



The Corporation of the City of Courtenay

Development Variance Permit

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.

6. Prior to the issuance of Building Permit (Final Inspection), access onto Cliffe Avenue be restricted to right-in/right-out only. Appropriate signage and pavement markings must be provided on-site to make this clear to vehicle traffic.

Time Schedule of Development and Lapse of Permit

That if the permit holder has not substantially commenced the construction authorized by this permit within (24) months after the date it was issued, the permit lapses.

Date

Director of Development Services

Schedule 1

Project Data:	Merritt City/BC Building Code Regulations	Proposed / Provided
Name	BILG CHILDCARE SOCIETY	
Civic Address	1959 & 1975 Cliffe Avenue, V9N 2L2, Courtenay, B.C.	
Legal Description	Lot 1, Plan 6821 and Lot B, Plan 22105	
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
Density		6960.76 (refer to A-03 sheet for density calculations)
ZONING DATA	Permitted	Proposed / Provided
(8.14.1) Permitted Uses	Required Permitted Daycare, Office	Proposed Daycare, Office
(8.14.2) Minimum Lot size:	850m ²	2,544.27 Sq.m
(8.14.3) Minimum Lot Frontage :	20.0m	21.12m
(8.14.4) Lot Coverage:	40.0%	730.64/2544.27 = 29%
(8.14.5) Setbacks:	Front Yard - 7.5m Rear Yard - 7.5m North Side Yard - 4.5m South Side Yard - 6.0m	9.40m 1.0m Proposed (Variance Required) 21.1m 4.5m (Variance Required)
(8.14.6) Height of Building:	10m	15.86m Proposed (16m Variance Required) Rooftop play area for daycare use
(8.14.7) Useable Open Space:	Not Applicable	
(8.14.8) Accessory Buildings:	Not Applicable	
(8.14.9) Off-Street Parking & Loading		Refer to Chart
(8.14.10) Landscaping & Screening:	7.5 m along Cliffe Ave 2.0m at lot line/parking areas loading and waste screen to 2.0m high	1.5m Proposed (Non-Continuous Variance Required) 1.5m Proposed (Variance Required) Refer to Site Plan A-100

BCBC	BUILDING CODE ANALYSIS - BCBC 2024		
	Building Statistics	Required / Permitted	Proposed / Provided
1.4.1.2	Building Area		730.64
	Gross floor Area		2025.34
	Average finished grade		10.437m(refer site plan for calculations)
	Building Ht. (storeys)	10m max	15.86m
	Total parking Area (SM)		1139.55 Sqm
	Facing Number of Streets		3 streets
3.2.2.24 & 3.2.2.61	Building Size and Construction Relative to Occupancy	Required / Permitted	Proposed / Provided
	Major Occupancies:	RESIDENTIAL/COMMERCIAL/ COMBINED COMMERCIAL RESIDENTIAL USES	Group A2 & Group D
	Fire Protection System Required (Y/N):	Yes	Yes
	Building height	Max 10m	15.86m
	Building Area (SM)		730.64
	Construction Type:	Combustible/ Noncombustible	Non Combustible
	Floor Rating:	1 HR	1 HR
	Mezzanine Rating:	1 HR	1 HR
	Loadbearing Rating:	not less than supported 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)	Silencing 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
3.2.5	Provisions for Firefighting	Required / Permitted	Whole building
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
3.2.5.4, 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
3.2.5.15	Fire department connection (F.D.C)	Distance from F.D.C to hydrant is 45m	Yes
3.2.5.16	Portable Fire extinguishers	Yes	Yes
3.1.10	Fire wall	Required / Permitted	Whole building
3.1.10.2	Fire wall rating (3.1.10.2)	N/A	N/A
3.1.10.3.1	Continuity of Firewall	N/A	N/A

CHILDCARE REGULATIONS									
	CARE PROGRAM	GROUP SIZE PROPOSED	INDOOR SPACE REQUIREMENTS		OUTDOOR SPACE REQUIREMENTS		STAFF REQUIREMENTS		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED (SHARED)	REQUIRED	PROVIDED	
CLASSROOM 101	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.71 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM	PLAYGROUND 1 = 100.00 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 102	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.71 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM	PLAYGROUND 2 = 76.2 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
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	PLAYGROUND 3 = 77.3 SQM	1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 104	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.71 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 105	INFANT/TODDLER	12 CHILDREN	12 CHILDREN @3.7 SQM =44.4SQM	44.45 SQM.+ NAP ROOM (16.8SQM)	12 CHILDREN @6 SQM =72 SQM		1 INFANT TODDLER EDUCATOR + 1 OTHER EDUCATOR + 1 ASSISTANT	3 TEACHERS	
CLASSROOM 201	30 MONTHS TO 5 YEARS	25 CHILDREN	25 CHILDREN @3.7 SQM =92.5SQM	94.83 SQM.	25 CHILDREN @6 SQM =150 SQM		1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
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		1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
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	
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	
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		1 EDUCATOR + 2 ASSISTANT	3 TEACHERS	
TOTAL		183 CHILDREN						28 TEACHERS + 1 DIRECTOR/MANAGER = 29 TEACHERS	

PARKING REQUIREMENTS (as per city of courtenay zoning 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)

WASHROOM CALCULATION				
FOR CHILDREN BASED ON ISLAND HEALTH REGULATIONS				
	OCCUPANT LOAD	REQUIRED	PROVIDED	
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) WC =2 AND WB =2	REQUIRED	3 3
FOR OFFICE BASED ON BCBC 2024				
OFFICE (148.71/9.30)	16	BASED ON 3.7.2.2.(4) WC =1 AND WB =1	REQUIRED	2 2
		TOTAL REQUIRED WC=22 AND WB =22		28 28

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JM Architecture Inc.
DESIGNING THE WORLD AS IT SHOULD BE

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ARCHITECT ABC | AA | MRAC
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604 - 583 2003 - T
jarchitecture.ca - W

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Architects Seal & Signature

Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

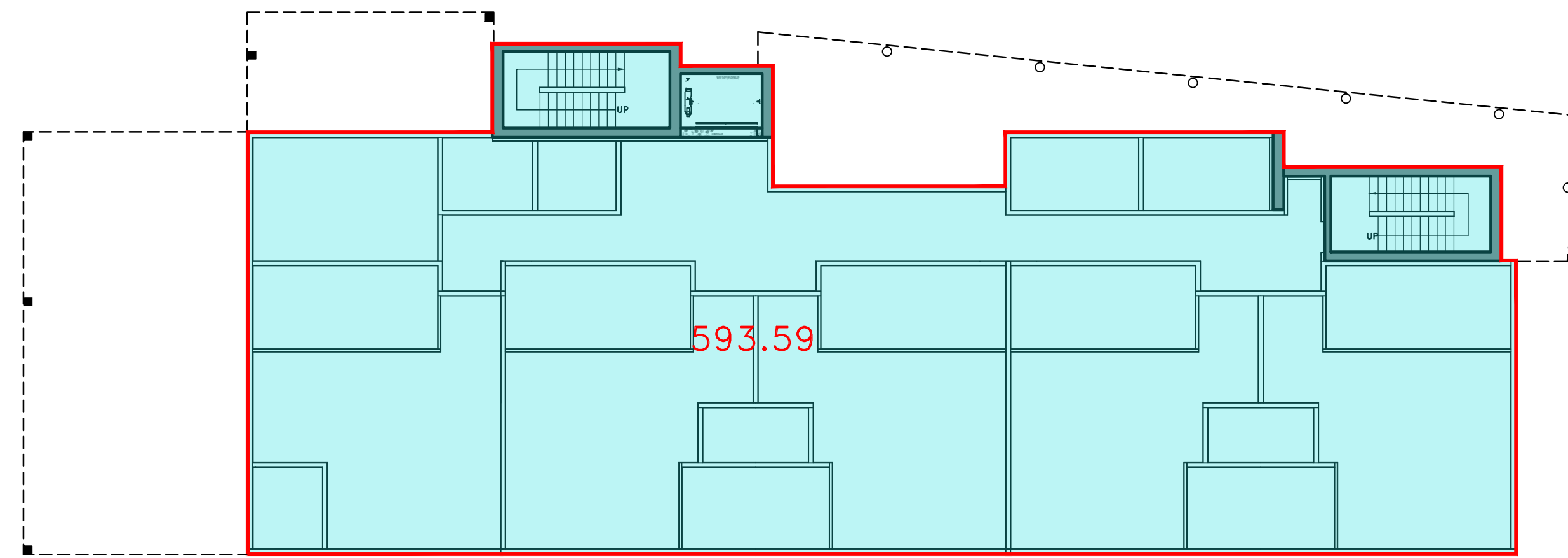
CLIENT: JUG BILG.

Project Data & BLDG CODE ANALYSIS

START DATE: 2024-01
PROJECT No.: JMM
DR.: JMM | CH.
SCALE: AS SHOWN

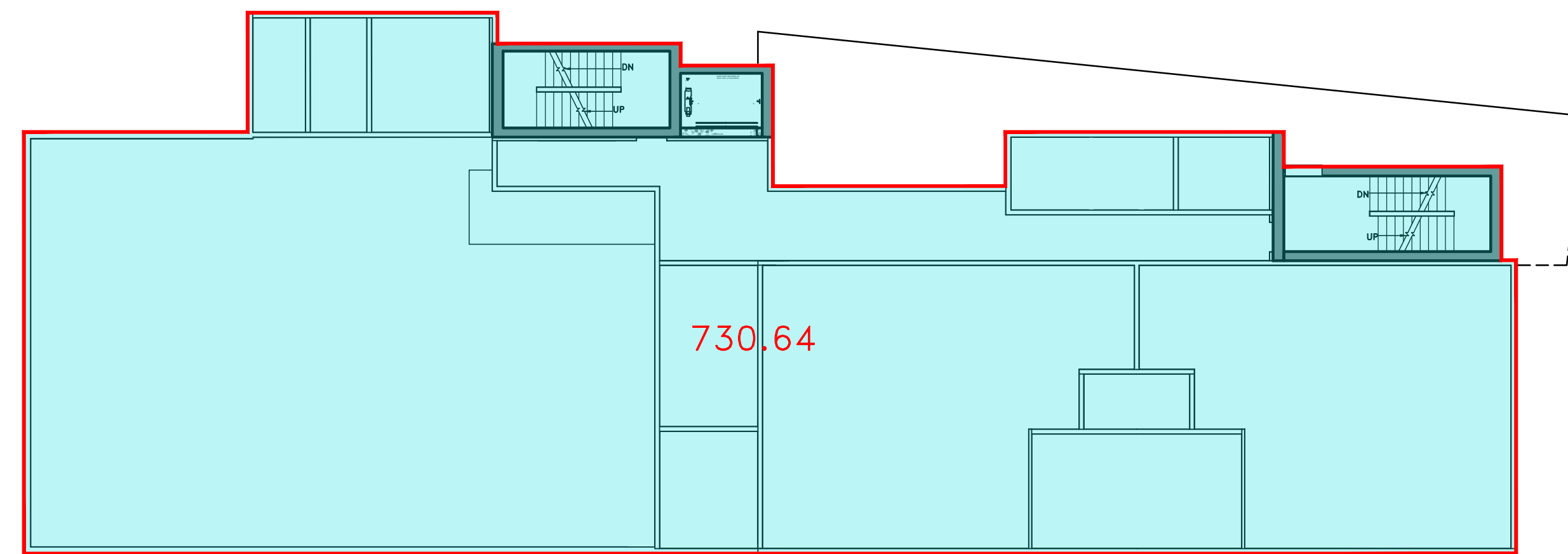
REV: 5.0 | 2024-01 | A-01

Schedule 1



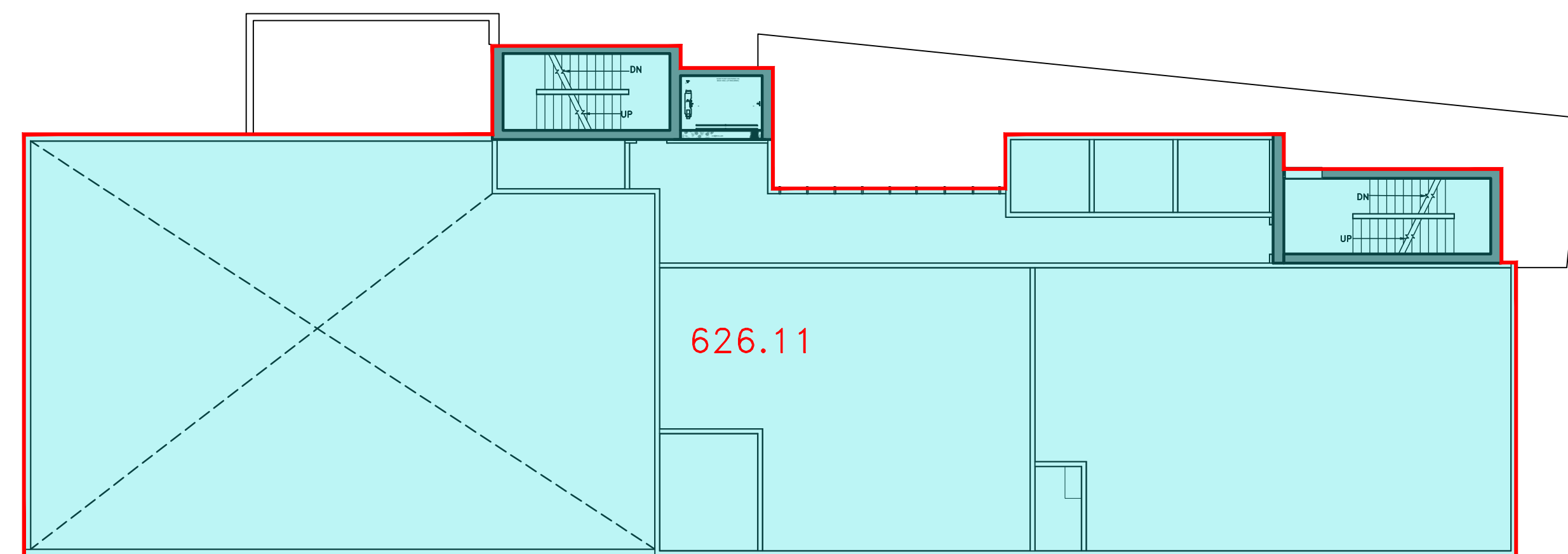
FLOOR AREA : 593.59 m²
 MAIN FLOOR- 2ND FLOOR HEIGHT : 3.89m
 VOLUME : 2309.06 m³

MAIN FLOOR PLAN
 SCALE : N.T.S



FLOOR AREA : 730.64 m²
 2ND FLOOR - 3RD FLOOR HEIGHT: 3.24m
 VOLUME : 2367.27 m³

SECOND FLOOR PLAN
 SCALE : N.T.S



FLOOR AREA : 626.11 m²
 3RD FLOOR - ROOF HEIGHT: 3.24m
 VOLUME : 2028.59 m³

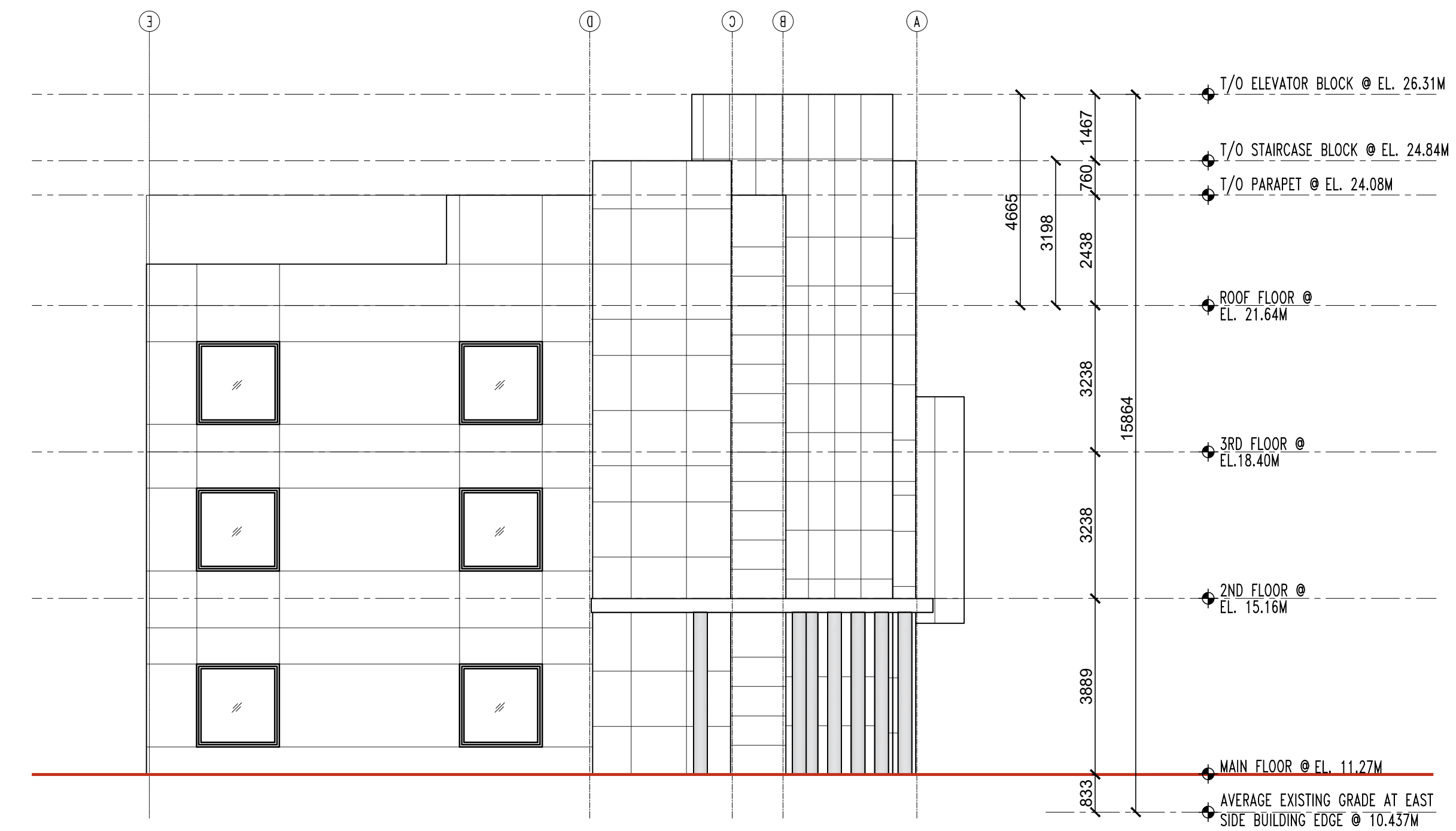
THIRD FLOOR PLAN
 SCALE : N.T.S

SITE AREA : 2544.27 m²
 ALLOWABLE LOT COVERAGE: 0.40
 ALLOWABLE BUILDING HEIGHT : 10m

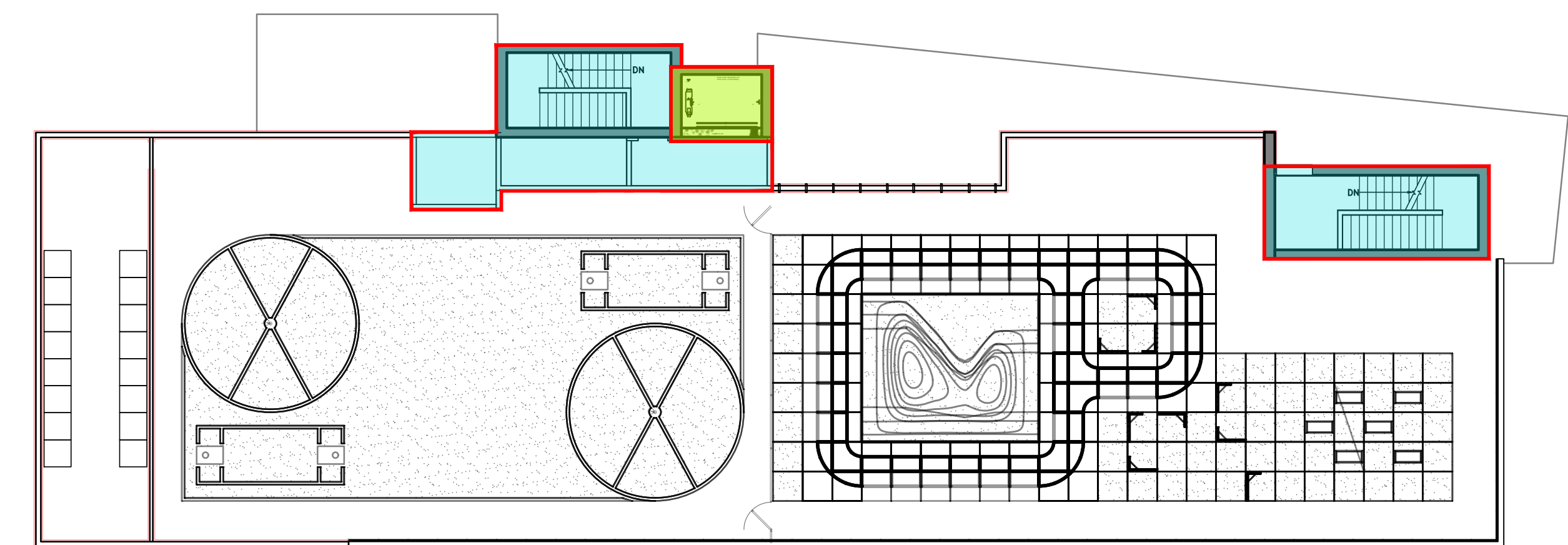
ALLOWABLE DENSITY = 2544.27 X 0.40 X 10
 = 10,177.08 m³

PROPOSED DENSITY = 2309.06 + 2367.27
 + 2028.59 + 212.48 + 43.34
 = 6960.74 m³

AREAS BREAKDOWN CHART			
	AREA IN SQM	FLOOR HEIGHT IN M	VOLUME
	SQ.M		
Main Floor	593.59	3.89	2309.07
2nd Floor	730.64	3.24	2367.27
3rd Floor	626.11	3.24	2028.60
Stairs	66.40	3.20	212.48
Elevator	8.60	5.04	43.34
Total	2025.34		6960.76



ELEVATION
 SCALE : 1:100



FLOOR AREA : STAIRCASE AND WASHROOM : 66.4 m²
 STAIRCASE AND WASHROOM : 66.4 m²
 ROOF - STAIRCASE ROOF HEIGHT: 3.2m
 VOLUME : 212.48 m³
 ELEVATOR : 8.6 m²
 ROOF - ELEVATOR ROOF: 5.04m
 VOLUME : 43.34 m³

ROOF FLOOR PLAN
 SCALE : N.T.S

REV	DATE	DESCRIPTION	BY
1.0	2024/09/26	ISSUED TO PLANNER FOR REVIEW	SD

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 COURTENAY, B.C.

CLIENT: JUG BILG.

