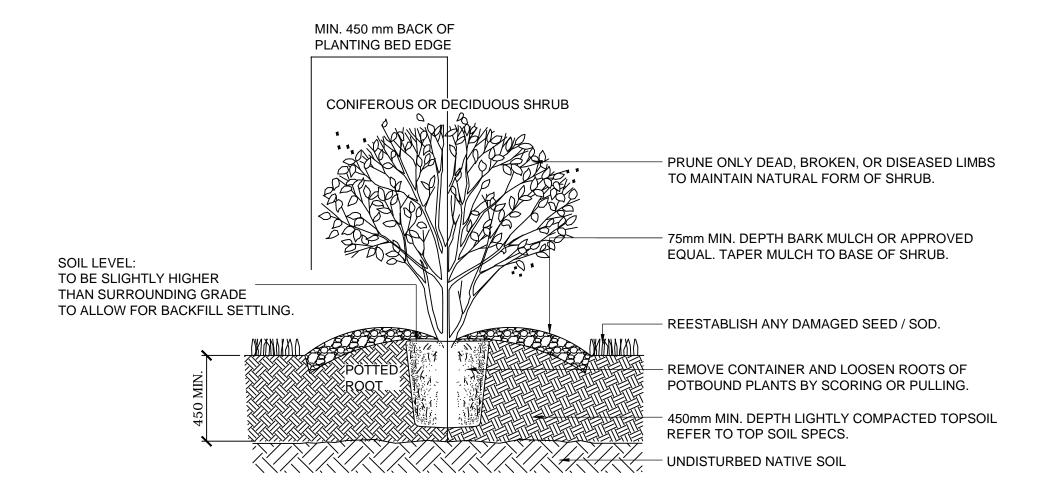
Project No. 24-0202 (JJM# 2024-01)

Drawing No. L2-02

L2-02 SCALE 1:100

HARD LANDSCAPE PLAN

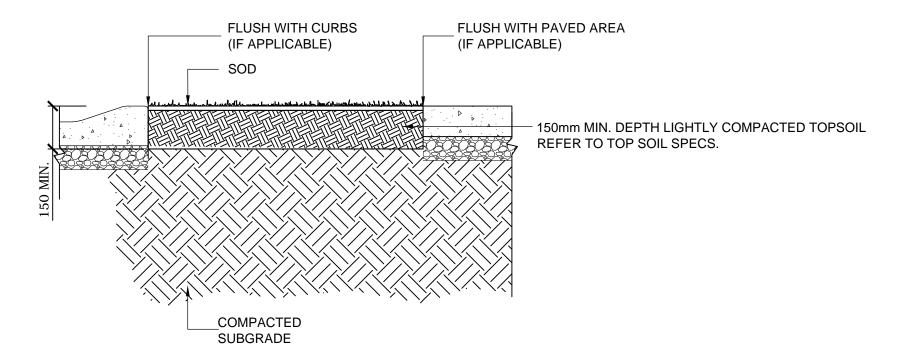




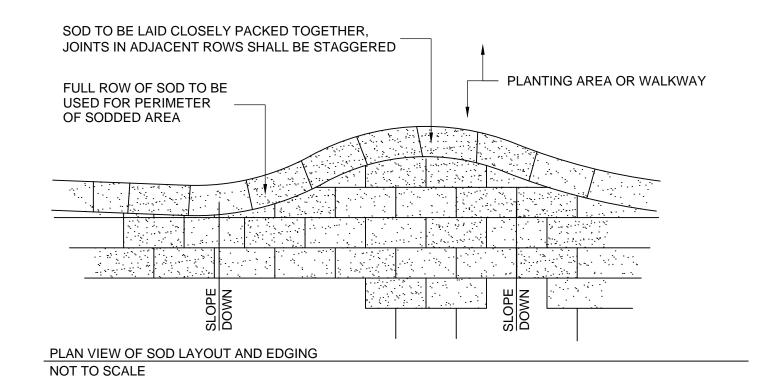
O1 TYPICAL SHRUB INSTALLION DETAIL

N.T.S.