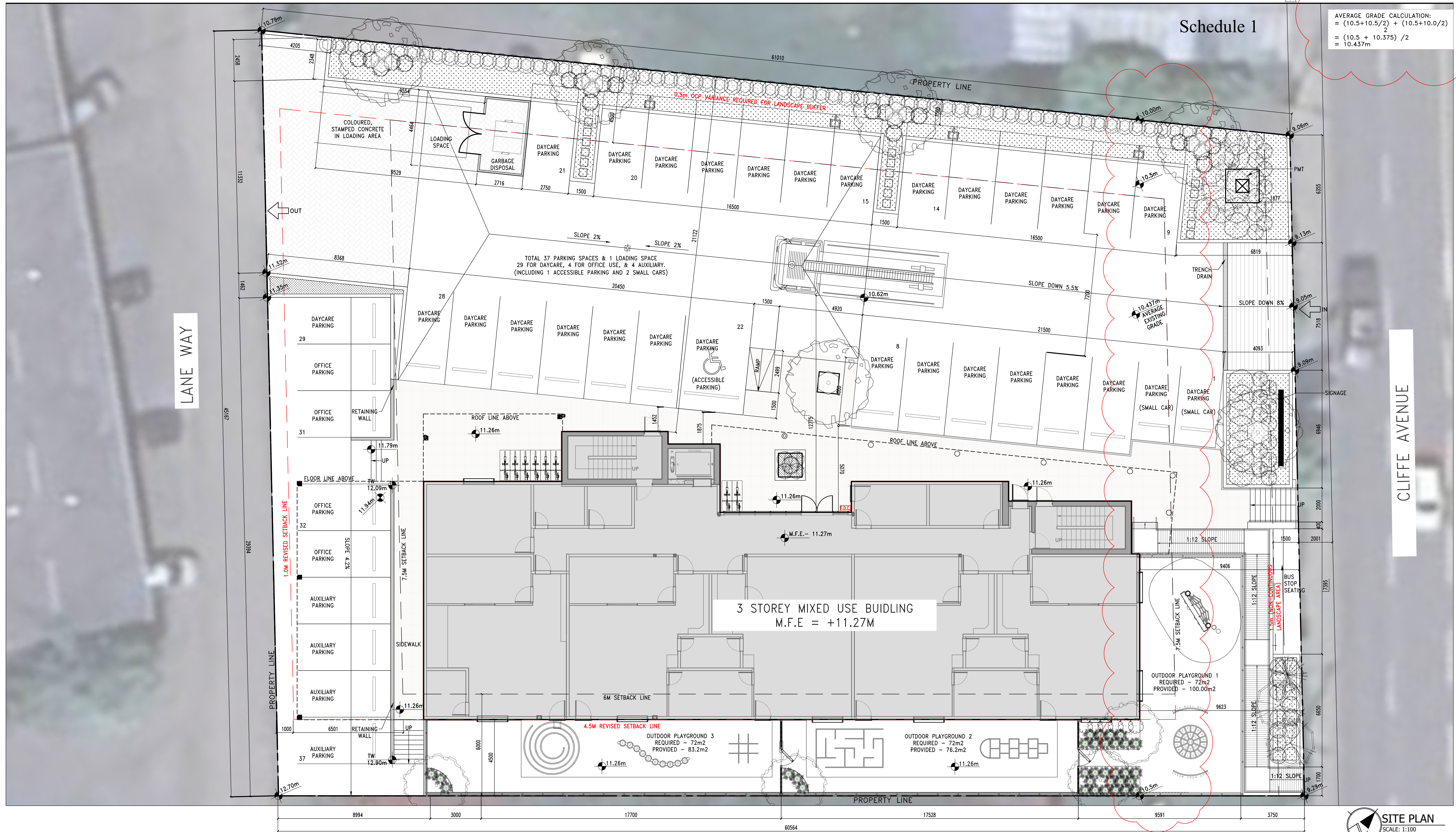
START DATE: 2024-01
 PROJECT No.: JMM
 DR. SD CH.
 SCALE: AS SHOWN

Project No.
VOLUMETRIC CAL.
 Project No. **A-03**

REV	NO.	DATE	DESCRIPTION
1.0	2024-01		VOLUMETRIC CAL.

Schedule 1

AVERAGE GRADE CALCULATION:
 $= (10.5 + 10.5/2) + (10.5 + 10.0/2)$
 $= (10.5 + 10.375) / 2$
 $= 10.437m$



LANE WAY

CLIFFE AVENUE

3 STOREY MIXED USE BUILDING
 M.F.E. = +11.27M

SITE PLAN
 SCALE: 1:100
 LOT AREA: 2544.275QM

REV	DATE	DESCRIPTION	BY
7.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
6.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/20	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
4.0	2024/09/09	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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START DATE: 2024-09-27
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 SCALE: AS SHOWN

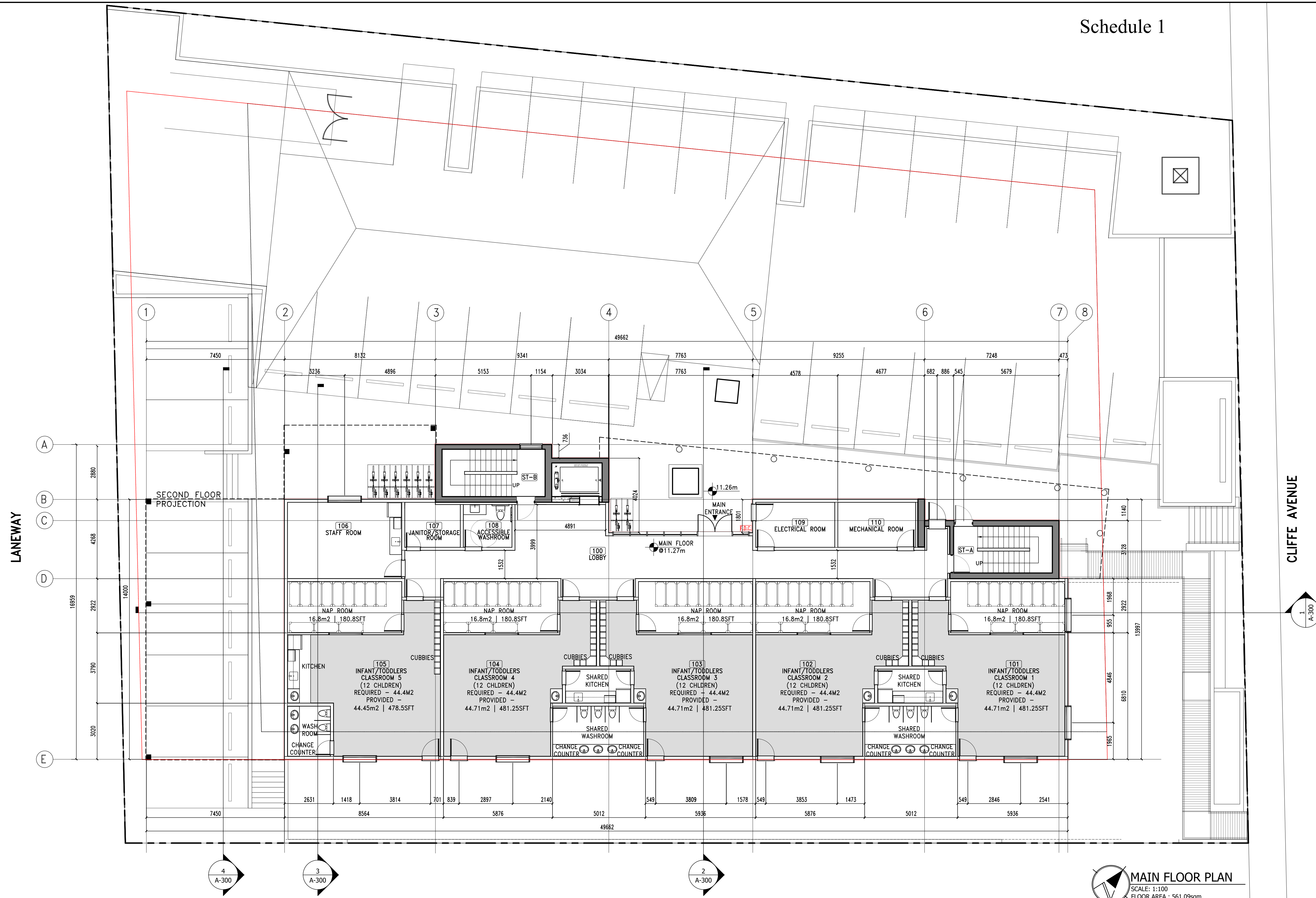
2024-09-27

2024-01

7.0

2024-01

A-100



MAIN FLOOR PLAN
SCALE: 1:100
FLOOR AREA : 561.09sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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2024-09-27

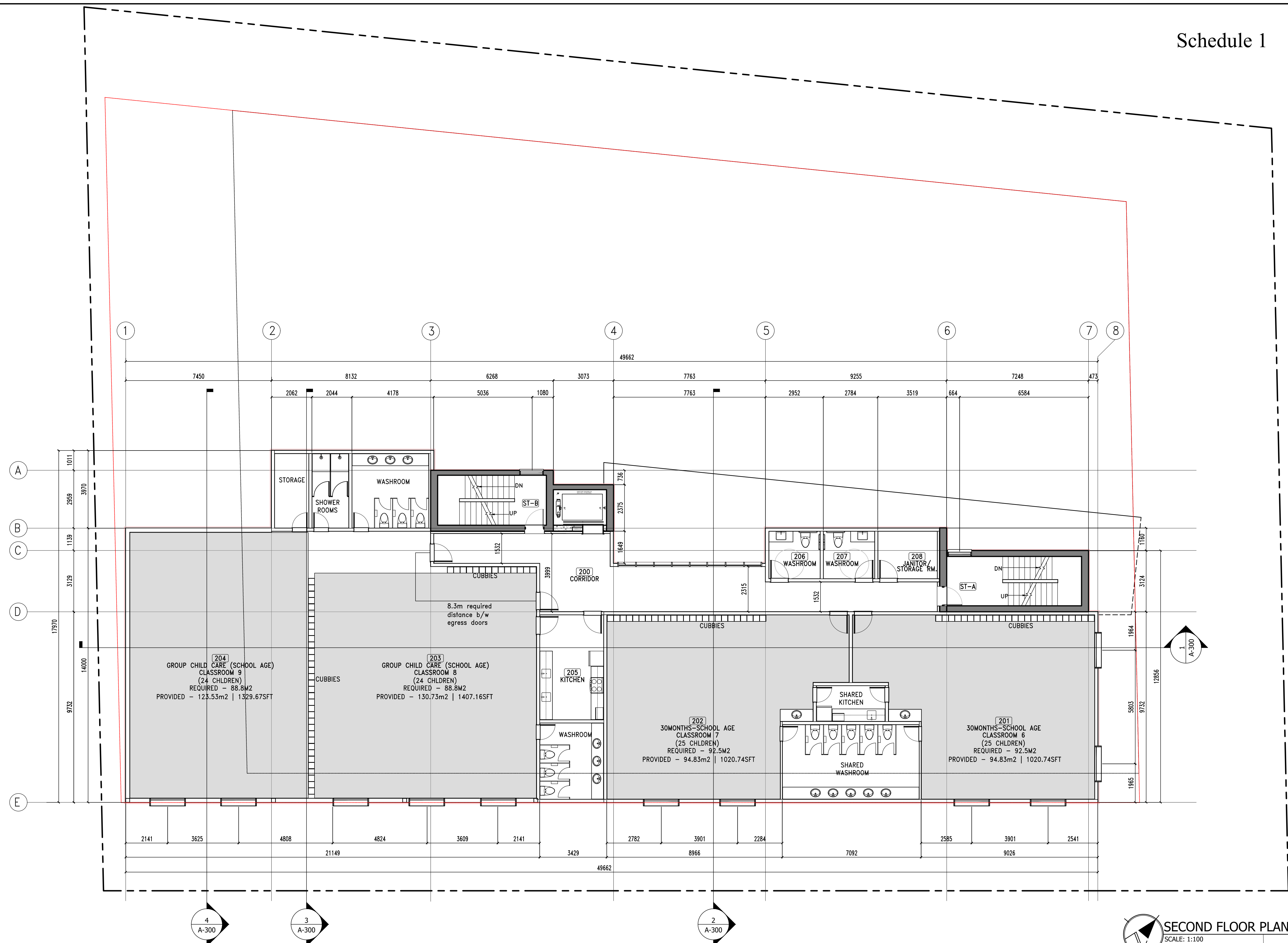
START DATE: 2024-01
PROJECT No.: JMM
DR: SD CH.
SCALE: AS SHOWN

Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

CLIENT: JUG BILG.

Project No.
3.0 2024-01
A-101

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SECOND FLOOR PLAN
SCALE: 1:100
FLOOR AREA : 694.19sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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Architects Seal & Signature

2024-09-27

START DATE: 2024-01
PROJECT No.: JMM
DR. SD CH.
SCALE: AS SHOWN

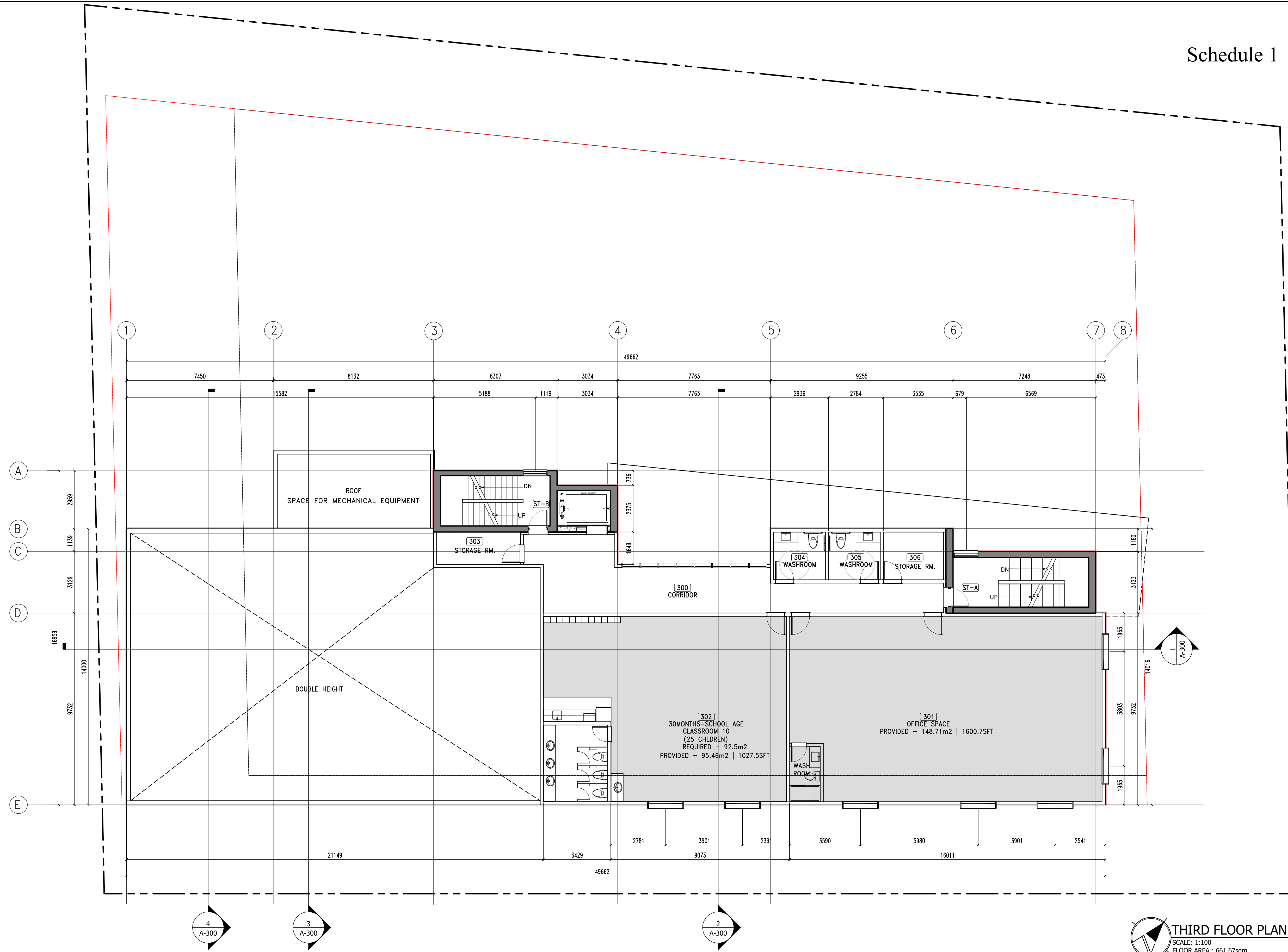
Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

CLIENT: JUG BILG.

SECOND FLOOR PLAN

Project No. A-102
REV: 3.0 2024-01

DO NOT SCALE DRAWING



THIRD FLOOR PLAN
SCALE: 1:100
FLOOR AREA : 661.67sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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Surrey, B.C. V3S 5X7
604 - 583 2003 - T
jarchitecture.ca - W

Architects Seal & Signature

2024-09-27

START DATE: 2024-01
PROJECT No.: JMM
DR. SD CH.
SCALE: AS SHOWN

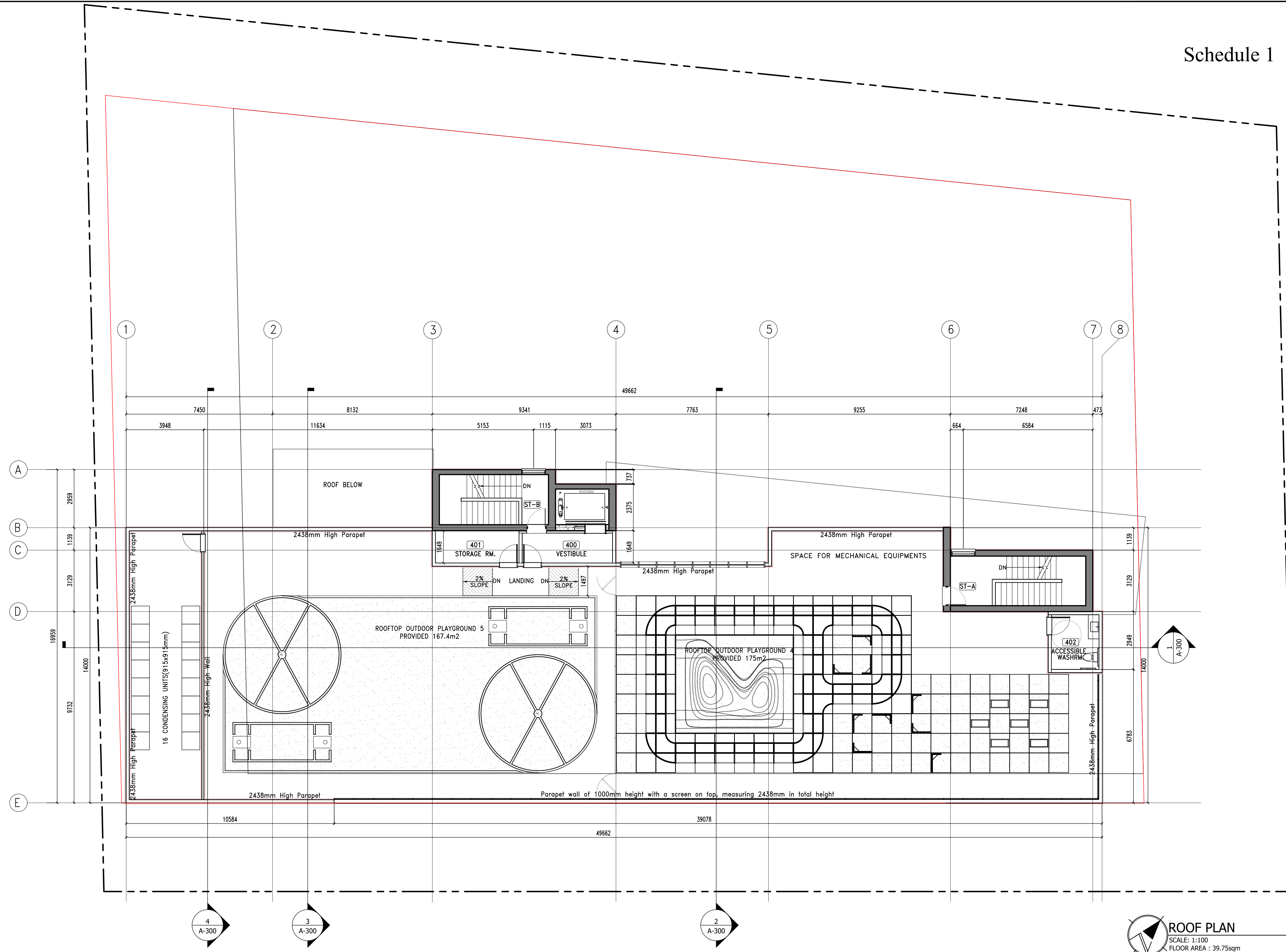
Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

CLIENT: JUG BILG.

THIRD FLOOR PLAN

Project No. A-103
REV: 3.0
2024-01

DO NOT SCALE DRAWING



ROOF PLAN
SCALE: 1:100
FLOOR AREA : 39.75sqm

REV	DATE	DESCRIPTION	BY
3.0	2024/08/22	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
2.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD
1.0	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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2024-09-27

START DATE: 2024-01
PROJECT No.: JMM
DR. SD CH.
SCALE: AS SHOWN

Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

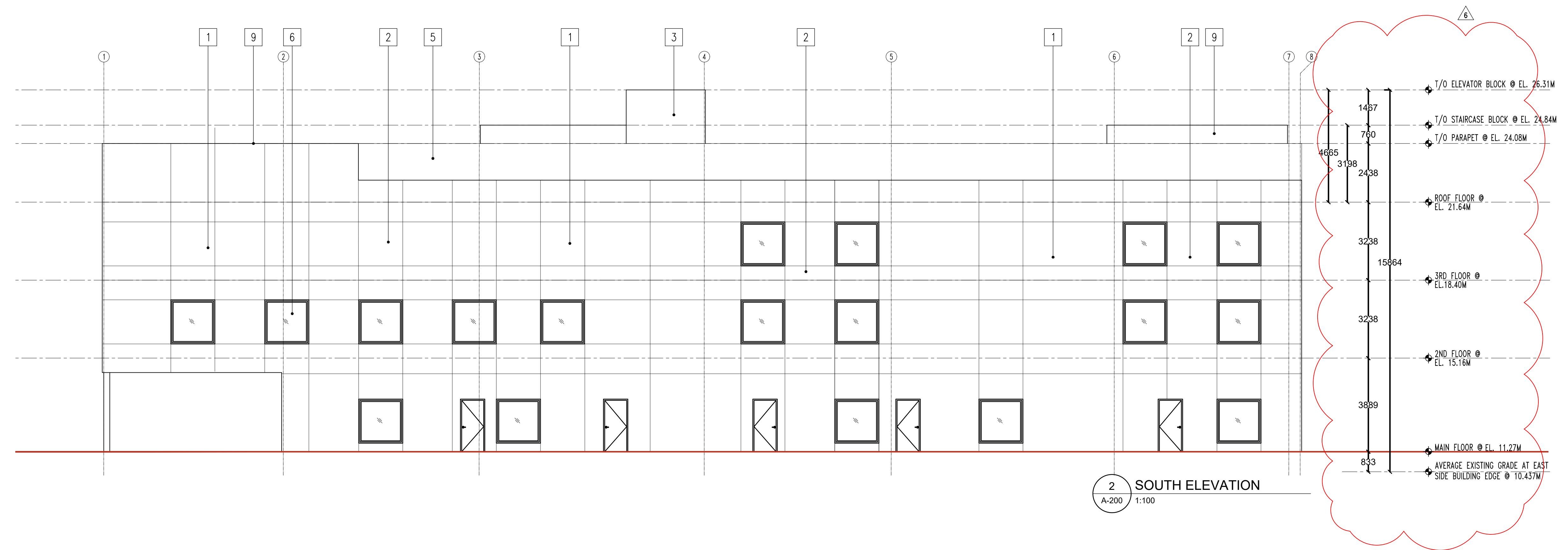
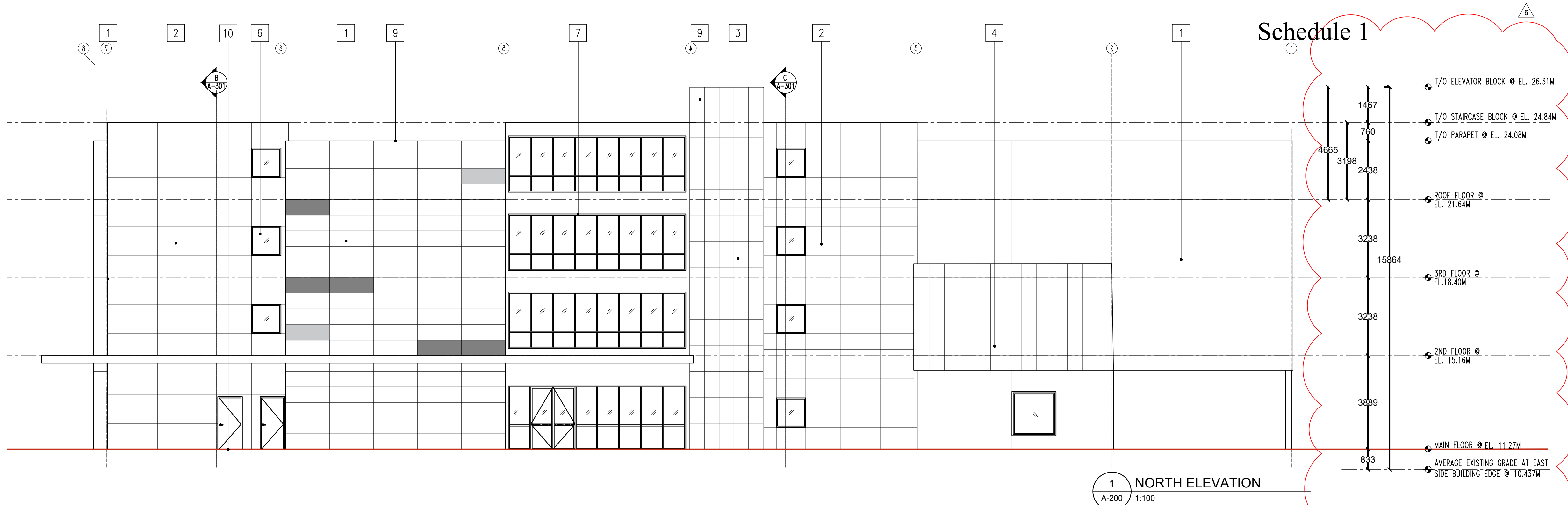
CLIENT: JUG BILG.

Project No.
A-104

DO NOT SCALE DRAWING

EXTERIOR FINISH SCHEDULE

BUILDING MATERIALS	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/ WINDOWS	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



REV	DATE	DESCRIPTION	BY
6.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/19	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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JM Architecture Inc.
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jmarchitecture.ca - W

Architects Seal & Signature

Project Name
1975 CLIFFE AVE.
COURTENAY, B.C.

CLIENT: JUG BILG.

Project Name
BUILDING ELEVATIONS

START DATE: 2024-01
PROJECT No.: JMM
DR.: JMM CH.
SCALE: AS SHOWN

2024-09-27

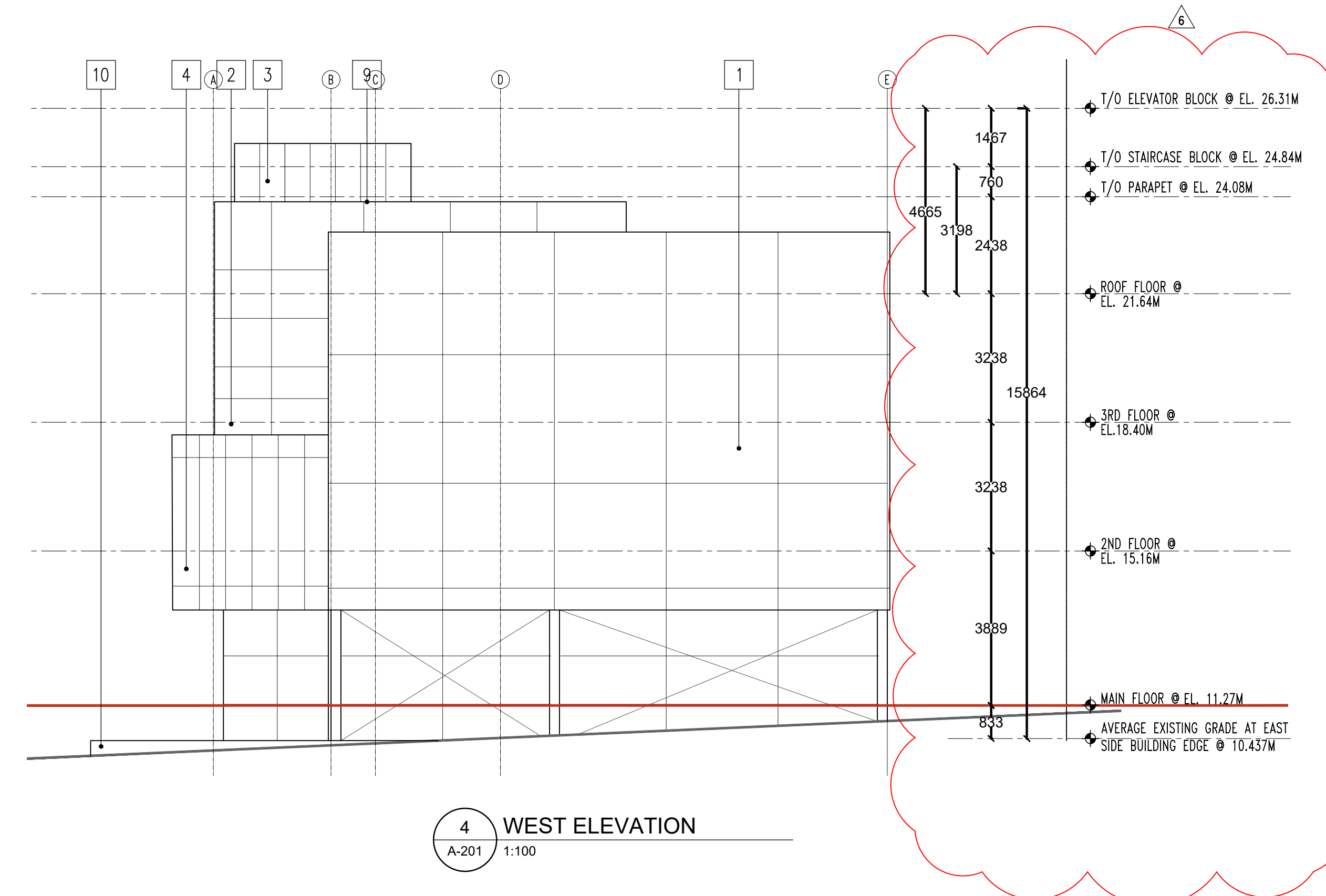
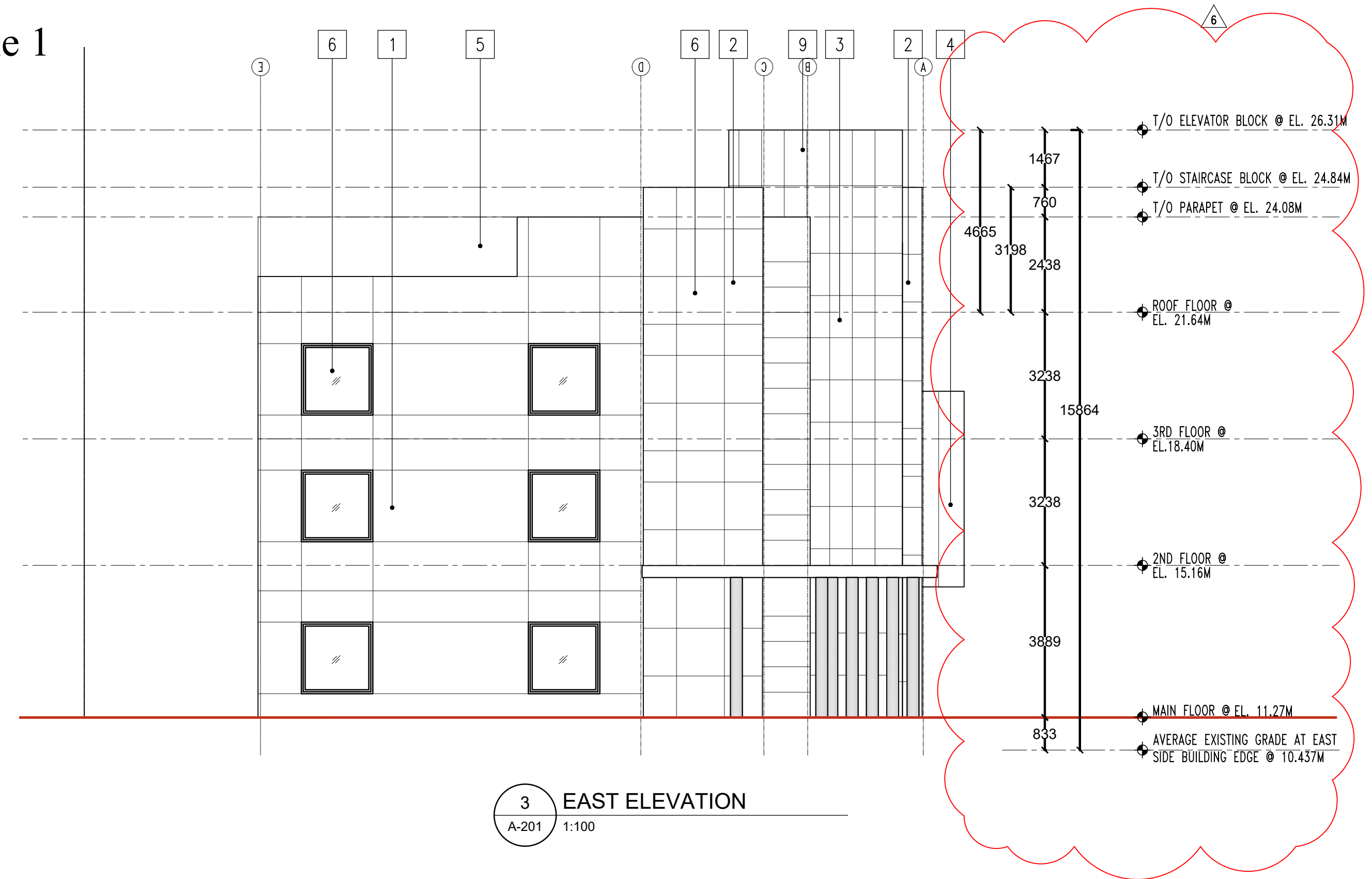
REV: 6.0
Project No.: 2024-01
A-200

DO NOT SCALE DRAWING

EXTERIOR FINISH SCHEDULE

BUILDING MATERIALS	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/ WINDOWS	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

Schedule 1



REV	DATE	DESCRIPTION	BY
6.0	2024/09/27	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
5.0	2024/09/23	RE-ISSUED TO CITY OF COURTENAY FOR DVP	SD
4.0	2024/09/19	RE-ISSUED TO CITY OF COURTENAY FOR DVP	JH
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	2024/01/29	ISSUED TO PLANNER FOR REVIEW	SD

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 2024-09-27

Project Name
1975 CLIFFE AVE.
 COURTENAY, B.C.
 CLIENT: JUG BILG.
 BUILDING ELEVATIONS
 START DATE: 2024-01
 PROJECT No.: JMM
 DR.: JMM CH.
 SCALE: AS SHOWN
 REV. No.: 7.0
 Project No.: 2024-01
 A-201

DO NOT SCALE DRAWING

Schedule 1



1 PERSPECTIVE VIEW 1
- N.T.S



1 PERSPECTIVE VIEW 2
- N.T.S

REV	DATE	DESCRIPTION	BY
1.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD

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 604 - 583 2003 - T
 jarchitecture.ca - W

Architects Seal & Signature

 START DATE: 2024-01
 PROJECT No.: JMM
 DR.: JMM/CH
 SCALE: AS SHOWN

Project Name
BILG CHILDCARE SOCIETY
 1959 & 1975 CLIFFE AVENUE
 COURTENAY, B.C.
 CLIENT: JUG BILG.
 PERSPECTIVE VIEWS
 Project No. A-900
 1.0 2024-01

DO NOT SCALE DRAWING SCALE AS SHOWN

Schedule 1



3 PERSPECTIVE VIEW 3
- N.T.S



4 PERSPECTIVE VIEW 4
- N.T.S

REV	DATE	DESCRIPTION	BY
1.0	2024/05/03	ISSUED TO CITY OF COURTENAY FOR DVP	SD

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 Project Name
BILG CHILDCARE SOCIETY
 1959 & 1975 CLIFFE AVENUE
 COURTENAY, B.C.
 CLIENT: JUG BILG.
 START DATE: 2024-01
 PROJECT No.: JMM
 DR.: JMM|CH.
 DO NOT SCALE DRAWING SCALE: AS SHOWN
 Project No. A-900

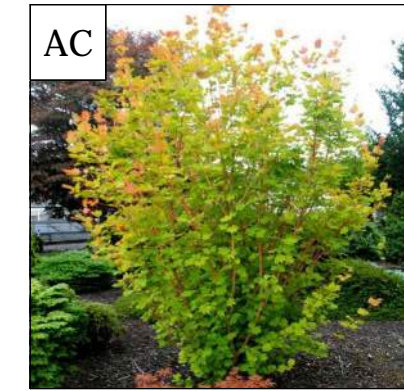
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Schedule 2

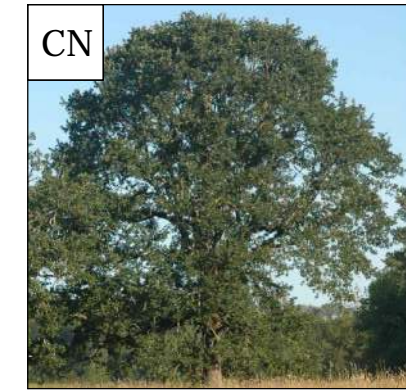
DRAWING LIST

L1-00	NOTES & KEYS	L5-02	HARD LANDSCAPE DETAILS
L2-01	HARD LANDSCAPE PLAN	L5-03	HARD LANDSCAPE DETAILS
L2-02	HARD LANDSCAPE ROOF PLAN	L5-04	HARD LANDSCAPE DETAILS
L4-01	PLANTING PLAN	L5-05	HARD LANDSCAPE DETAILS
L5-01	SOFT LANDSCAPE DETAILS		

DECIDUOUS TREES



AC



CN

CONIFEROUS TREES

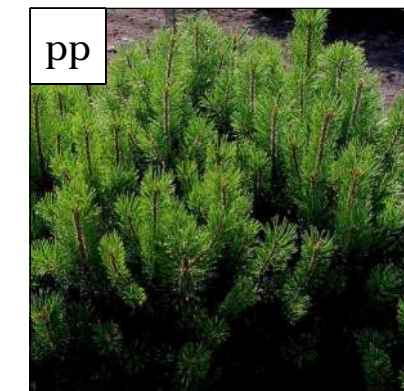


PC

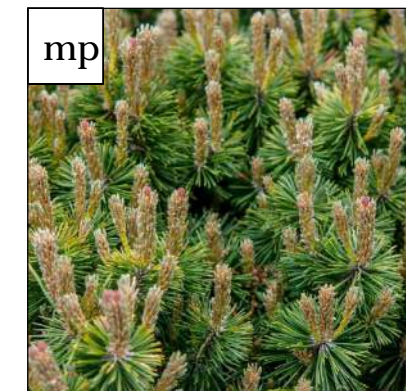


CD

CONIFEROUS SHRUBS

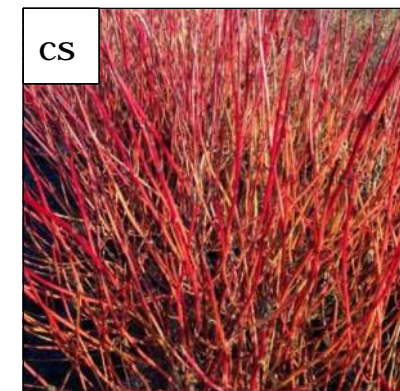


Pinus mugo 'Pumilio'

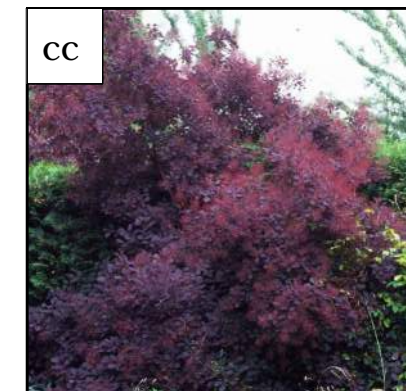


Pinus mugo mughus

DECIDUOUS SHRUBS

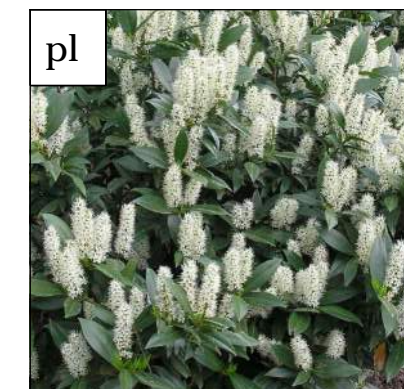


Cornus stolonifera

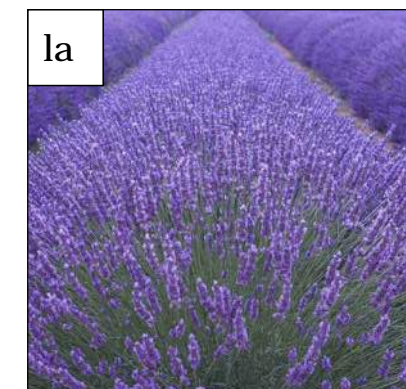


Cotinus c. 'Royal Purple'

BROADLEAF EVERGREEN SHRUBS



Prunus l. 'Otto Luyken'



Lavandula angustifolia



Vaccinium ovatum



Polystichum munitum

FERN

PLANT LIST

DECIDUOUS TREES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	4	Acer circinatum	Vine Maple	3m clump	B&B min 50cm root ball	12m height 5m spread	as shown
QG	6	Quercus garryana	Garry Oak	6cm cal	150cm STD. B&B 50cm RB	20m height 20m spread	as shown
CONIFEROUS TREES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
PC	1	Pinus contorta contorta	Shore Pine	3m ht.	150cm STD. B&B 50cm RB	12m height 5m spread	as shown
CD	3	Calocedrus decurrens	California Incense Cedar	4m ht.	150cm STD. B&B 50cm RB	30m height 10m spread	as shown
CONIFEROUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
mp	14	Pinus mugo Mughus	Mugo Pine	#5 pot	min. 30cm wd / 20cm ht	300cm height 500cm spread	90cm o.c.
pp	13	Pinus mugo Pumilio	Dwarf Mugo Pine	#2 pot	min. 20cm wd / 15cm ht	125cm height 250cm spread	75cm o.c.
BROADLEAF EVERGREEN SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
la	54	Lavandula angustifolia	English Lavender	#2 pot	min. 30cm ht	60cm height 75cm spread	75cm o.c.
pl	6	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot	min. 45cm ht	150cm height 300cm spread	60cm o.c.
vo	22	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 45cm ht	180cm height 190cm spread	75cm o.c.
DECIDUOUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cc	6	Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	min. 60cm ht	200cm height 150cm spread	90cm o.c.
cs	69	Cornus stolonifera	Redtwig Dogwood	#2 pot	min. 50cm ht	300cm height 200cm spread	75cm o.c.
FERNS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	32	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	
GROUND COVERS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
rc	875	Rubus calycinoides	Creeping Raspberry	10cm pot	min. 20cm spread	10cm height 60cm spread	30cm o.c.
la		Lawn	Shade Tolerant Blend				

HARD LANDSCAPE KEY

	C.I.P. CONCRETE
	RUBBERIZED PLAY SURFACE
	ARTIFICIAL TURF
	BENCH SEATING
	BICYCLE PARKING

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:

DVSD Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Courtenay Project #
00-00-00

B Project Leader D.Duncan
Revision Drawn D.Duncan

1975 CLIFFE AVENUE
Courtenay BC
prepared for:
Jug Bilg

Drawing Title
NOTES & KEYS

Check Scale (may be photo reduced)
0 1inch 0 10mm

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

Drawing No. L1-00

1975 CLIFFE AVENUE, COURTENAY BC

PLOT DATE: September 7, 2024 TIME: 11:41 AM FULL PATH AND FILENAME: D:\PROJECTS\24-0202 BILG COURT\200-DELIVERABLES\210-LAND-01-DP\TBL\2-01.DWG PLOTSTYLE TABLE: ----

Schedule 2

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

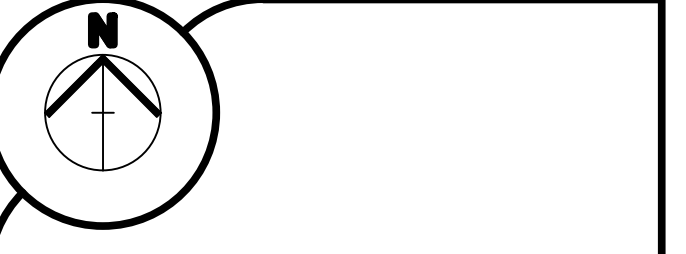
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Consultants

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



DVSD Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT
 603 - 220 Eleventh Street
 New Westminster BC
 Canada V3M 6N9
 778-791-4323
 dvsduncan@gmail.com