BROADLEAF **EVERGREEN** CONIFEROUS DECIDUOUS Less than 100mm caliper DO NOT DAMAGE OR CUT LEADER SINGLE LEADER (unless multistem species is specified) PRUNE ONLY DEAD, BROKEN, OR DISEASED TREE LIMBS TO MAINTAIN NATURAL FORM OF TREE. NEW 2 PLY / 12mm, REINFORCED BLACK RUBBER HOSE OR APPROVED EQUAL. POSITIONEDAPPROX. DETAIL n.t.s. 3/5 HT. FOR ALL TREES. WIRE DOES NOT GO AROUND TREE. GALVANIZED GUY WIRE No. 11 MIN. POSITIONED ABOVE FIRST STRONG BRANCHES. USE THREE (3) 50mm X 50mm X 2500mm LNG.)) PREVALING WIND STUDDED HEAVYWEIGHT T-POSTS (7.5 POUND). ALL EXPOSED PORTIONS OF TREE STAKE TO BE FREE OF RUST AND PRIMED. TREE STAKE SET MIN. 900mm * ANGLE INTO UNDISTURBED SOIL W/ ONE ON SIDE OF STAKES PREVAILING WINDS. STAKES ARE TO BE REMOVED AT 2° AFTER ONE GROWING SEASON. 75mm MIN. DEPTH BARK MULCH OR APPROVED EQUAL OVER EXPOSED ROOTBALL. TAPER MULCH TO BASE OF TREE. MULCH STARTING 50mm FROM STAKING PLAN n.t.s. ROOT FLARE (TRUNK) & EXTENDING THE HOLE. 100 TYP. SPADE CUT EDGE SLOPE TOPSOIL FROM ROOT BALL TO EDGE OF HOLE TO FORM WELL. **B&B ROOTBALL** TOPSOIL, REFER TO TOP SOIL SPECS. IF TREE IS IN WIRE BASKET, CUT AND REMOVED STRAPPING AND THE HORIZONTAL/ VERTICAL WIRES OF THE BASKET TO A MIN. DEPTH OF 200mm FROM TOP OF ROOTBALL. PULL BACK BURLAP TO MIN. DEPTH. SCARIFY WALL OF TREE WELL. 400mm COMPACTED LOAM BELOW ROOT BALL. TAMP TOP SOIL AROUND ROOTBALL BASE FIRMLY WITH FOOT PRESSURE UNDISTURBED NATIVE SOIL SO THAT ROOT BALL DOES NOT SHIFT. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. 3X ROOT BALL DIAMETER



SECTION THROUGH SOD



03 L5-01

TYPICAL LAWN INSTALLION DETAIL

CAL LAWN INSTALLION DETAIL

DATE ISSUED FOR REV
2024-05-03 D.P. A
2024-09-05 D.P. B

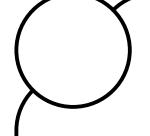
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Consultants

Architectural: JM Architecture Arborist: Civil: Structural: Mechanical: Electrical:





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Courtenay Project # 00-00-00