Courtenay Project #
 00-00-00

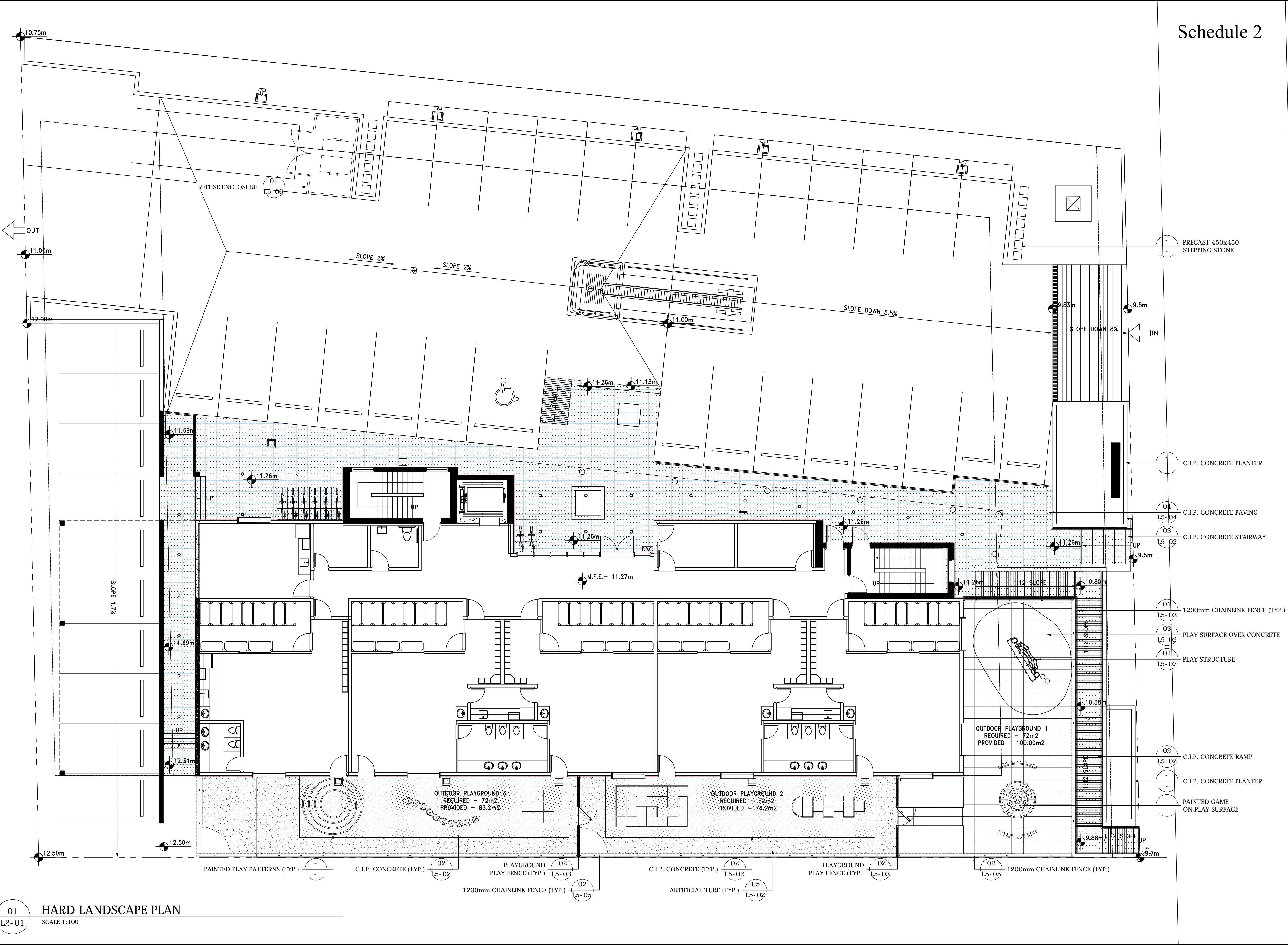
Revision	Project Leader
B	D. Duncan
	Drawn D. Duncan

1975 CLIFFE AVENUE
 Courtenay BC
 prepared for:
 Jug Bilg

Drawing Title
HARD LANDSCAPE PLAN
 GROUND LEVEL

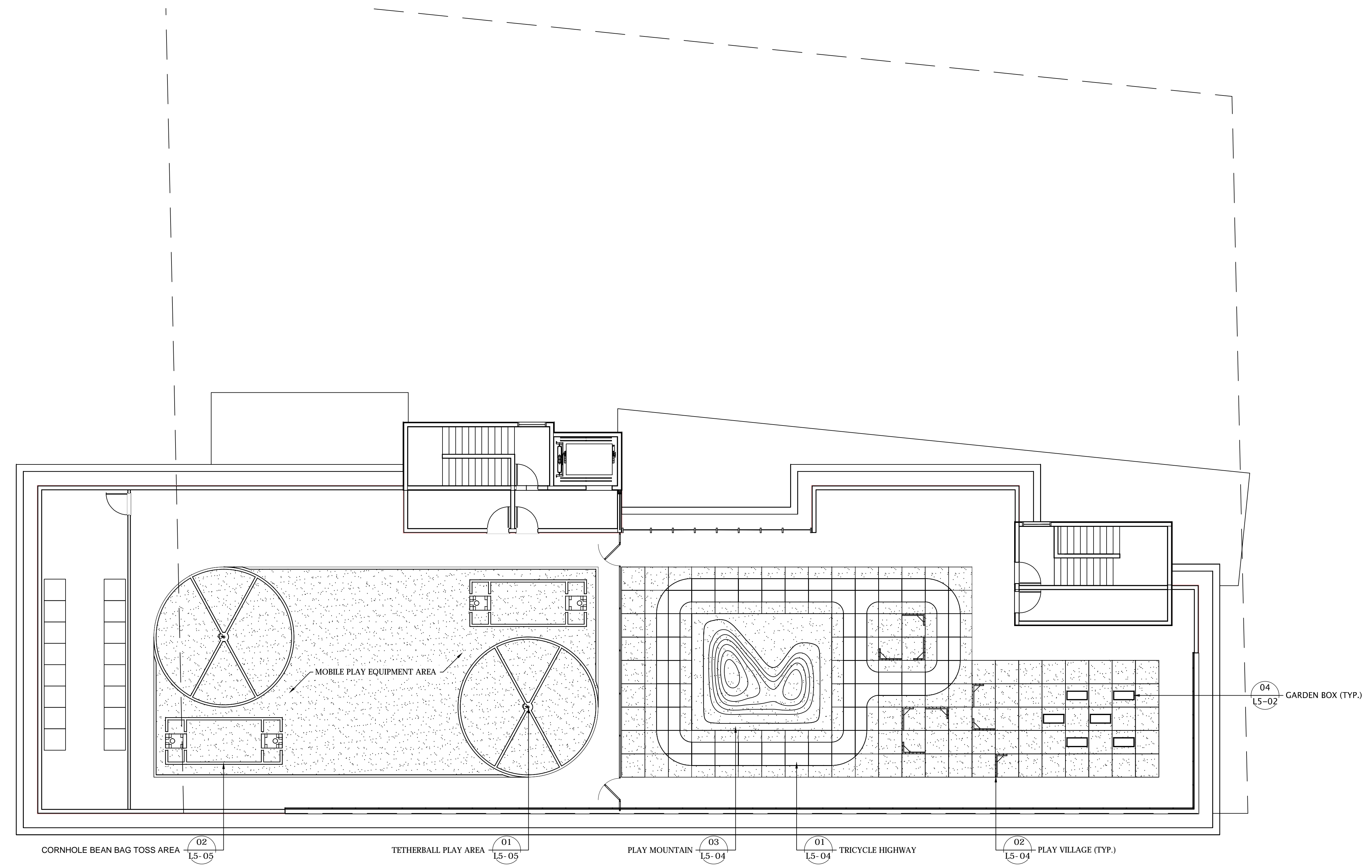
Check Scale (may be photo reduced)
 0 1 inch 0 10mm

Project No. 24-0202 (JM# 2024-01)
 Drawing No. L2-01



01 HARD LANDSCAPE PLAN
 L2-01 SCALE 1:100

Schedule 2



PLOT DATE: September 5, 2024 TIME: 4:30 PM FULL PATH AND FILENAME: D:\PROJECTS\24-0202 BLDG BLDG COURT\200-DELIVERABLES\2-10-LAND\01-DP\VTIB\L2-02.DWG PLOTSYLE TABLE: ----

01 HARD LANDSCAPE PLAN
L2-02 SCALE 1:100

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

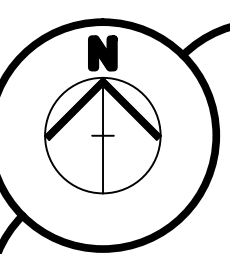
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Consultants

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



DV SD Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Courtenay Project #
00-00-00

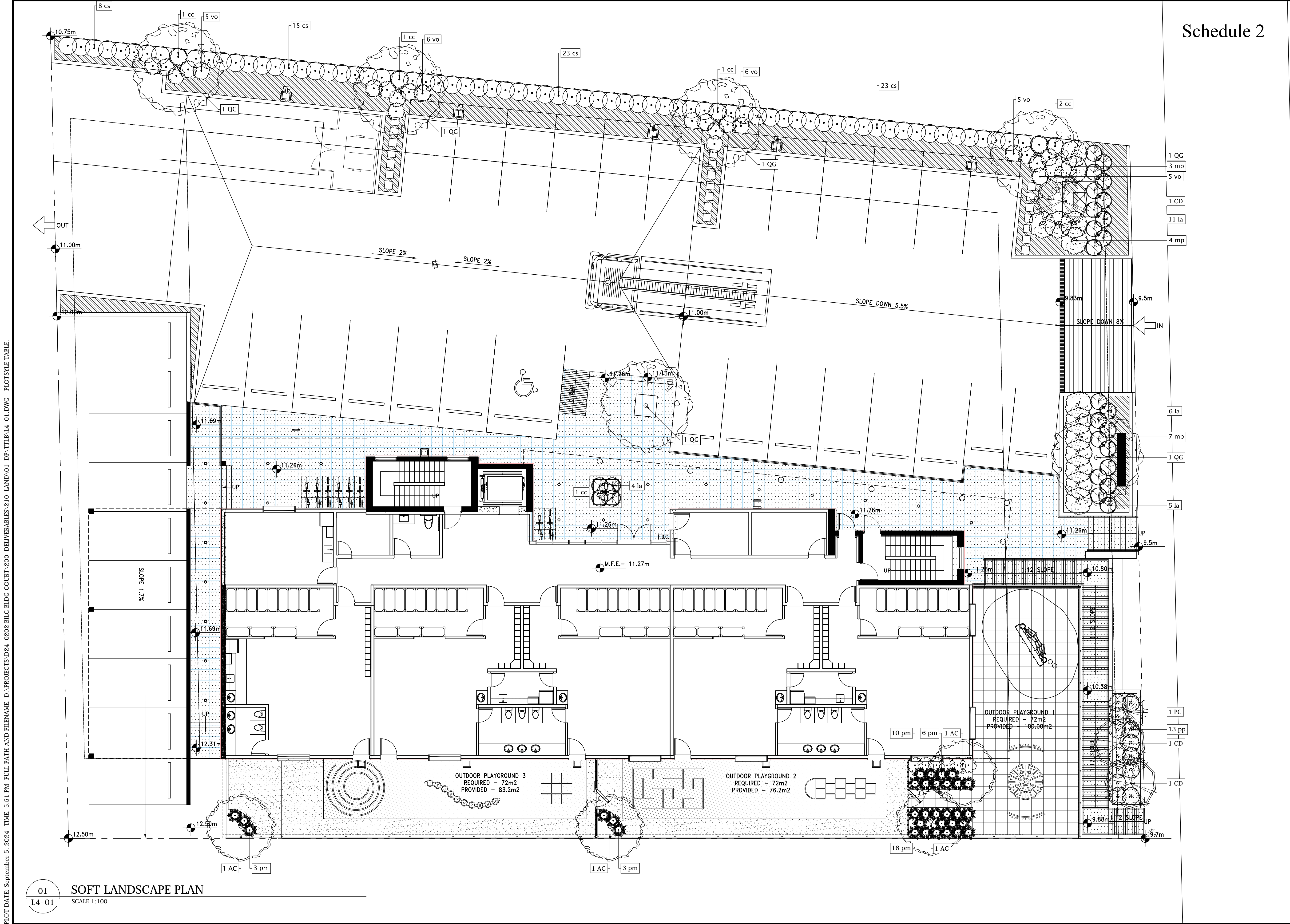
A	Project Leader	D. Duncan
	Drawn	D. Duncan
Revision		

1975 CLIFFE AVENUE
Courtenay BC
prepared for:
Jug Bilg

Drawing Title
HARD LANDSCAPE PLAN
ROOF PLAN

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. 24-0202 (JIM# 2024-01)
Drawing No. L2-02



Schedule 2

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

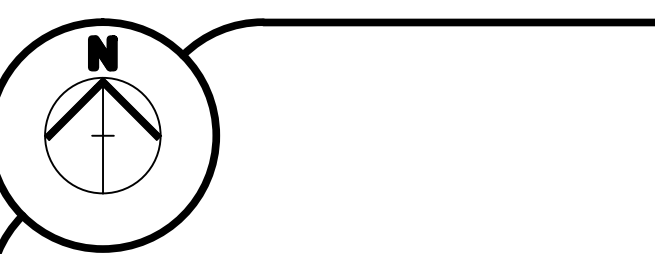
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 Arborist:
 Civil:
 Structural:
 Mechanical:
 Electrical:



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 dvsduncan@gmail.com

Courtenay Project #
 00-00-00

B	Project Leader	D. Duncan
	Drawn	D. Duncan

1975 CLIFFE AVENUE
 Courtenay BC
 prepared for:
 Jug Bilg

Drawing Title
 HARD LANDSCAPE PLAN
 GROUND LEVEL

Check Scale (may be photo reduced)
 0 1 inch 0 10mm

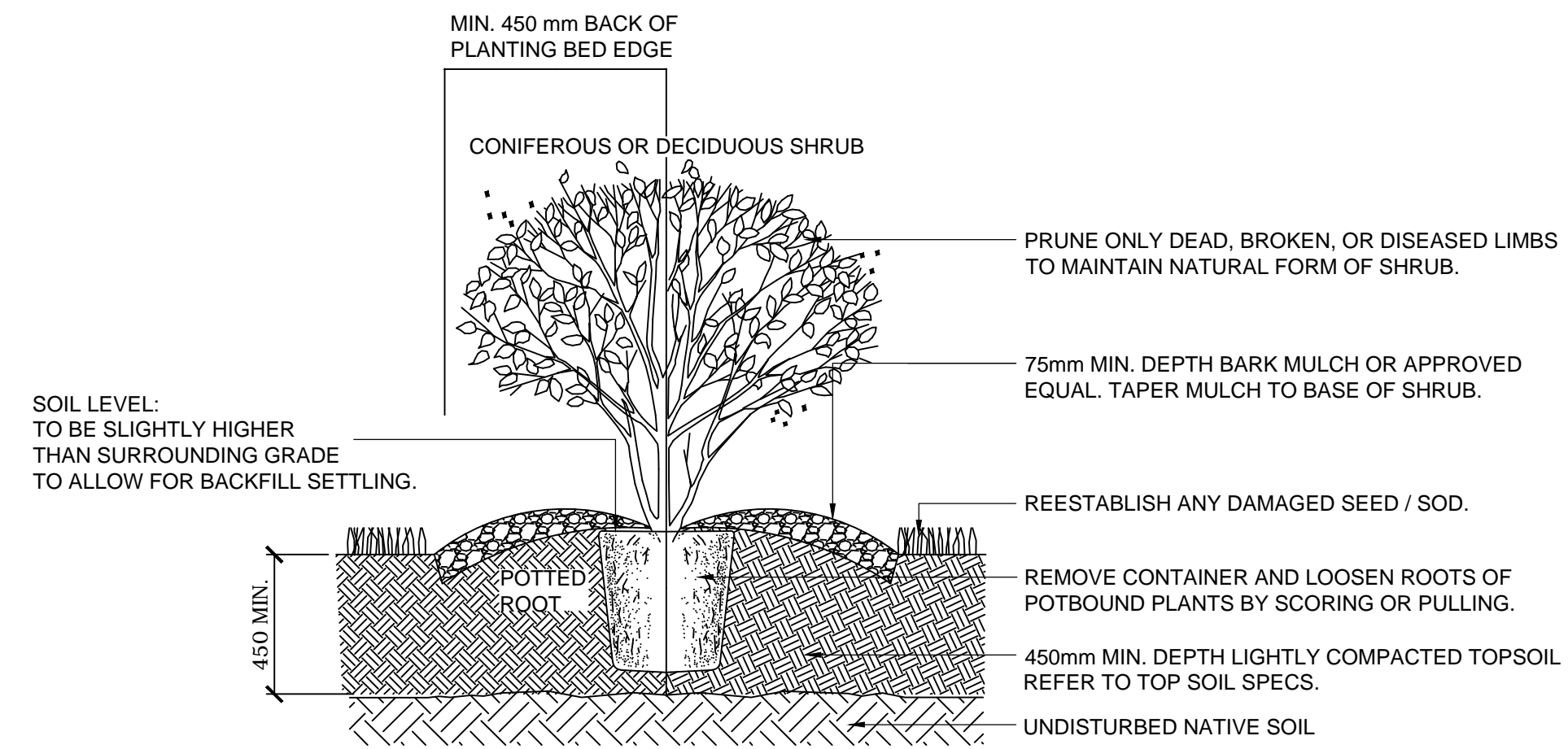
Project No. 24-0202 (JIM# 2024-01)
 Drawing No. L4-01

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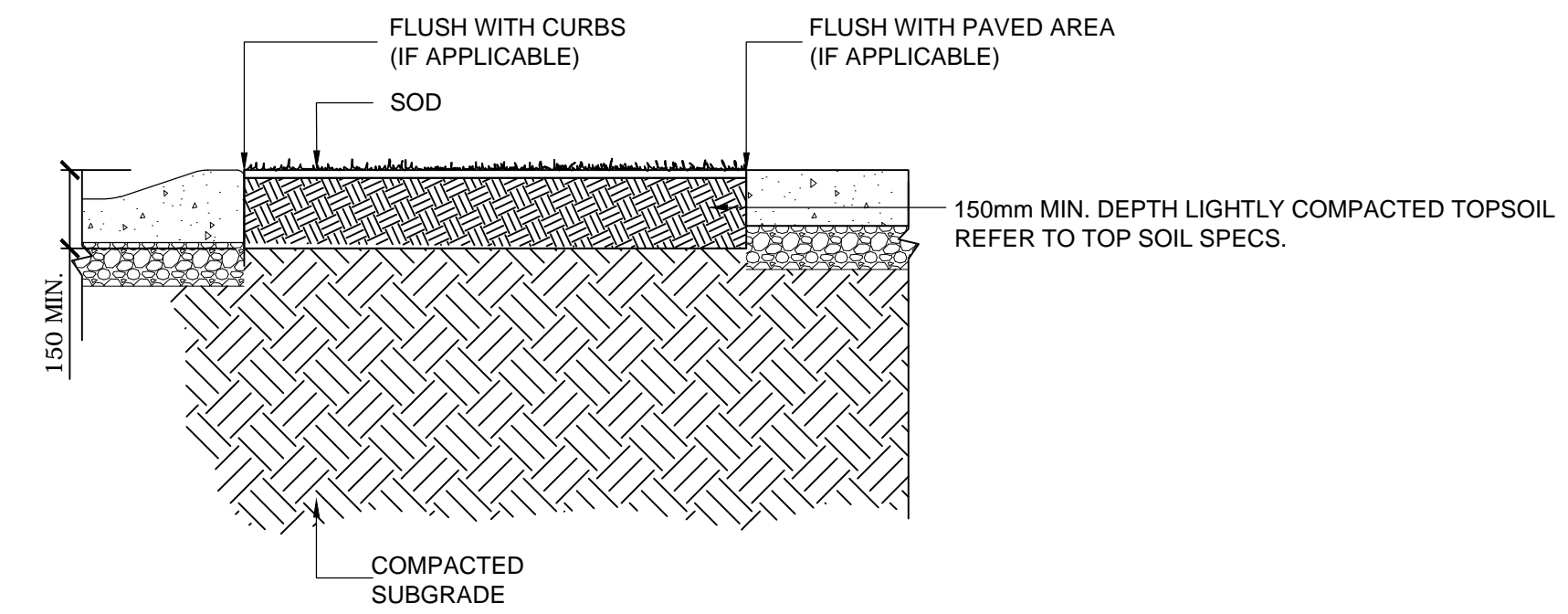
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Schedule 2

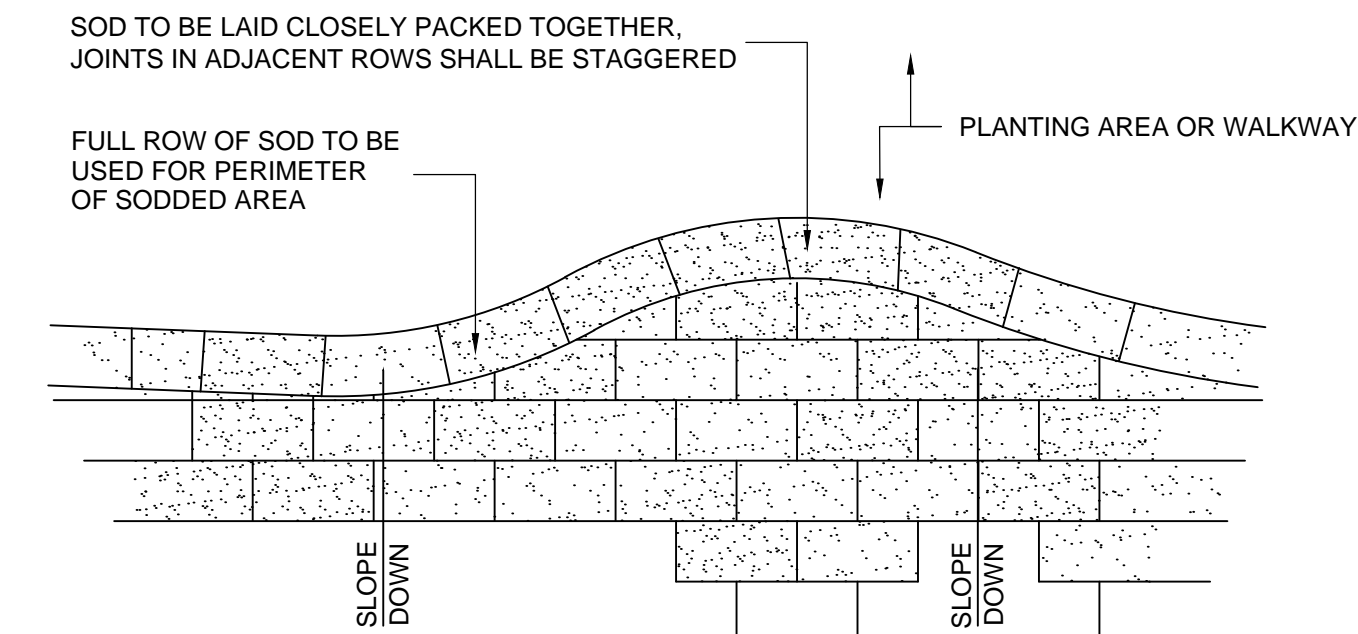
DATE	ISSUED FOR	REV
2024-05-03	D.P.	A
2024-09-05	D.P.	B