Project Leader

D.Duncan

Drawn

D.Duncan

1975 CLIFFE AVENUE Courtenay BC

prepared for: Jug Bilg

Drawing Title

LANDSCAPE DETAILS

Check Scale (may be photo reduced)
0 1inch

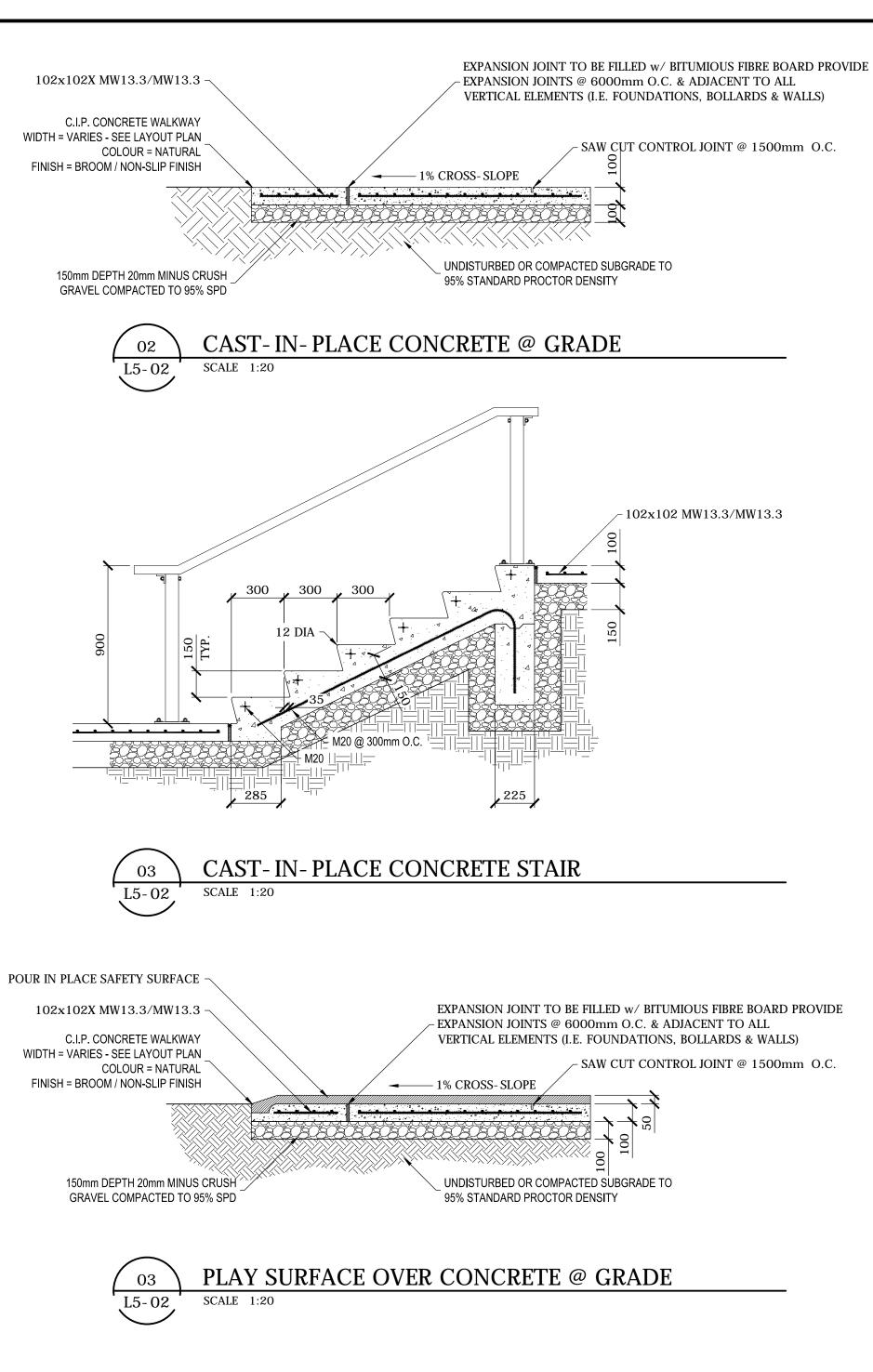
oject No. 24-0202 (JJM# 2024-01)

Drawing No. L5-01

02 TYI L5-01 N.T.S.

TYPICAL TREE INSTALLION DETAIL

Schedule 2 2657 PEELED LOG FRAME — FLEXIBLE CLIMBING WEB - VERTICAL SPINNING POLES - LOG STEPPERS FRONT ELEVATION → LOG STEPPERS - VERTICAL SPINNING POLES PEELED LOG FRAME - VERTICAL SPINNING POLES PLAN VIEW EDGE OF SAFETY ZONE -PLAN VIEW 150mm DEPTH 20mm MINUS CRUSH GRAVEL COMPACTED TO 95% SPD -PLAY STRUCTURE SCALE 1:20 L5-02



FRANCIS ANDREW BIKE RACK

- MODEL: L21-BR52

- C.I.P. CONCRETE PAD

-102x102 MW13.3/MW13.3

12mm DIA. THREADED ROD OR BOLT

k#-\$\$69B8'C9H'=BHC'7CB7"'D58

COLOUR: BLACK

UNDISTURBED OR COMPACTED SUBGRADE TO

95% STANDARD PROCTOR DENSITY

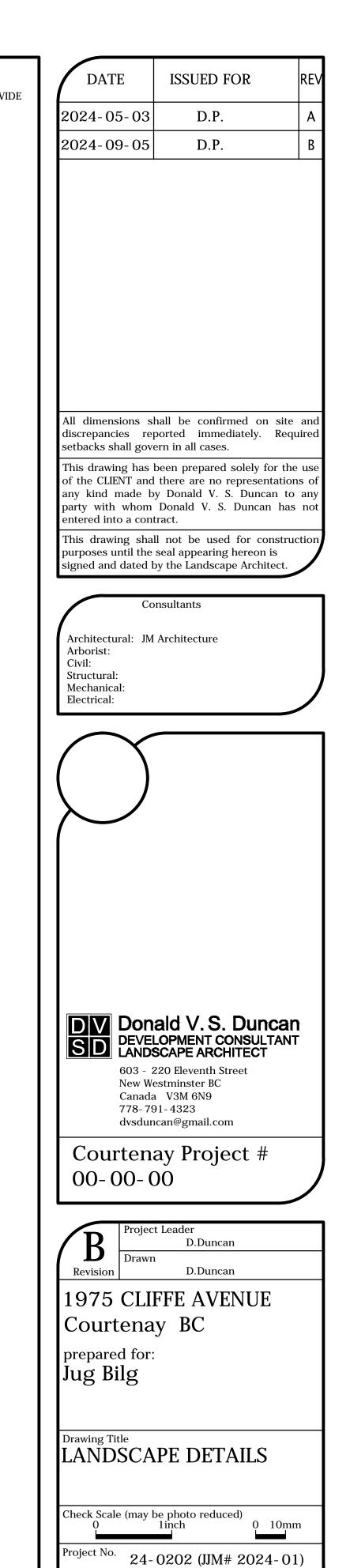
ELEVATION

BICYCLE PARKING

SCALE 1:20

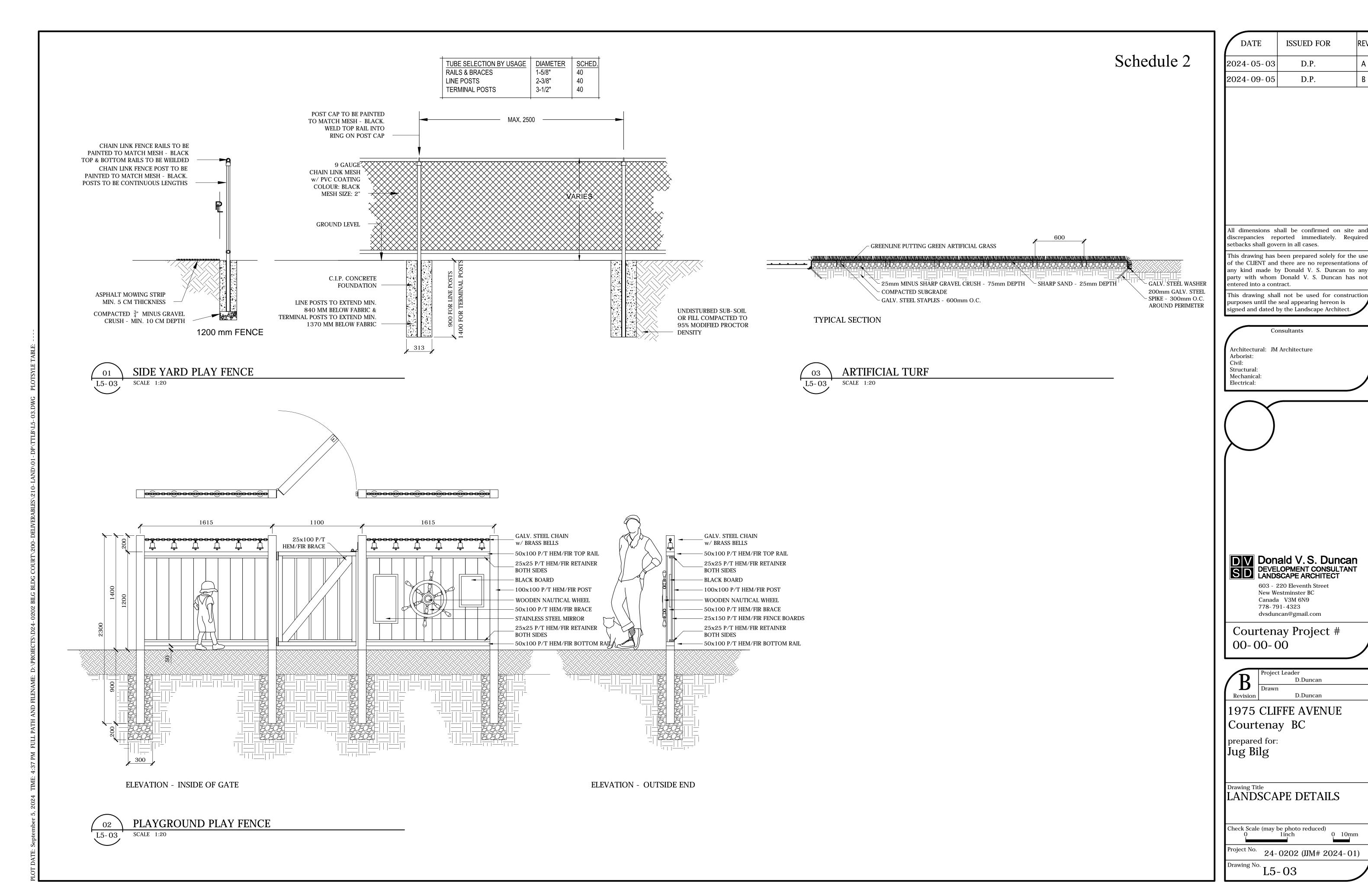