01 TYPICAL SHRUB INSTALLION DETAIL
L5-01 N.T.S.

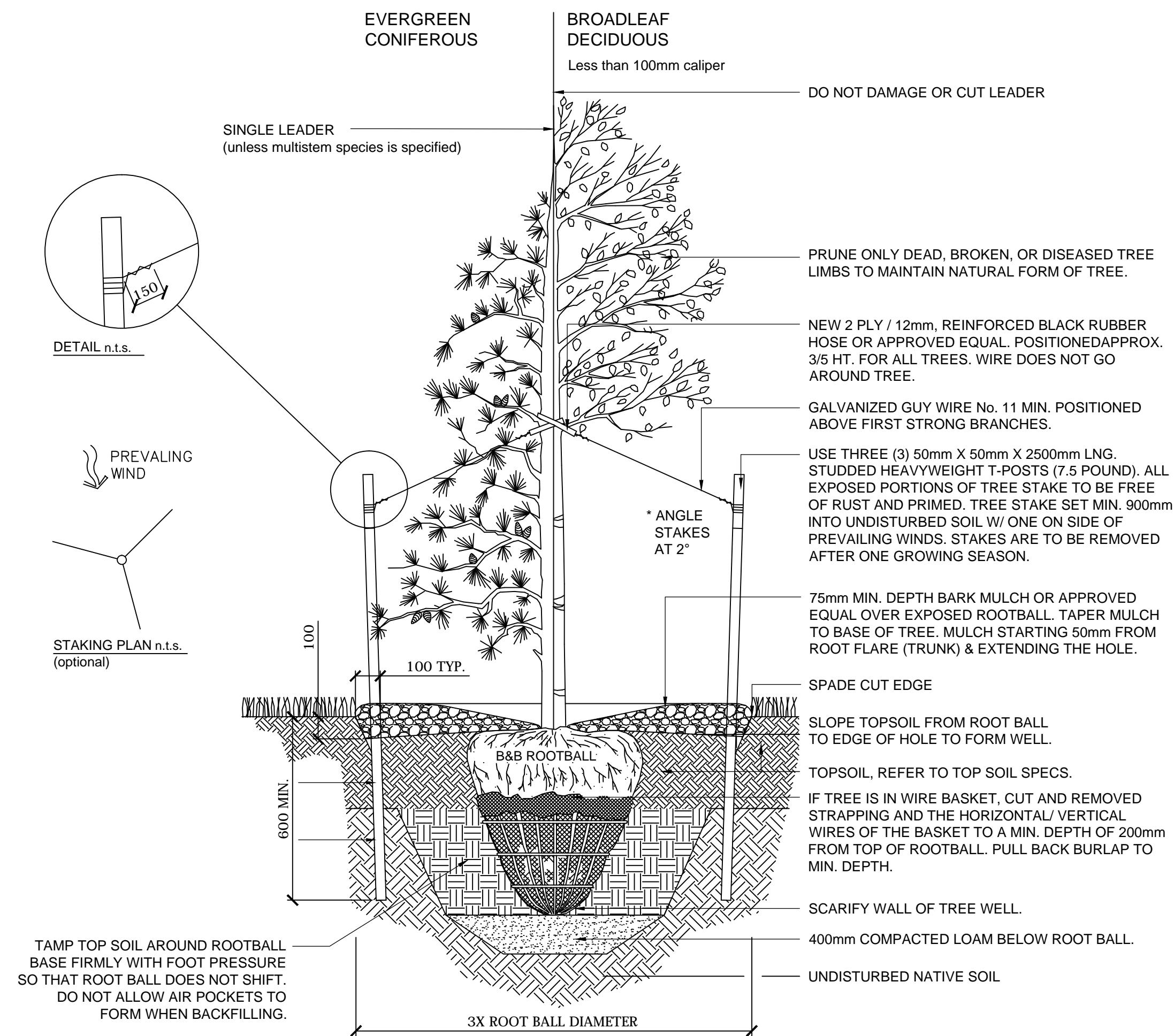


SECTION THROUGH SOD



PLAN VIEW OF SOD LAYOUT AND EDGING
NOT TO SCALE

03 TYPICAL LAWN INSTALLION DETAIL
L5-01 N.T.S.



02 TYPICAL TREE INSTALLION DETAIL
L5-01 N.T.S.

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Courtenay Project #
00-00-00

Revision B
Project Leader: D.Duncan
Drawn: D.Duncan

1975 CLIFFE AVENUE
Courtenay BC
prepared for:
Jug Bilg

Drawing Title
LANDSCAPE DETAILS

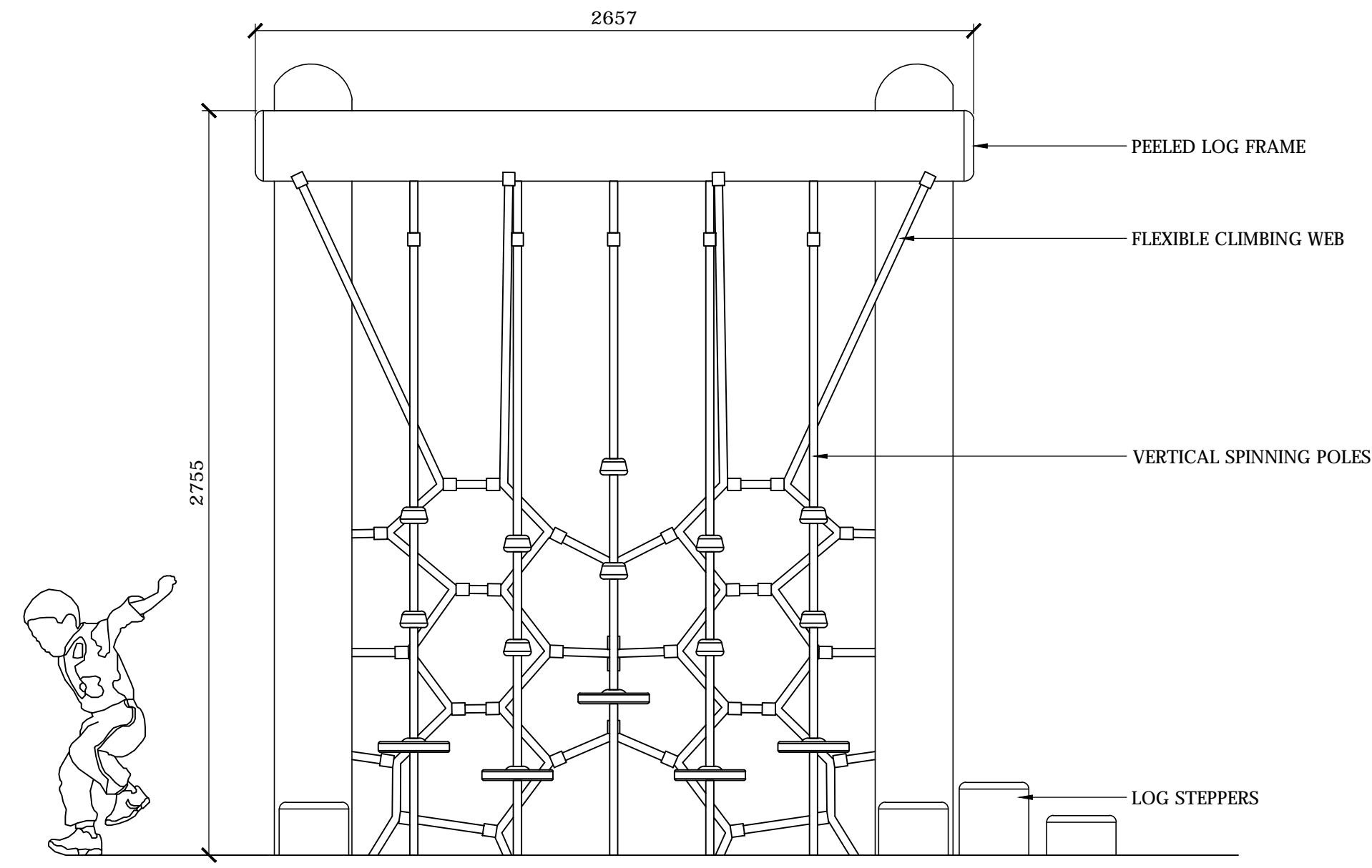
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Project No. 24-0202 (JM# 2024-01)

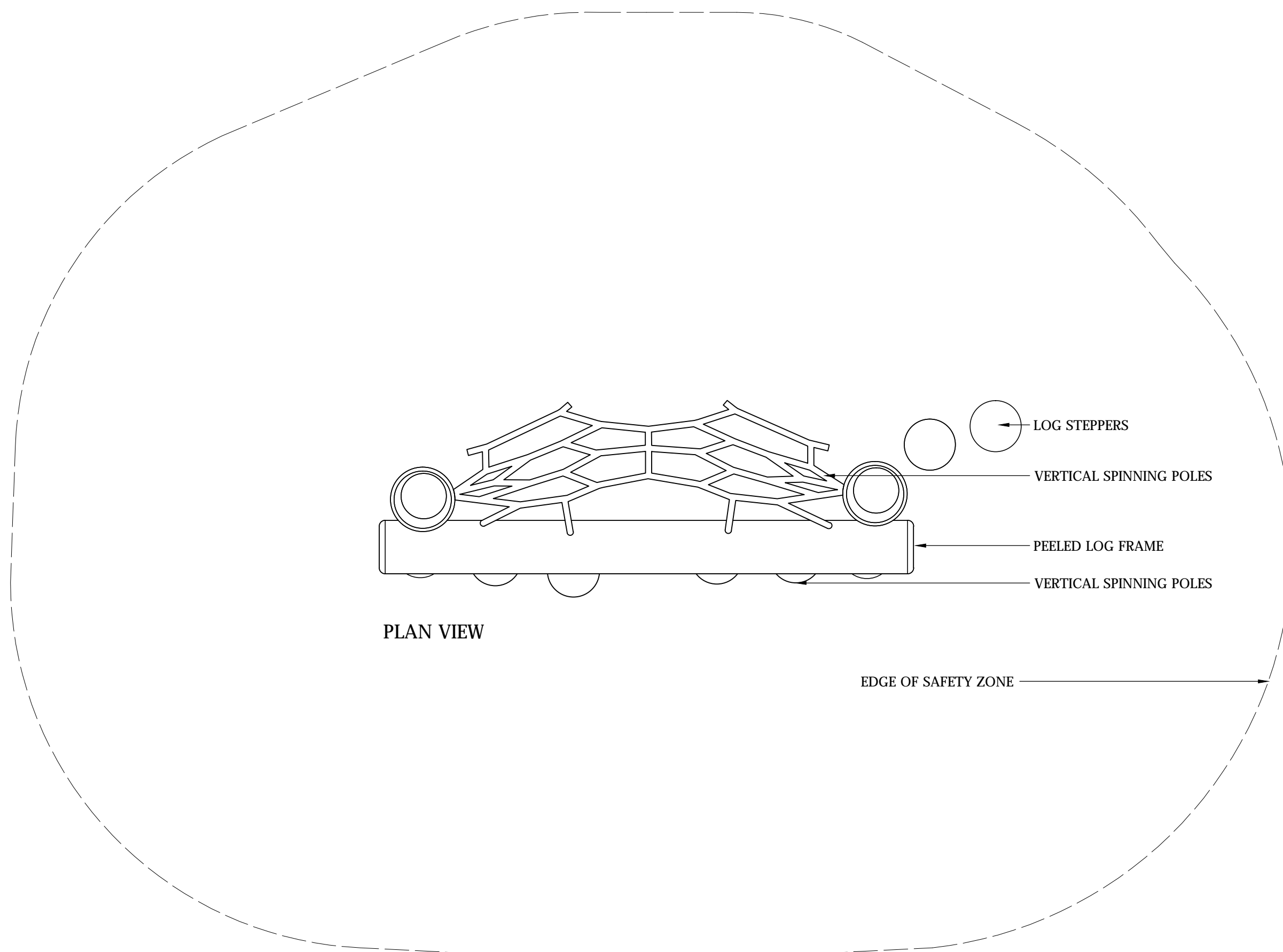
Drawing No. L5-01

PLOT DATE: September 5, 2024 TIME: 4:35 PM FULL PATH AND FILENAME: D:\PROJECTS\24-0202 BLDG BLDG COURT 200- DELIVERABLES\210-LAND\01-DP\TITLE\L5-02.DWG PLOTSYLE TABLE: -----

Schedule 2

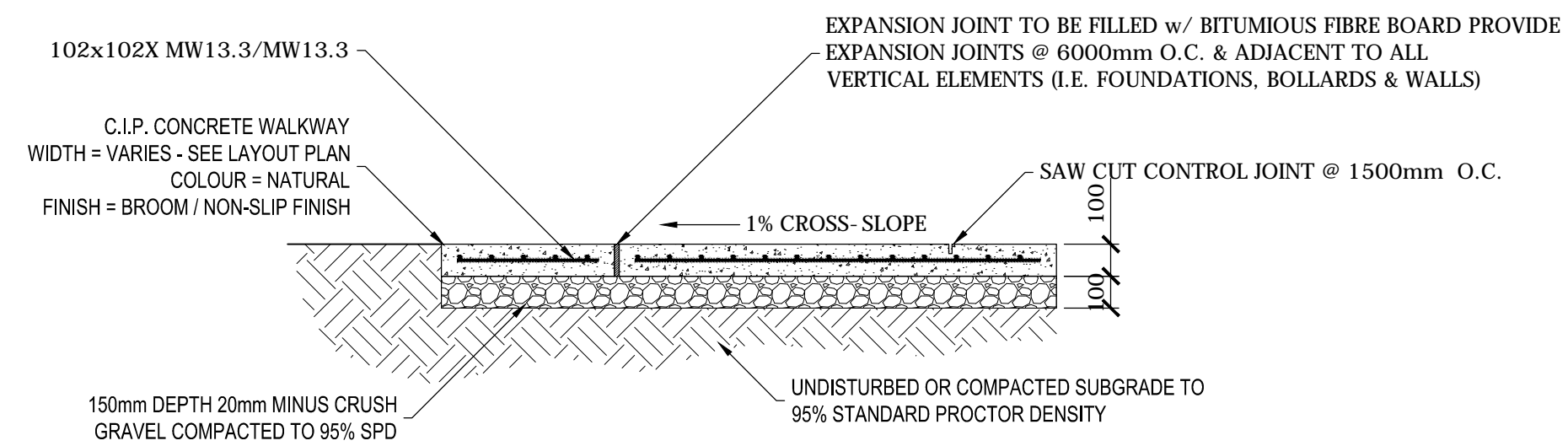


FRONT ELEVATION

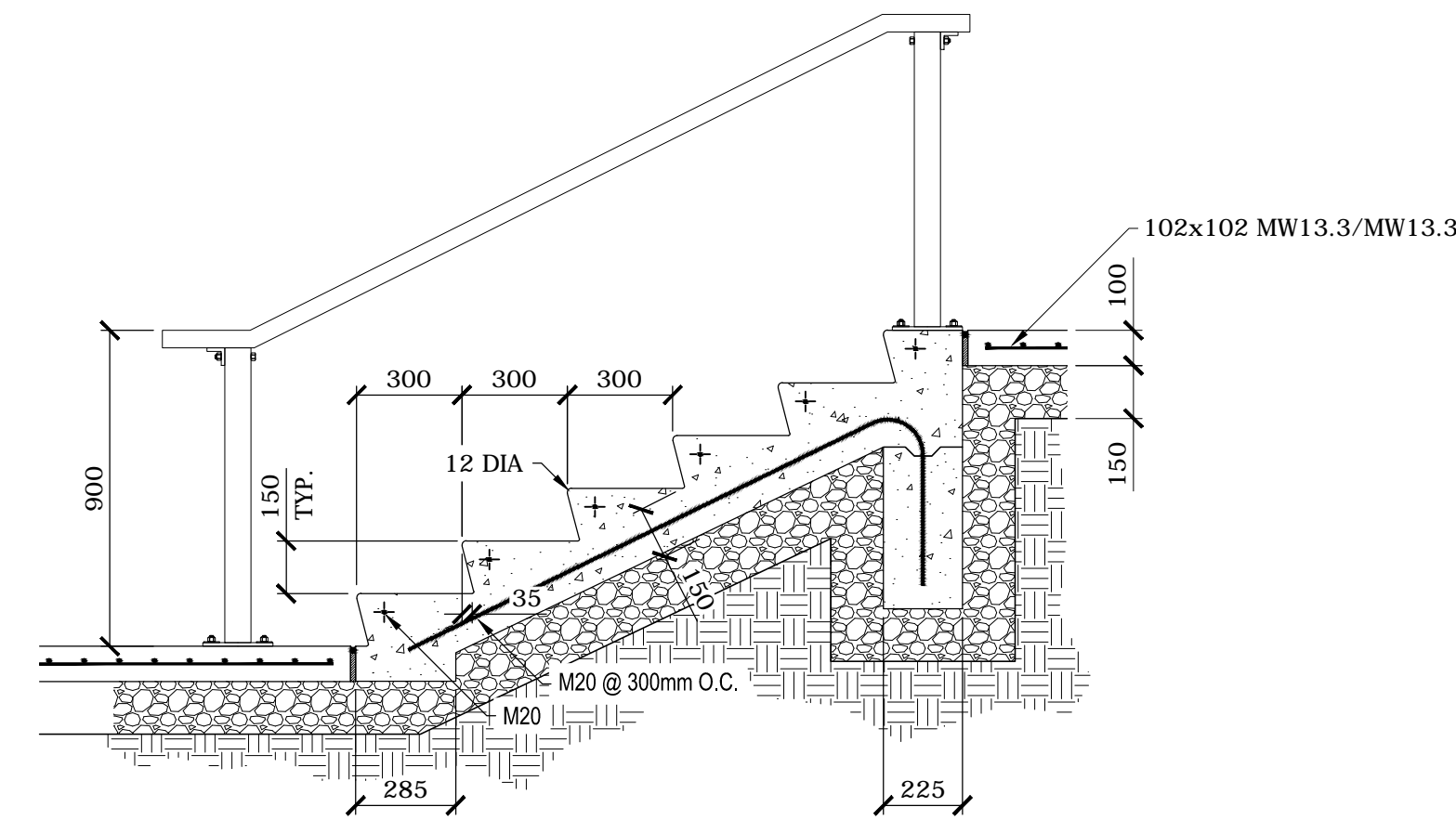


PLAN VIEW

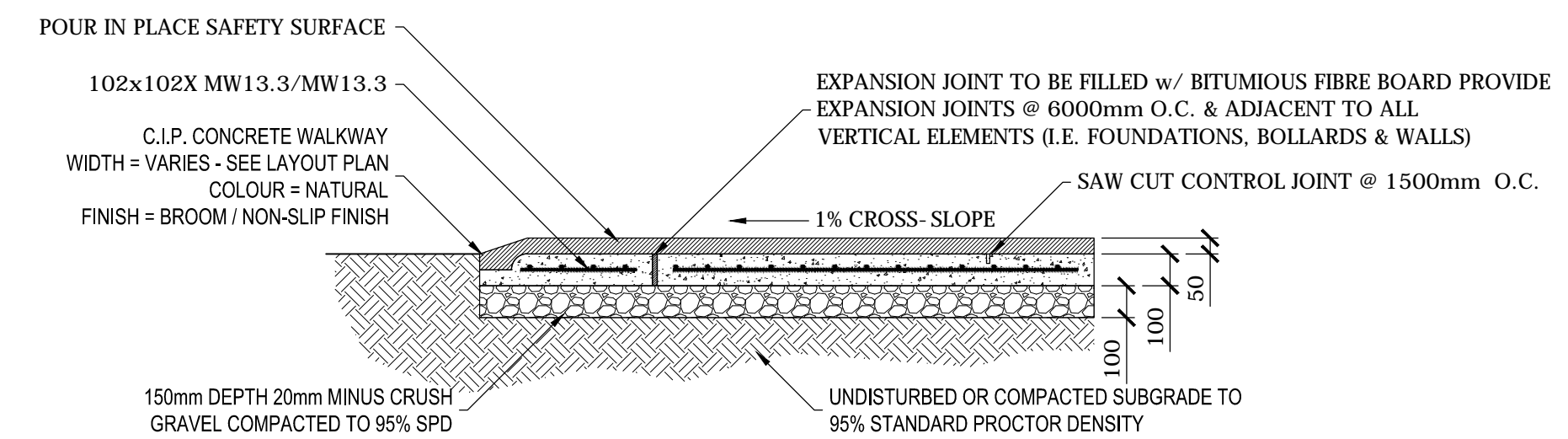
01
L5-02 **PLAY STRUCTURE**
SCALE 1:20



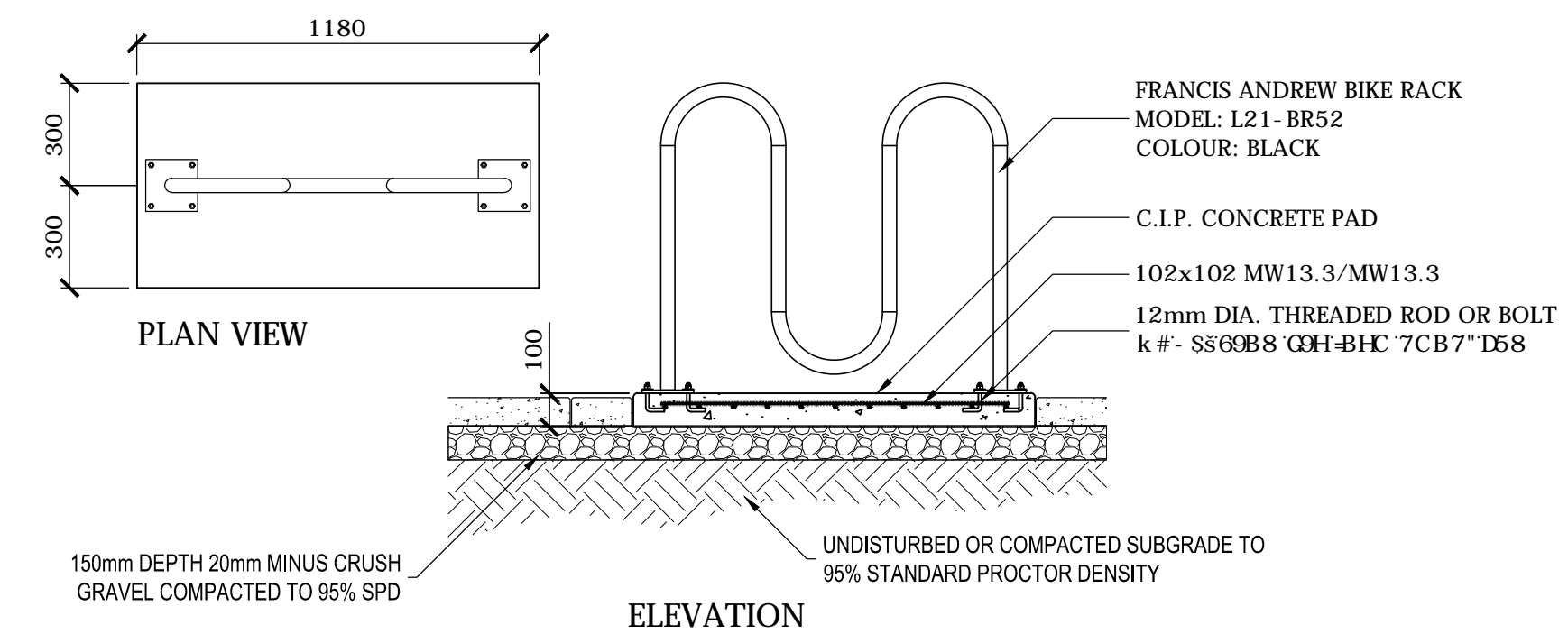
02
L5-02 **CAST-IN-PLACE CONCRETE @ GRADE**
SCALE 1:20



03
L5-02 **CAST-IN-PLACE CONCRETE STAIR**
SCALE 1:20



03
L5-02 **PLAY SURFACE OVER CONCRETE @ GRADE**
SCALE 1:20



04
L5-02 **BICYCLE PARKING**
SCALE 1:20

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

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Courtenay Project #
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B Project Leader D.Duncan
Revision Drawn D.Duncan