L5-02

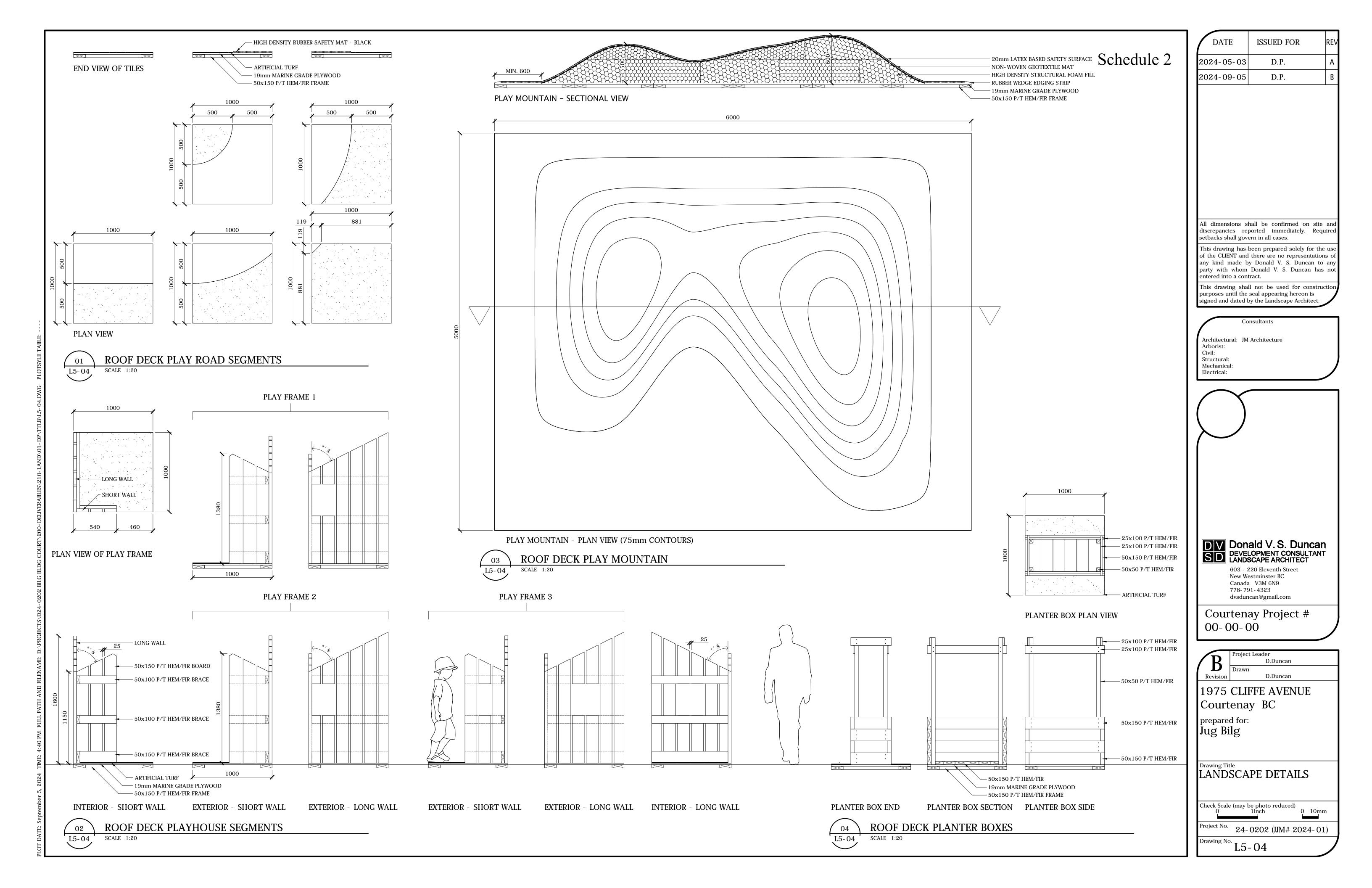
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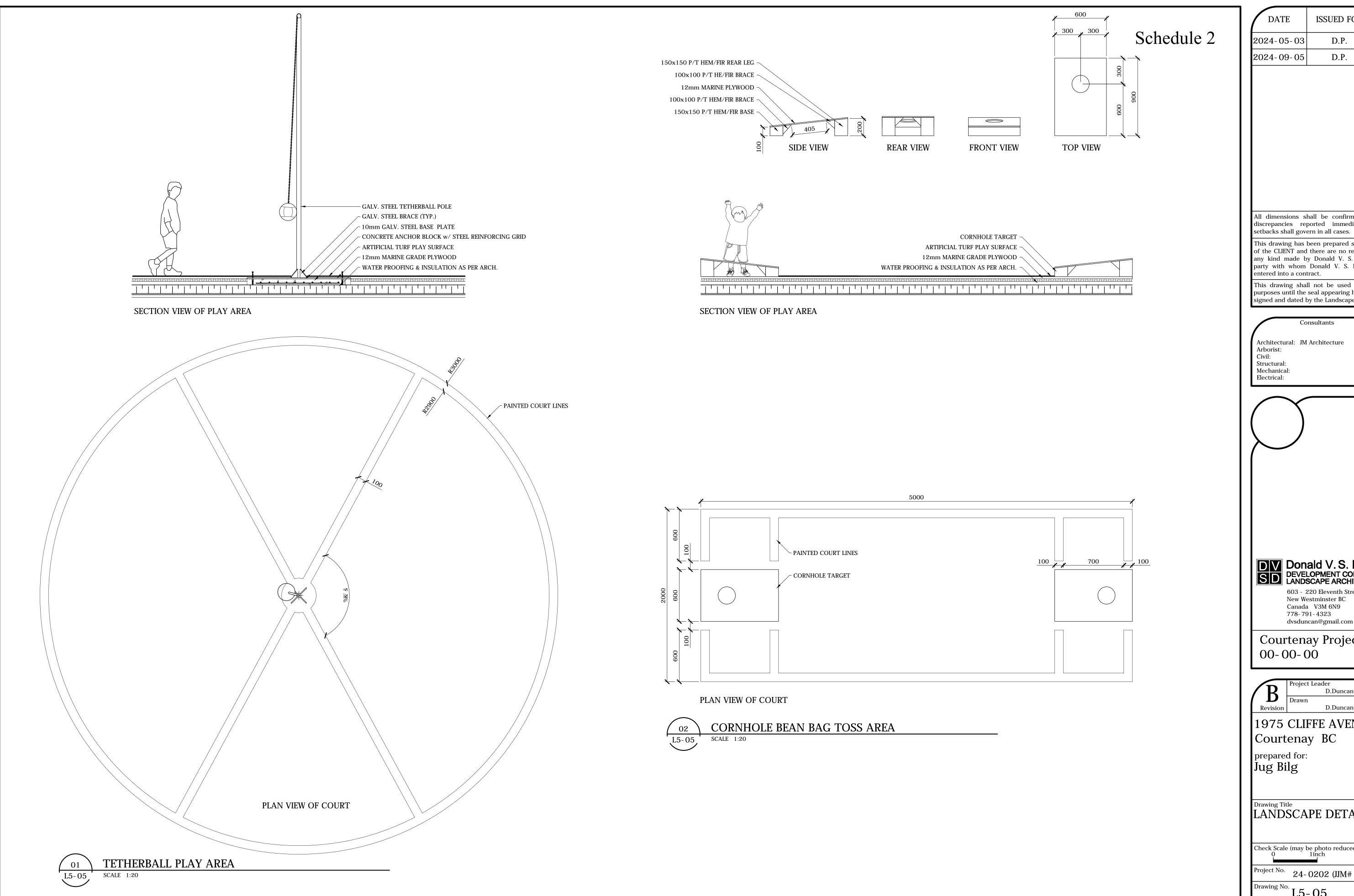


Drawing No.