1975 CLIFFE AVENUE
Courtenay BC
prepared for:
Jug Bilg

Drawing Title
LANDSCAPE DETAILS

Check Scale (may be photo reduced)
0 1inch 0 10mm

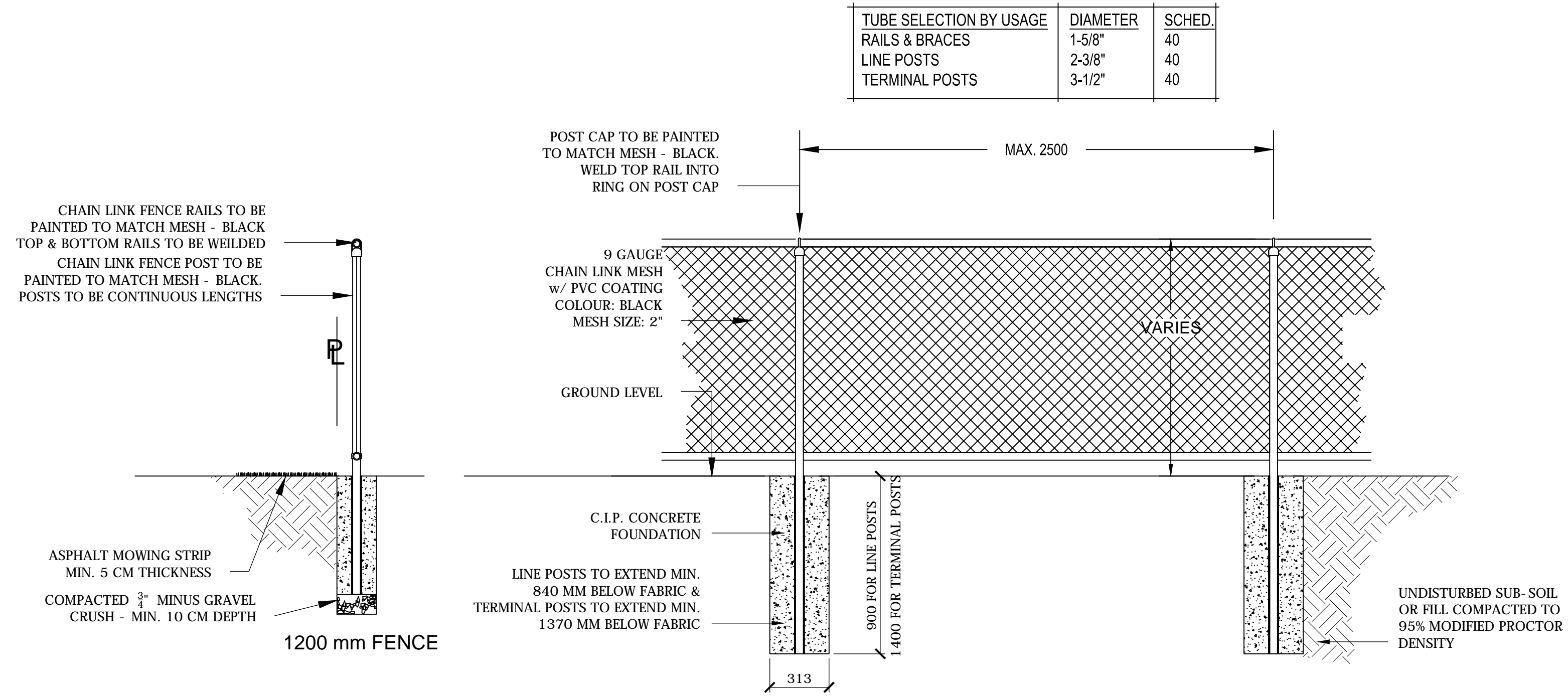
Project No. 24-0202 (JM# 2024-01)

Drawing No. L5-02

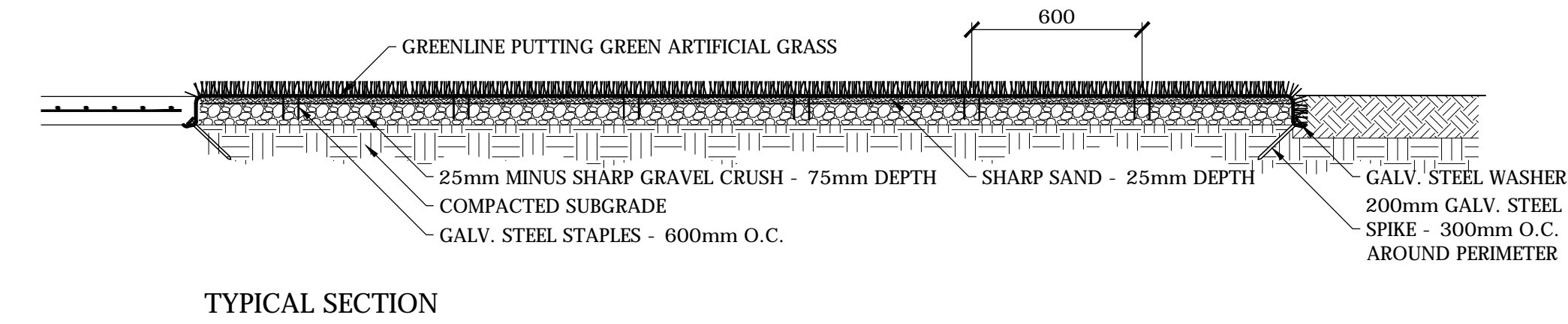
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Schedule 2

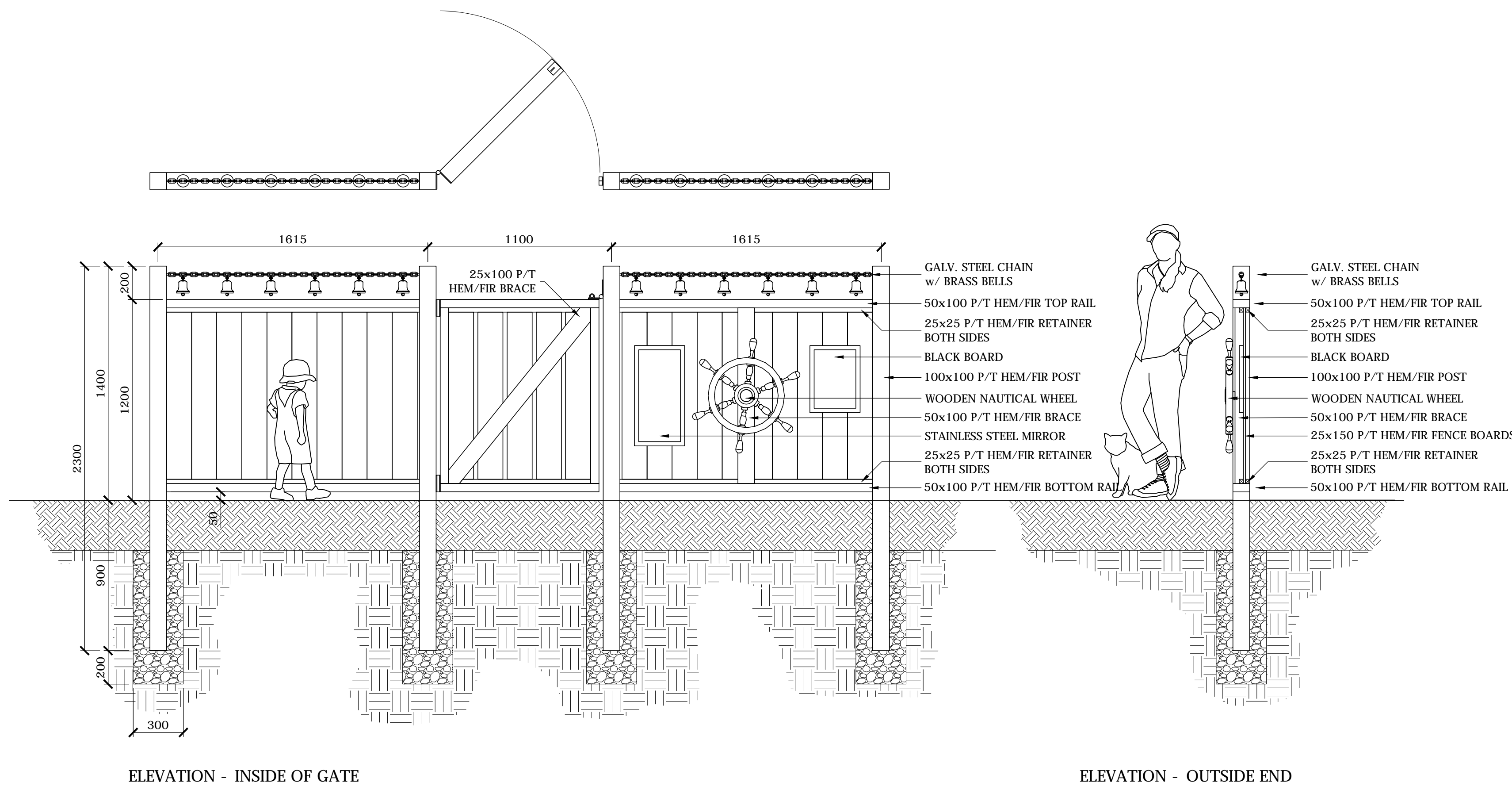
DATE	ISSUED FOR	REV
2024-05-03	D.P.	A
2024-09-05	D.P.	B



01 SIDE YARD PLAY FENCE
L5-03 SCALE 1:20



03 ARTIFICIAL TURF
L5-03 SCALE 1:20



02 PLAYGROUND PLAY FENCE
L5-03 SCALE 1:20

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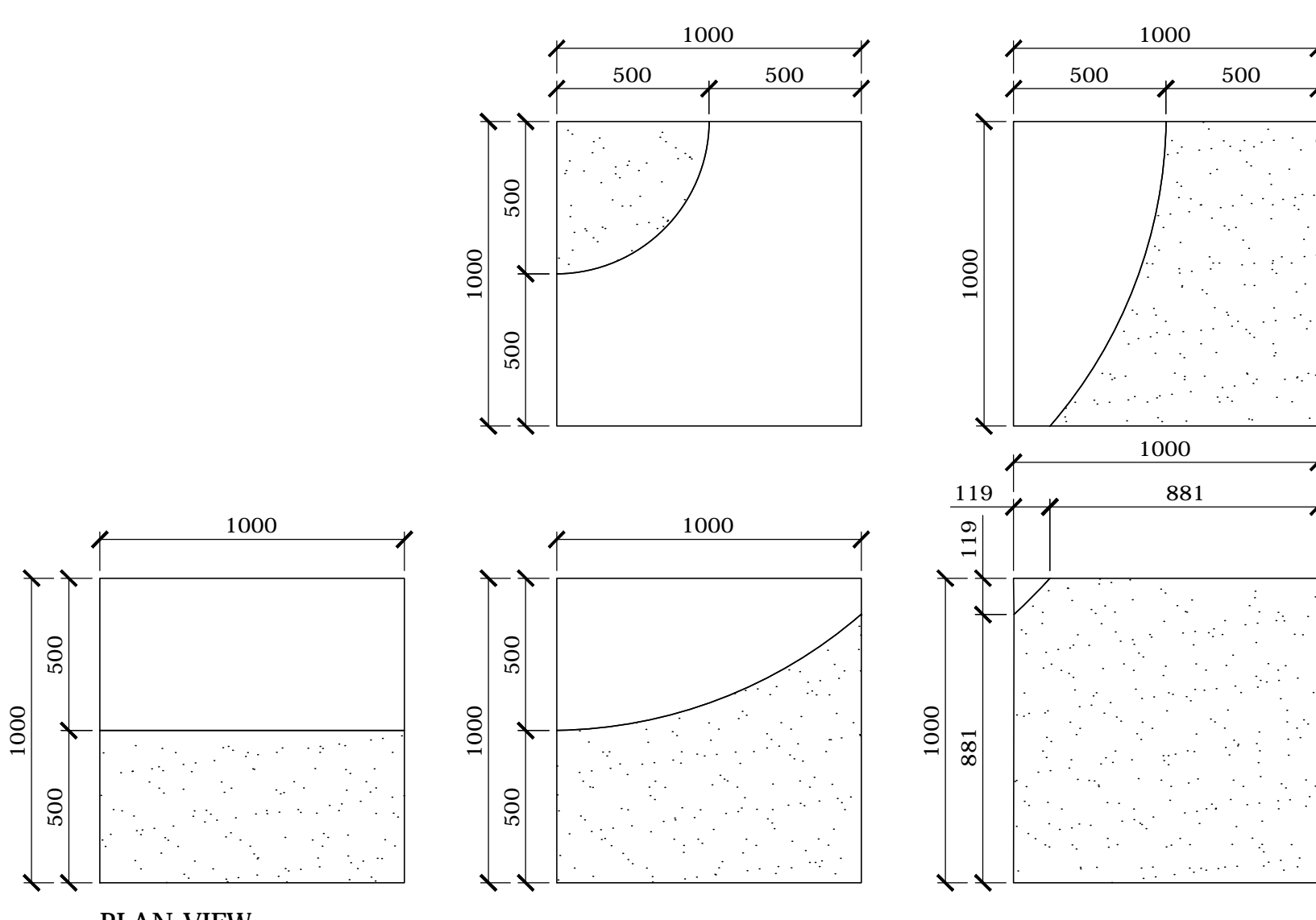
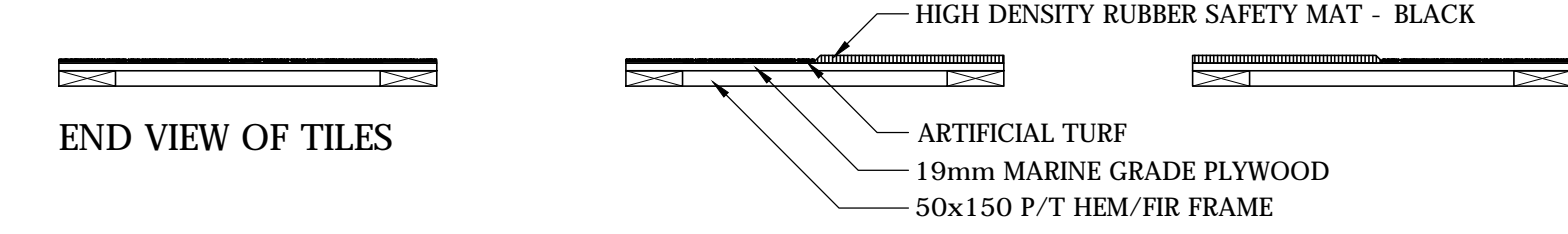
Drawing Title
LANDSCAPE DETAILS

Check Scale (may be photo reduced)
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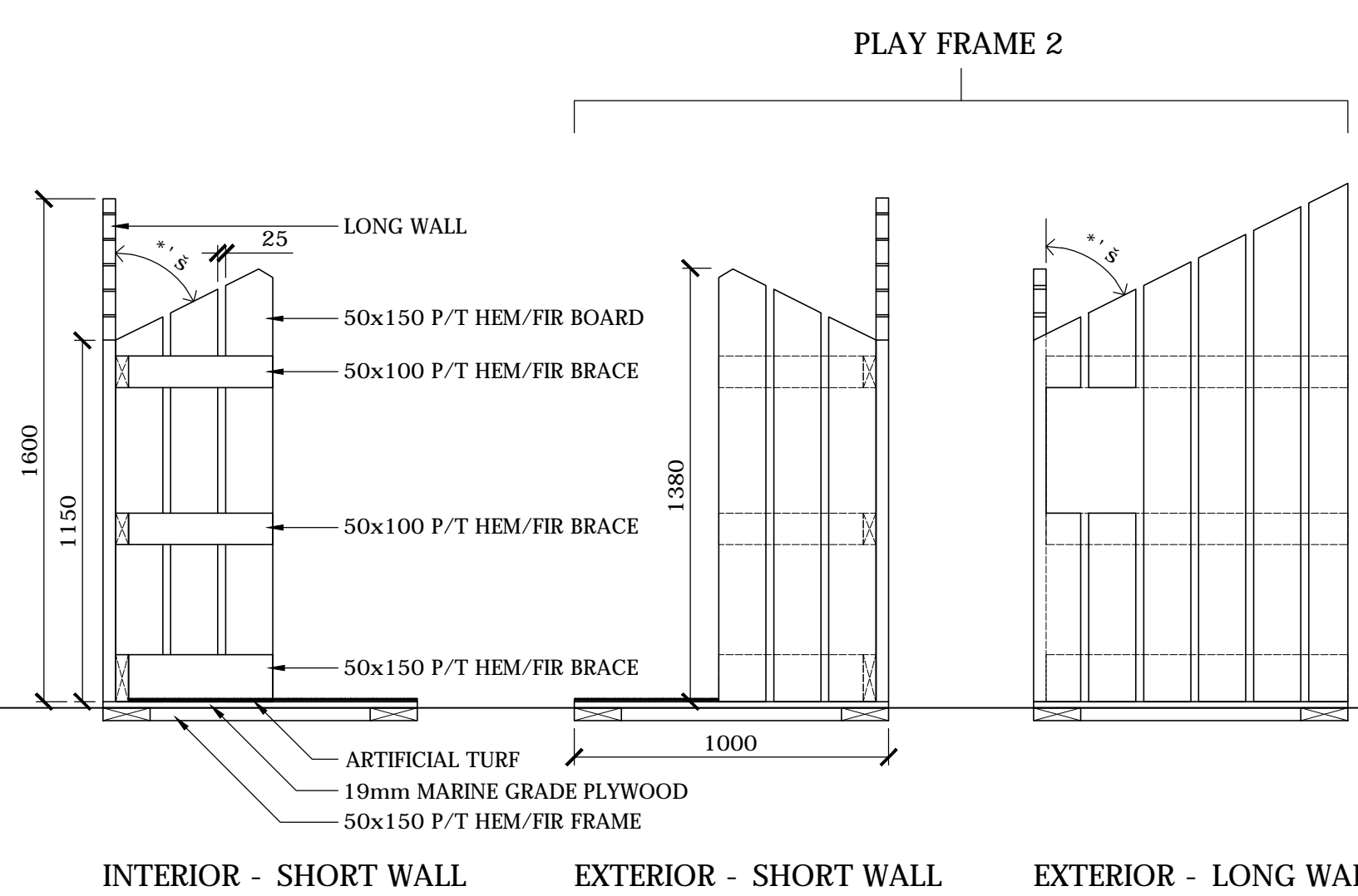
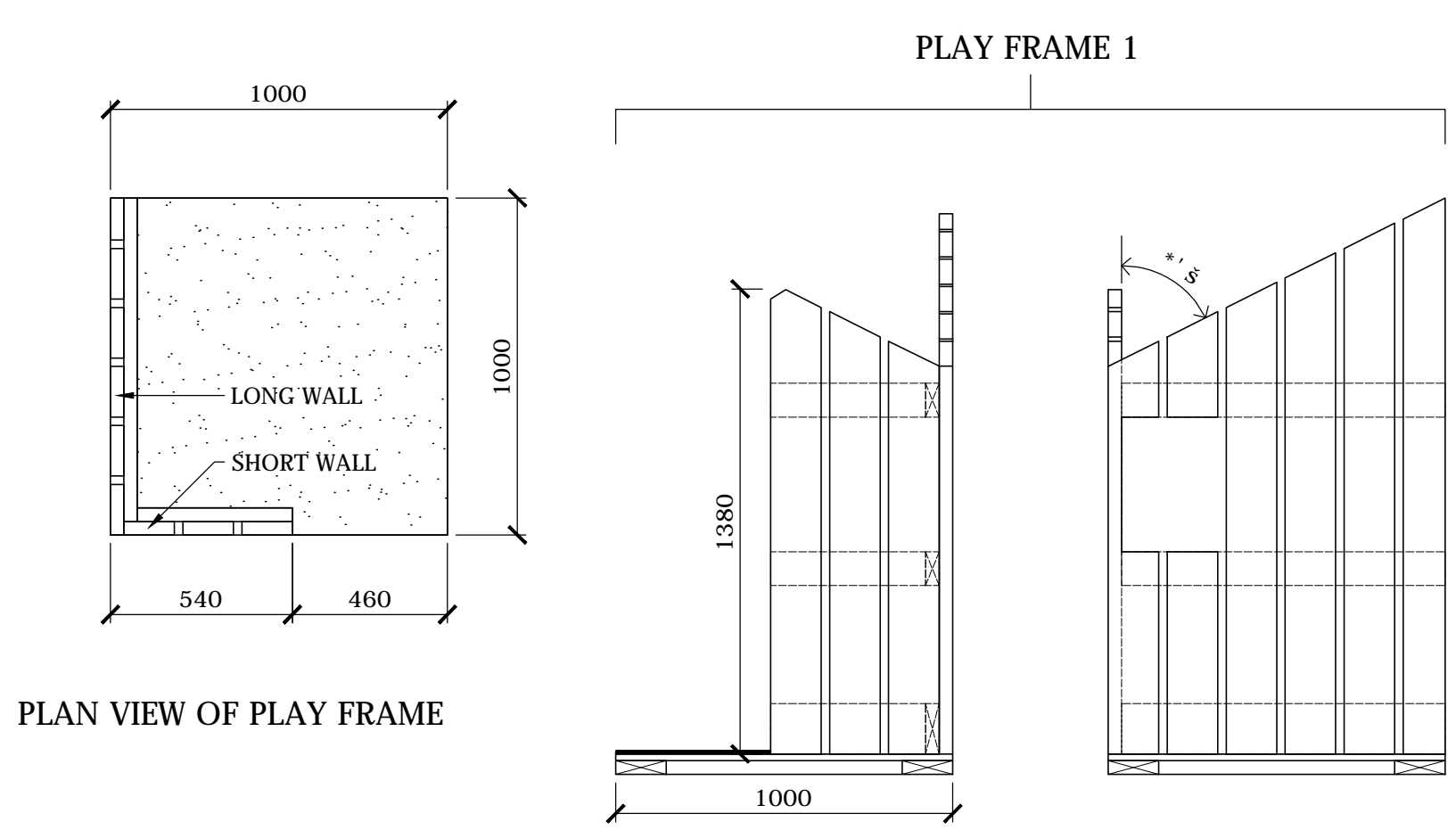
Project No. 24-0202 (JIM# 2024-01)