L5-02







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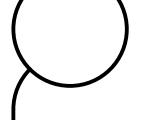
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Consultants

Architectural: JM Architecture





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Courtenay Project # 00-00-00

> D.Duncan Drawn D.Duncan

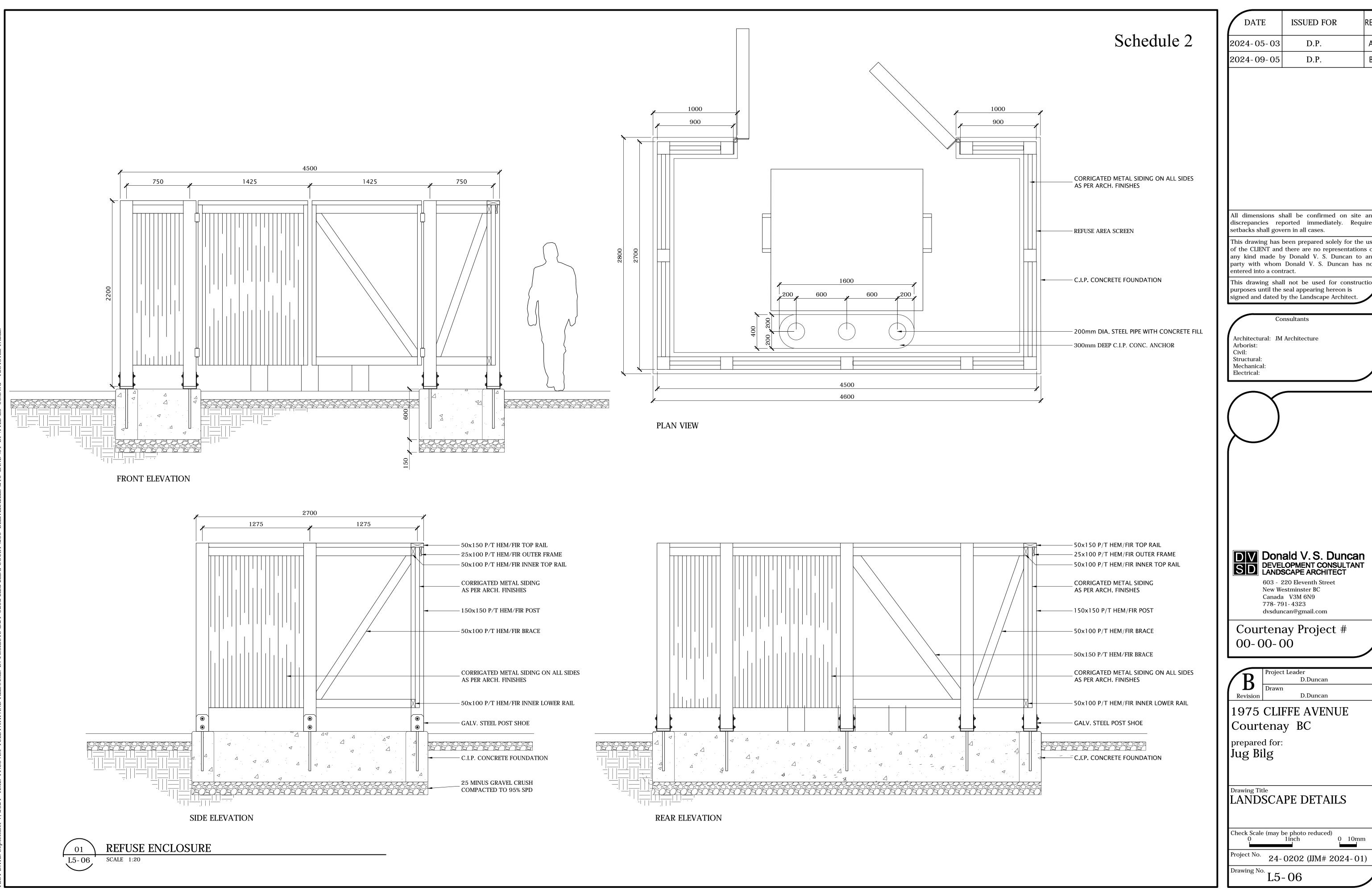
1975 CLIFFE AVENUE Courtenay BC

LANDSCAPE DETAILS

Check Scale (may be photo reduced) 0 1inch

Project No. 24-0202 (JJM# 2024-01)

L5-05



DATE	ISSUED FOR	RE
2024-05-03	D.P.	А
2024-09-05	D.P.	В

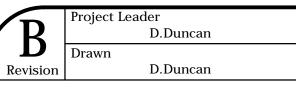
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dvsduncan@gmail.com