Drawing No. L5-03

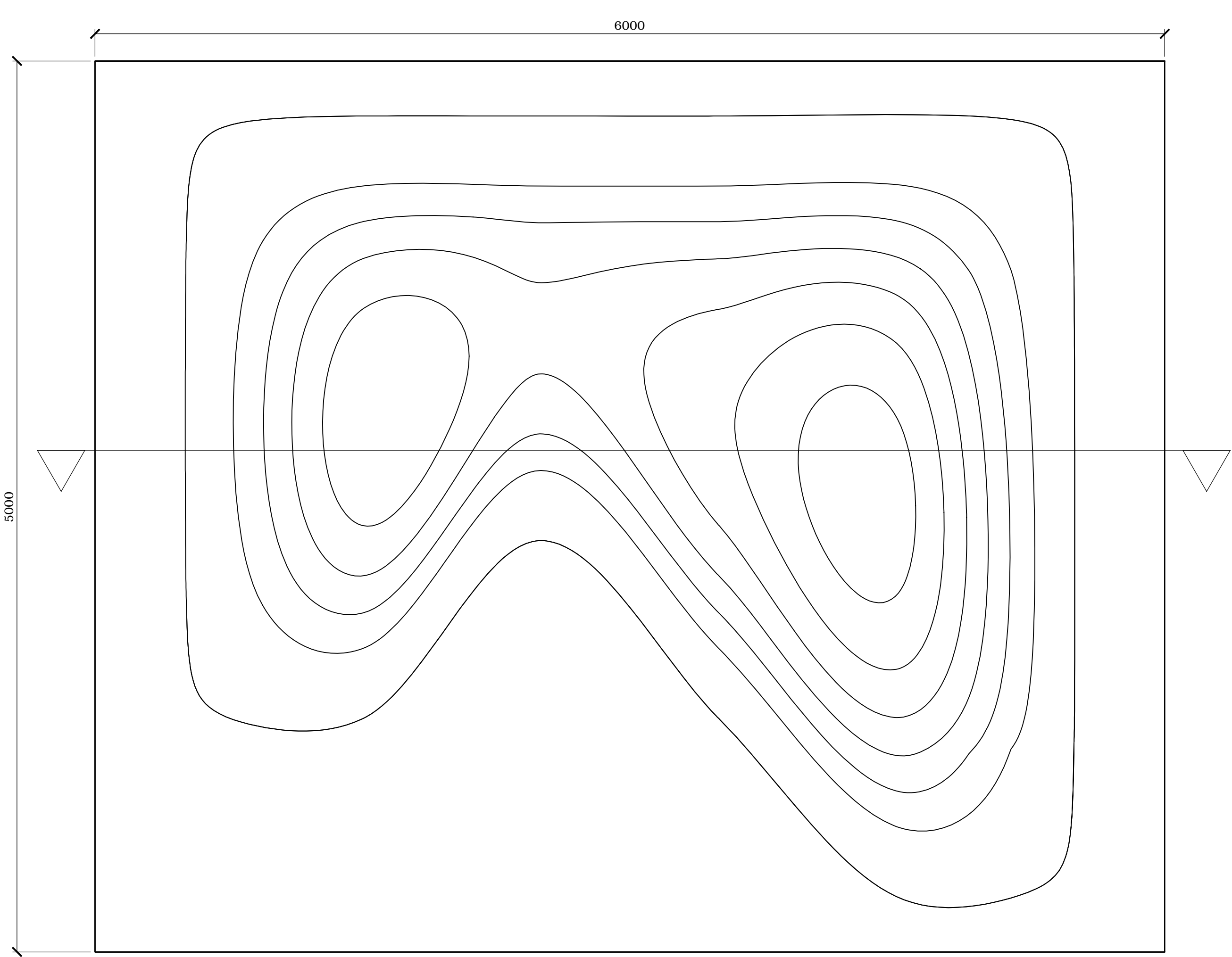
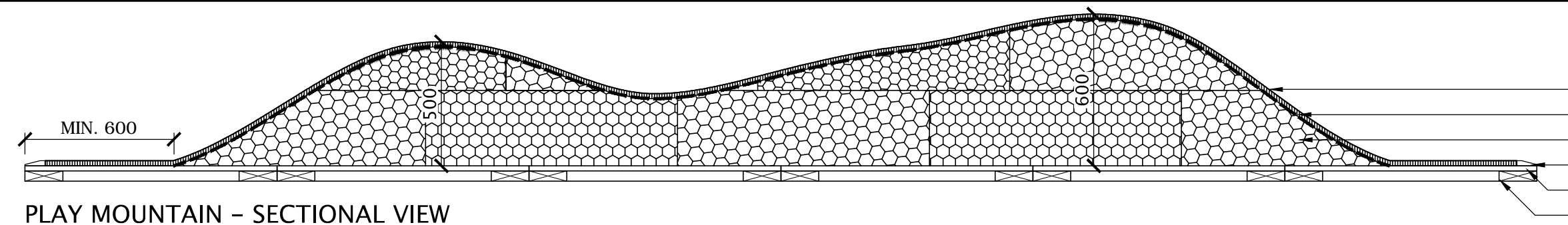
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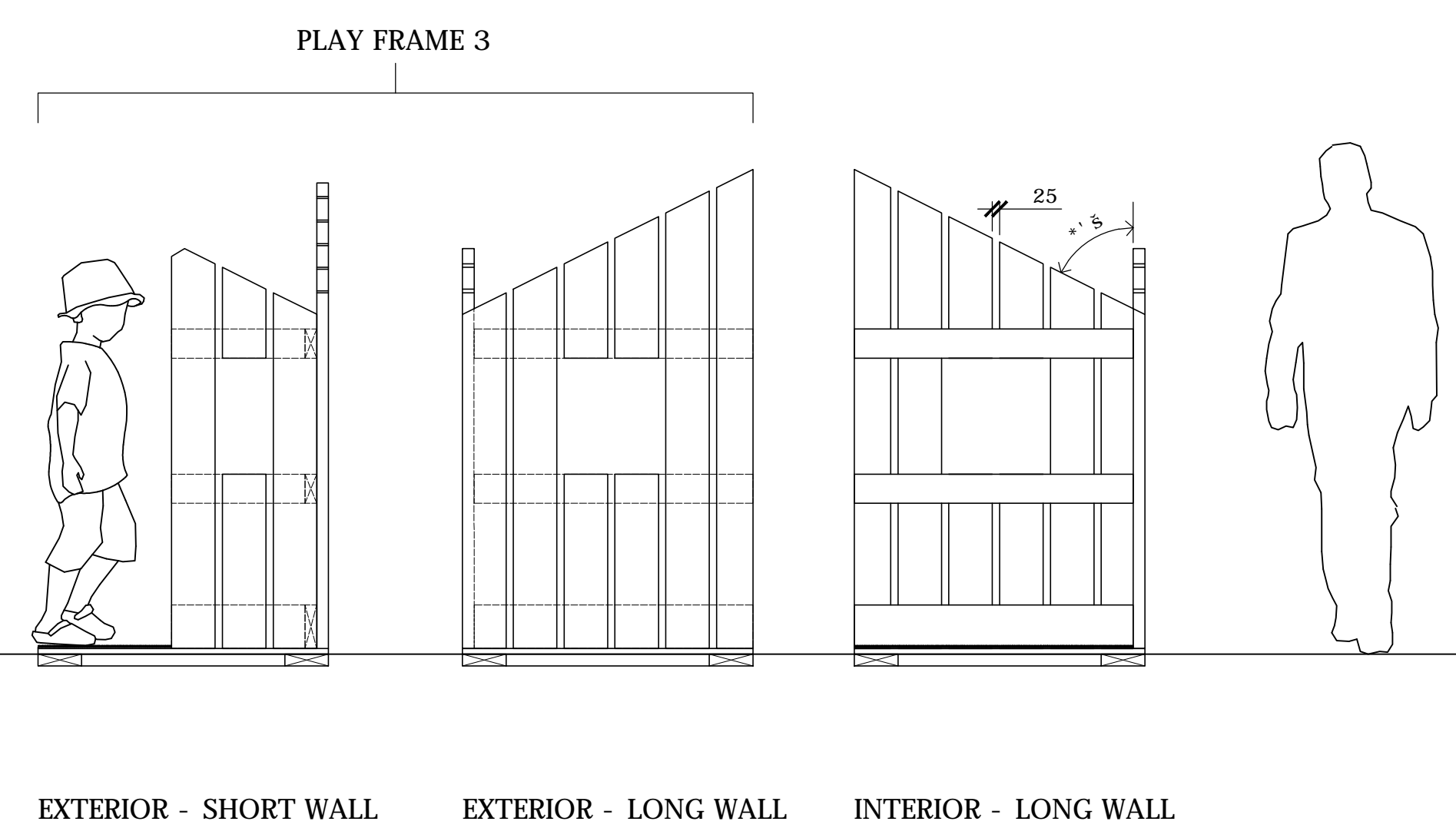
01 ROOF DECK PLAY ROAD SEGMENTS
L5-04 SCALE 1:20



02 ROOF DECK PLAYHOUSE SEGMENTS
L5-04 SCALE 1:20

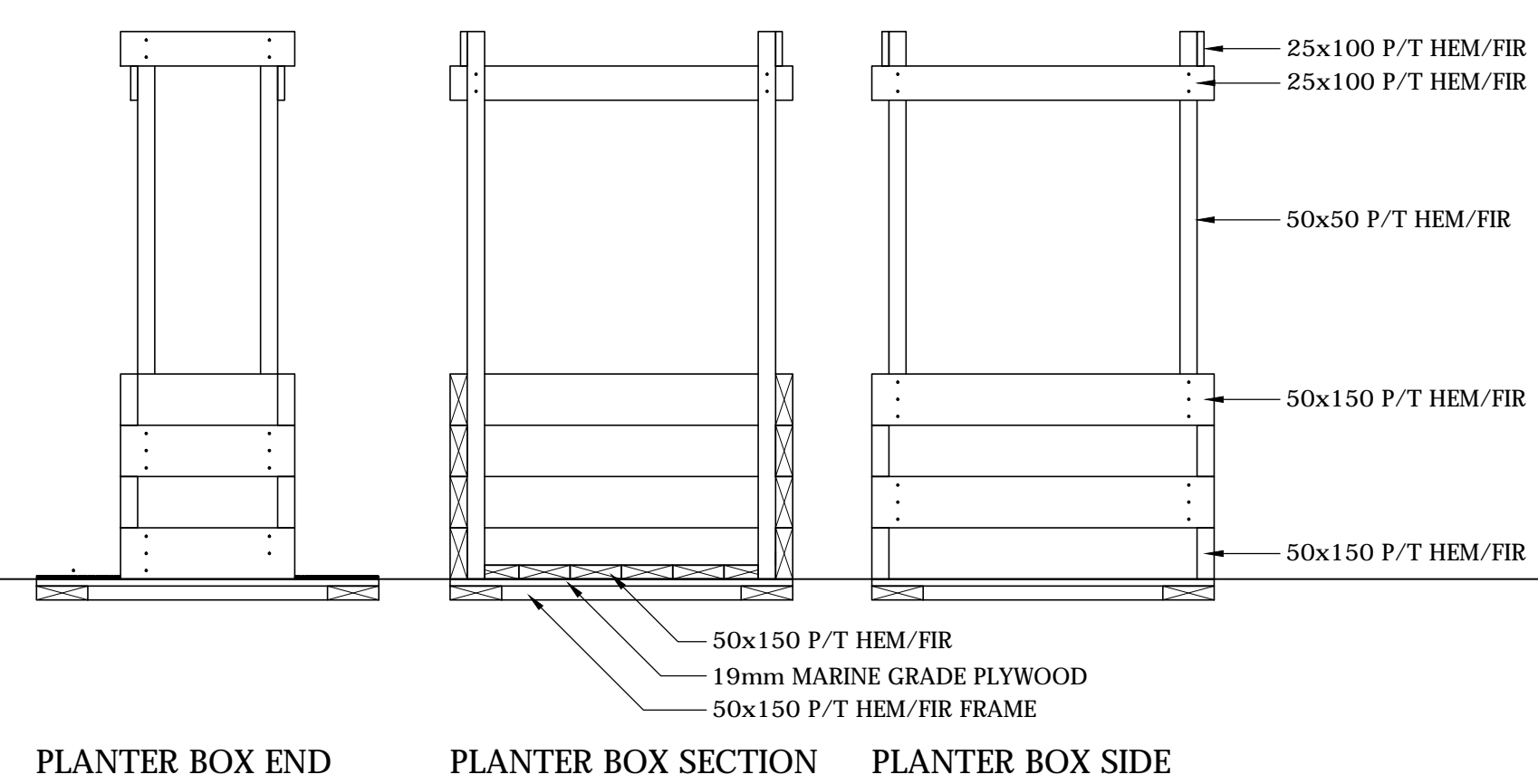
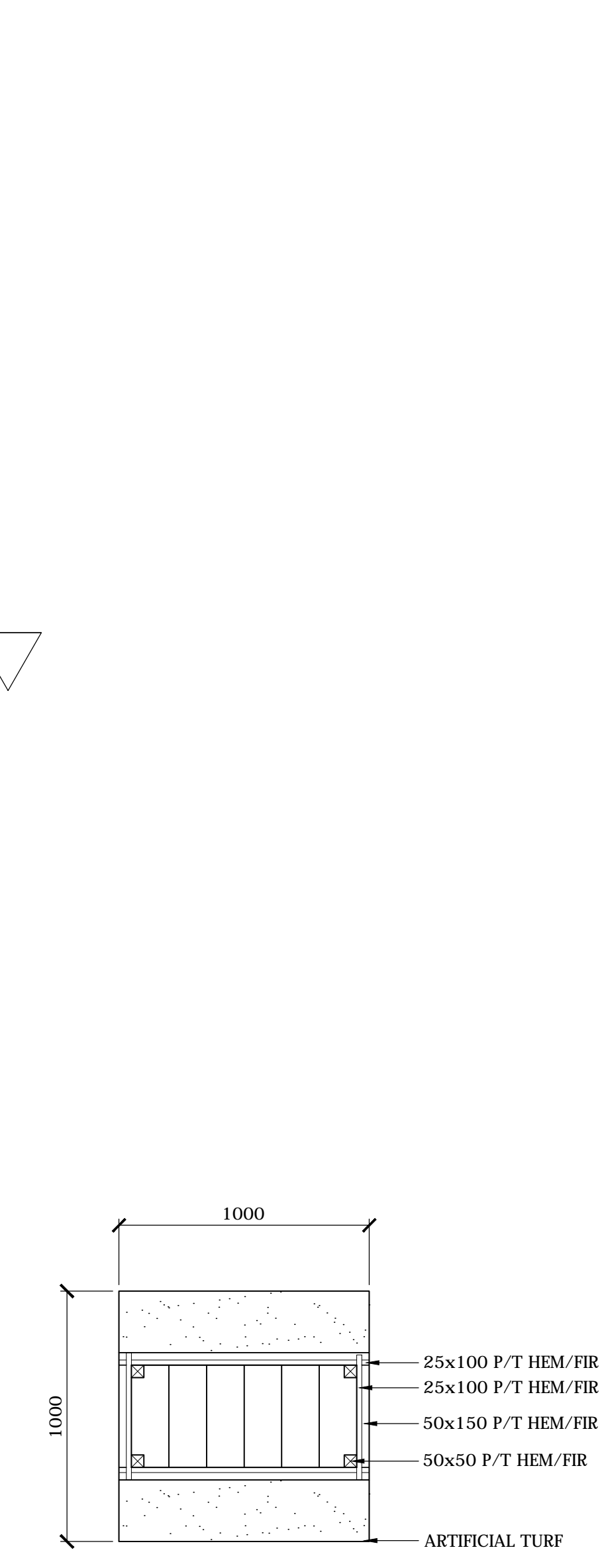


03 ROOF DECK PLAY MOUNTAIN
L5-04 SCALE 1:20



04 ROOF DECK PLANTER BOXES
L5-04 SCALE 1:20

Schedule 2



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

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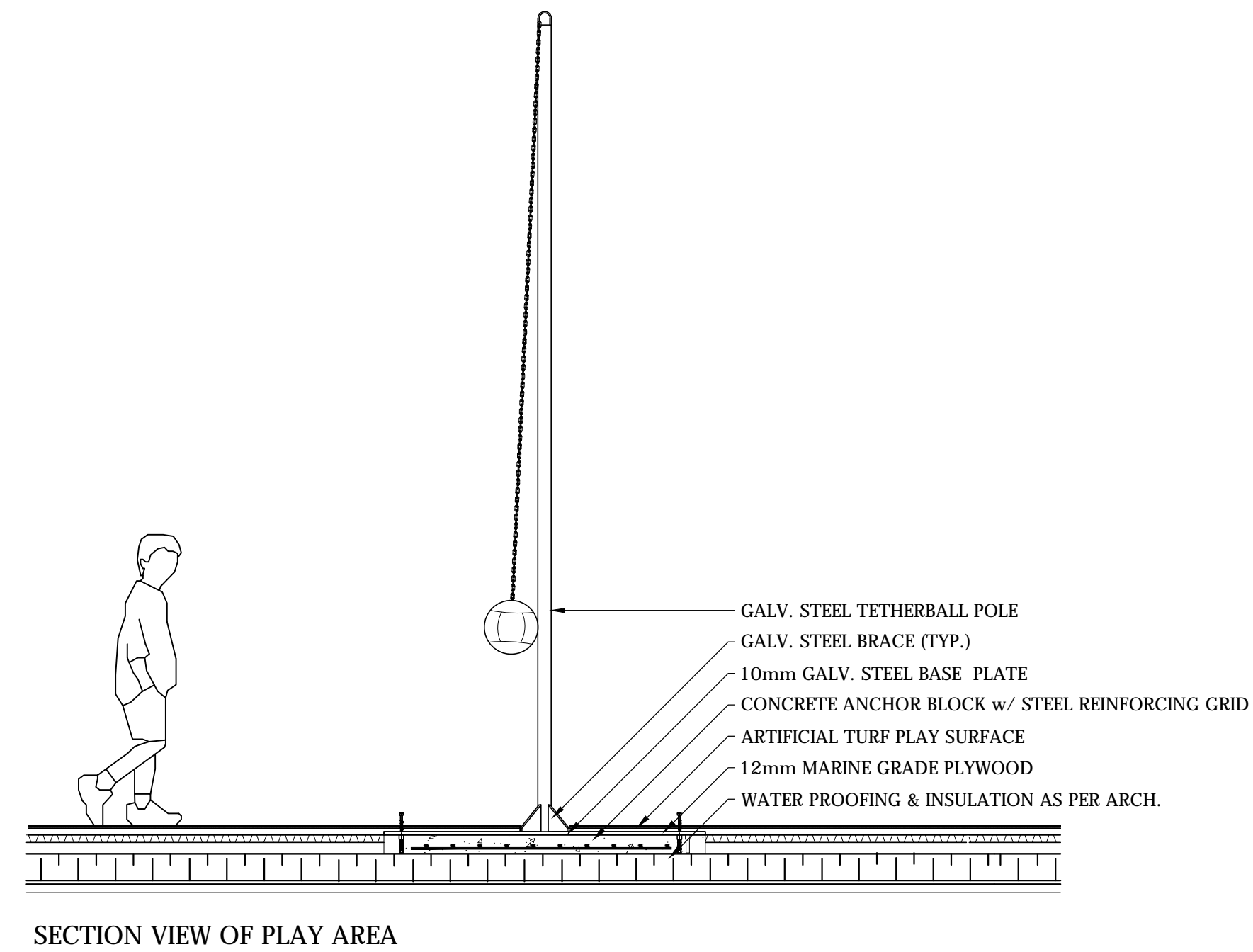
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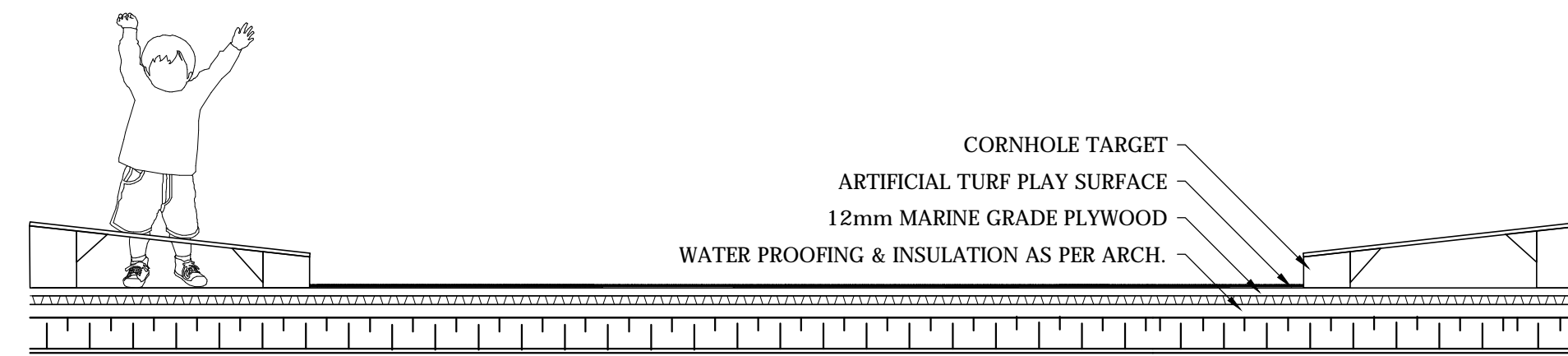
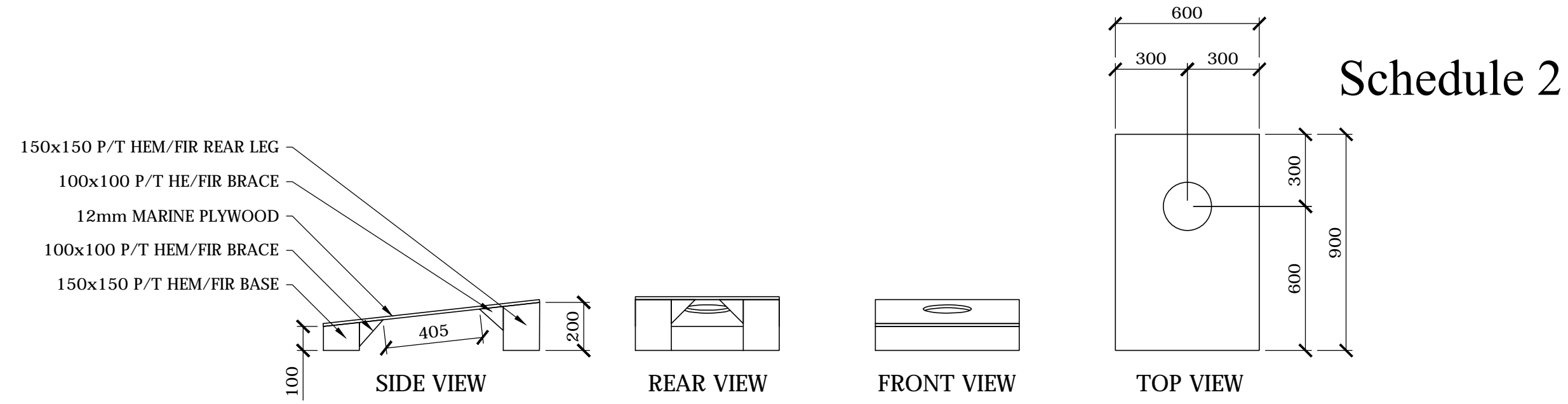
B Project Leader D.Duncan
Revision Drawn D.Duncan
1975 CLIFFE AVENUE
Courtenay BC
prepared for:
Jug Bilg

Drawing Title
LANDSCAPE DETAILS
Check Scale (may be photo reduced)
0 1inch 0 10mm
Project No. 24-0202 (JM# 2024-01)
Drawing No. L5-04

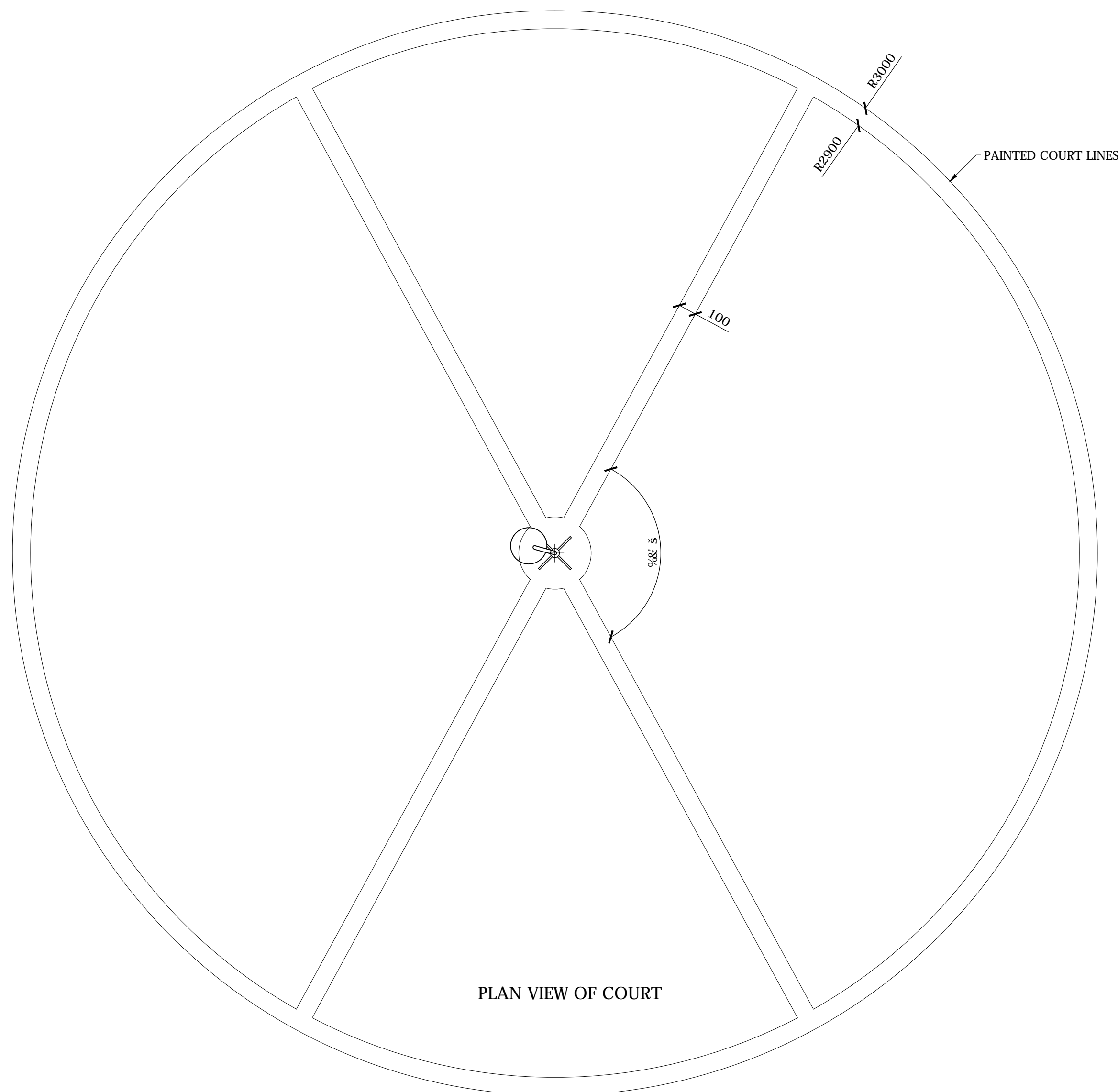
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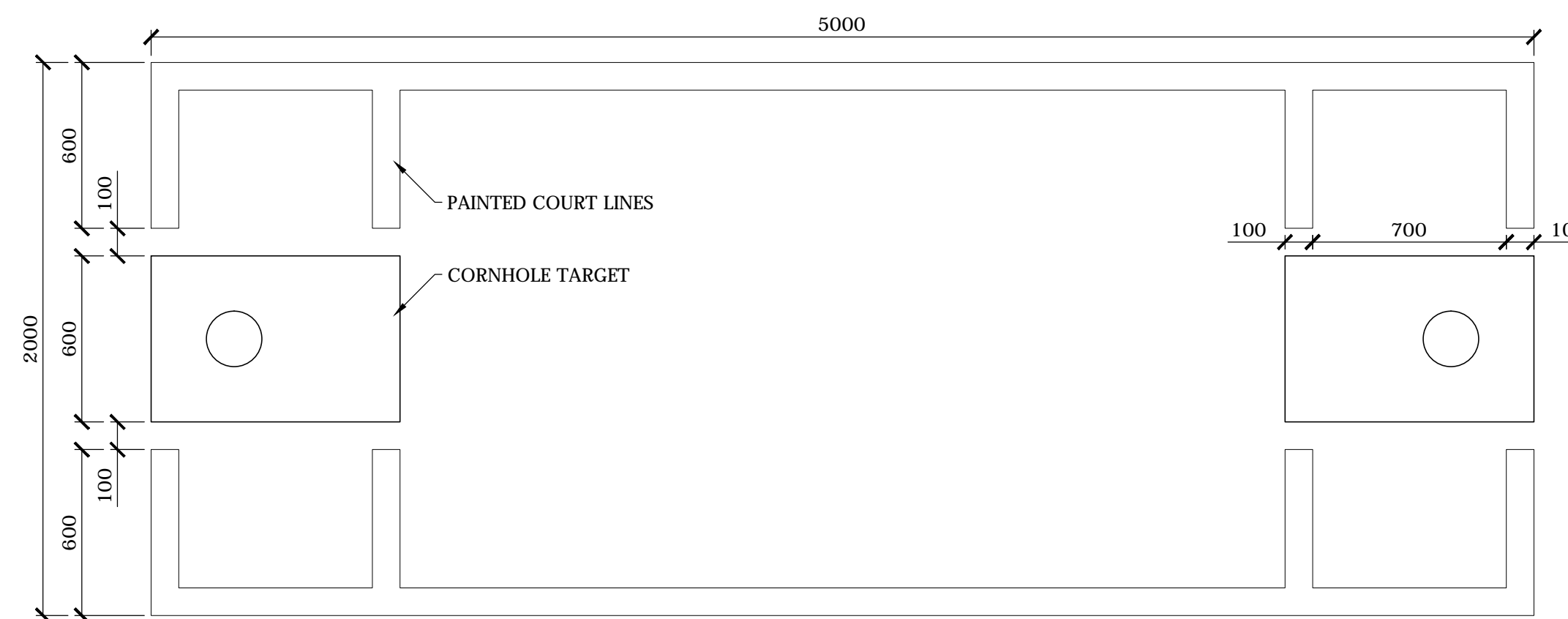
SECTION VIEW OF PLAY AREA



SECTION VIEW OF PLAY AREA



PLAN VIEW OF COURT



PLAN VIEW OF COURT

02 CORNHOLE BEAN BAG TOSS AREA
L5-05 SCALE 1:20

01 TETHERBALL PLAY AREA
L5-05 SCALE 1:20

Schedule 2


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

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1975 CLIFFE AVENUE
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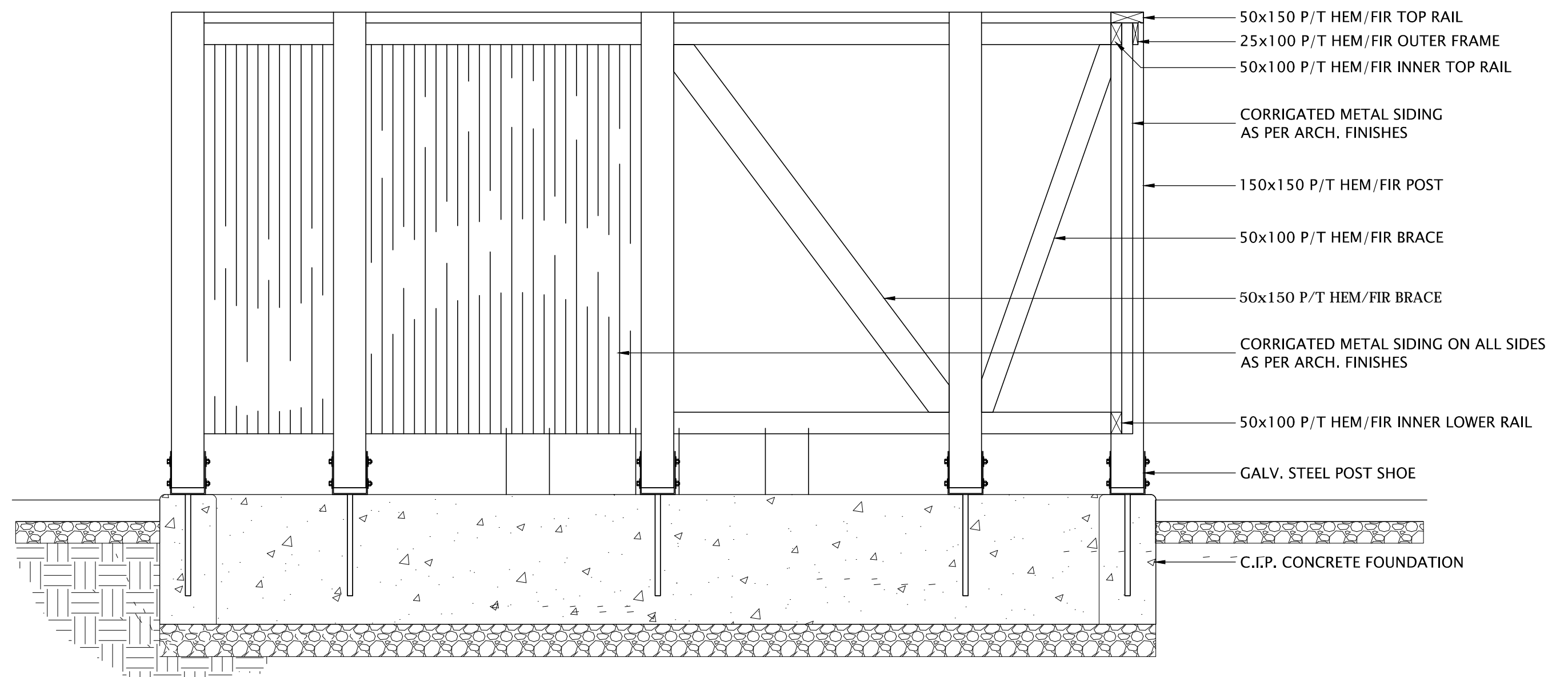
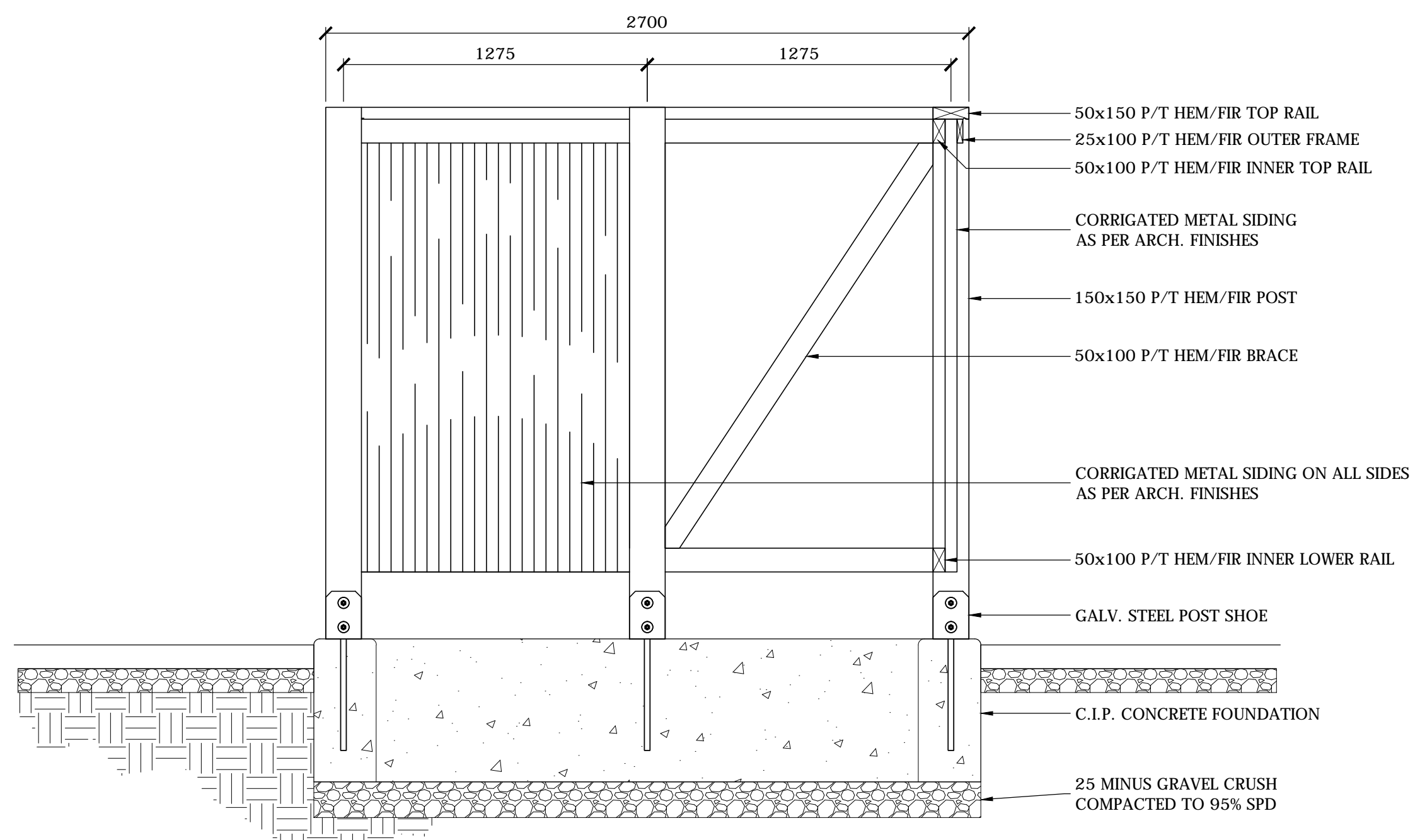
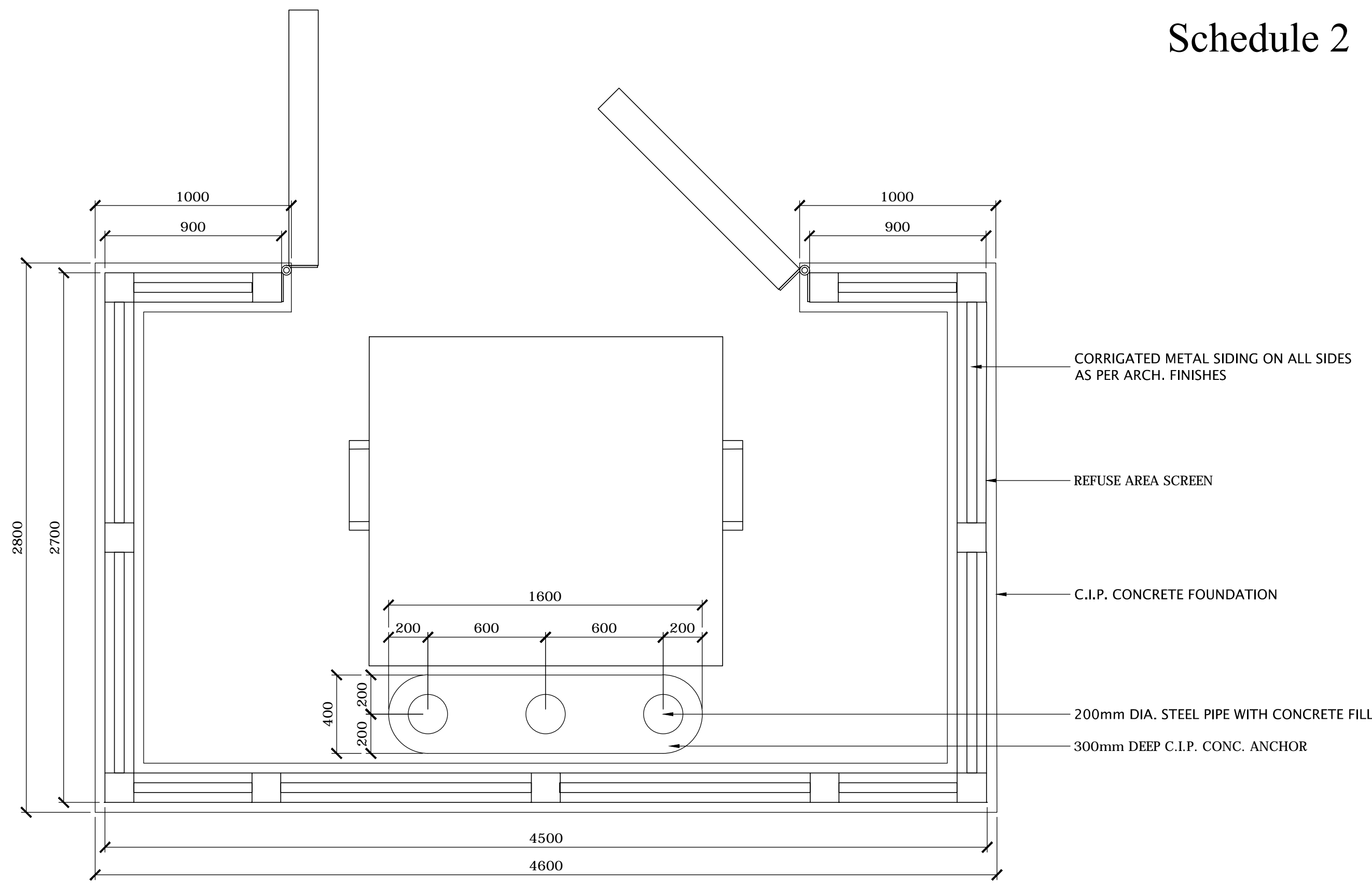
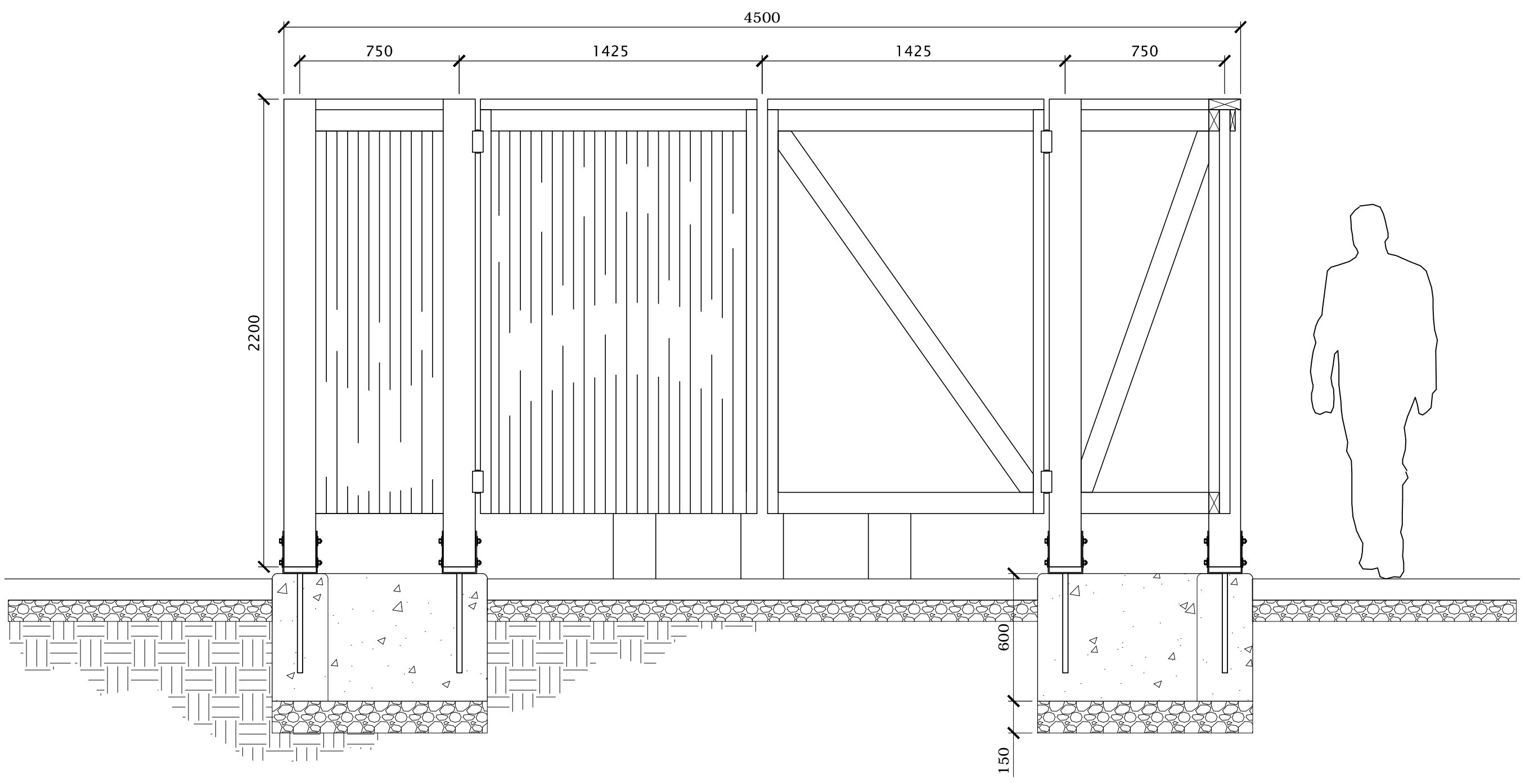
Project No. 24-0202 (JM# 2024-01)

Drawing No. L5-05

PLOT DATE: September 7, 2024 TIME: 11:38 AM FULL PATH AND FILENAME: D:\PROJECTS\24-0202 BILG BLDG COURT\200-DELIVERABLES\210-LAND\01-DP\VTLE\L5-06.DWG PLOTS\STYLE TABLE: -

Schedule 2

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



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B Project Leader D.Duncan
 Drawn D.Duncan
 Revision

1975 CLIFFE AVENUE
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Drawing Title
 LANDSCAPE DETAILS

Check Scale (may be photo reduced)
 0 1inch 0 10mm

Project No. 24-0202 (JM# 2024-01)
 Drawing No. L5-06

01 REFUSE ENCLOSURE
 L5-06 SCALE 1:20

Schedule 3



Donald V. S. Duncan

BA BLA BCSLA CSLA

LANDSCAPE ARCHITECT

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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	UNIT PRICE	EXTENSIONS	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	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				\$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

Schedule 3

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

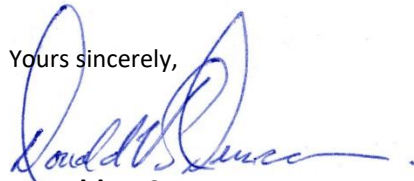
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	UNIT PRICE	EXTENSION
DECIDUOUS TREES					
Acer circinatum	Vine Maple	3.0m clump	4	\$500.00	\$2,000.00
Quercus garryana	Gary Oak	6.0 cm cal.	6	\$500.00	\$3,000.00
total number of deciduous trees			10		
CONIFEROUS TREES					
Pinus contorta contorta	Shore Pine California Incense	3.0 m ht.	1	\$500.00	\$500.00
Calocedrus decurrens	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 l. 'Otto Luyken'	Otto Luyken Laurel Evergreen	#2 pot	6	\$35.00	\$210.00
Vaccinium ovatum 'Thunderbird'	huckleberry	#2 pot	22	\$35.00	\$770.00
BROADLEAF DECIDUOUS 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
total number of shrubs			184		
FERNS					
Polystichum munitum	Swordfern	#1 pot	32	\$15.00	\$480.00

Schedule 3

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
TOTAL						\$141,354.50

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

Yours sincerely,



Donald V. S. Duncan

Landscape Architect