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Donald V. S. Duncan

BA BLA BCSLA CSLA LANDSCAPE ARCHITECT

Suite 603 – 220 11st Street, New Westminster, BC V3M 6N9 778-791-4323 dvsduncan@gmail.com

23 September 2024

Planning Division

City of Courtenay 830 Cliffe Avenue Courtenay BC V9N 2J7

Re: Bilg Building – 1975 Cliffe Avenue - Landscape Cost Estimate

The estimate below represents the expected cost of the landscape at the proposed Bilg Building at 1975 Cliffe Avenue in Courtenay:

HARD LANDSCAPE

DESCRIPTION OF ITEMS	QUANTITY	UNITS	UNITS UNIT PRICE		TOTAL
GENERAL HARD LANDSCAPE					
Concrete Paving	477.9	m2	\$80.00	\$38,232.00	
Concrete Planter Walls	36.8	m2	\$100.00	\$3,680.00	
Chain Link Fence	69.6	m	\$55.00	\$3,828.00	
Side Yard Wooden Fence	8.6	8.6 m \$85.00		\$731.00	
Bicycle Rack	8	ea	\$500.00	\$4,000.00	
Refuse Enclosure	1	lump sum	\$5,000.00	\$5,000.00	
Sub-total Sub-total				\$55,471.00	\$55,471.00
PLAYGROUND LANDSCAPE					
Play Area Safety Surface	86	m2	\$50.00	\$4,300.00	
Painting	1	lump sum	\$5,000.00	\$5,000.00	
Play Structure	1	ea	\$22,000.00	\$22,000.00	
Artificial Turf	46.9	m2	\$100.00	\$4,690.00	
Sub-total				\$35,990.00	\$35,990.00

TOTAL HARD LANDSCAPE \$91,461.00

SOFT LANDSCAPE

DESCRIPTION OF ITEMS		QUANTITY	UNITS	UNIT PRICE	EXTENSIONS	TOTAL
Top Soil & Finished Grading						
Top Soil		224.7	m3	\$30.00	\$6,741.00	
Mulch		11.235	m3	\$10.00	\$112.35	
Sub-total					\$6,853.35	\$6,853.35
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	UNIT PRICE	EXTENSION	
DECIDUOUS TREES						
Acer circinatum	Vine Maple	3.0m clump	4	\$500.00	\$2,000.00	
Quercus garryana	Gary Oak	6.0 cm cal.	6	\$500.00	\$3,000.00	
total number of deciduous trees			10			
CONIFEROUS TREES						
Pinus contorta contorta	Shore Pine	3.0 m ht.	1	\$500.00	\$500.00	
Calocedrus decurrens	California Incense Cedar	4.0 m ht.	3	\$750.00	\$2,250.00	
total number of coniferous trees			4			
CONIFEROUS SHRUBS						
Pinus mugo 'Mughus'	Mugo Pine	#5 pot	14	\$45.00	\$630.00	
Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	13	\$35.00	\$455.00	
BROADLEAF EVERGREEN SHRUBS						
Lavandula angustifolia	English Lavender	#2 pot	54	\$35.00	\$1,890.00	
Prunus I. 'Otto Luyken'	Otto Luyken Laurel	#2 pot	6	\$35.00	\$210.00	
Vaccinium ovatum ' Thunderbird'	Evergreen huckleberry	#2 pot	22	\$35.00	\$770.00	
vacciniani ovacani i manaciona	ndekieberry	112 pot		ψ33.00	<i>\$770.00</i>	
BROADLEAF DECICUOUS SHRUBS						
Cornus stolonifera	Redtwig Dogwood	#2 pot	69	\$35.00	\$2,415.00	
Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	6	\$45.00	\$270.00	
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total number of shrubs			184			
FERNS						
Polystichum munitum	Swordfern	#1 pot	32	\$15.00	\$480.00	

\$141,354.50

GROUND COVERS

Rubus calycinoides	Creeping Raspberry	10cm pot	875	\$6.00	\$5,250.00	
total number of perennials / ferns /	ground cover		907			
TOTAL PLANT MATERIAL					\$20,120.00	\$20,120.00
Sub-total						\$118,434.35
10% contingency						\$11,843.44
2% inflation allowance						\$1,829.22
7% GST						\$9,247.49

I trust this material will meet your requirements. Should further be required, please do not hesitate to contact the sender.

Yours sincerely,

TOTAL

Donald V. S. DuncanLandscape Architect