

PHASE 2 - SITE INFORMATION	
PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 STOREY)
TOTAL UNITS	199 UNITS
CIVIC ADDRESS	2123 HECTOR ROAD
MUNICIPALITY	COMOX
ZONING	RM 6.1
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685
Lot Area	17,908.25 m ²
Lot Area	1.79 hectares
Density	111.17 du / hectares

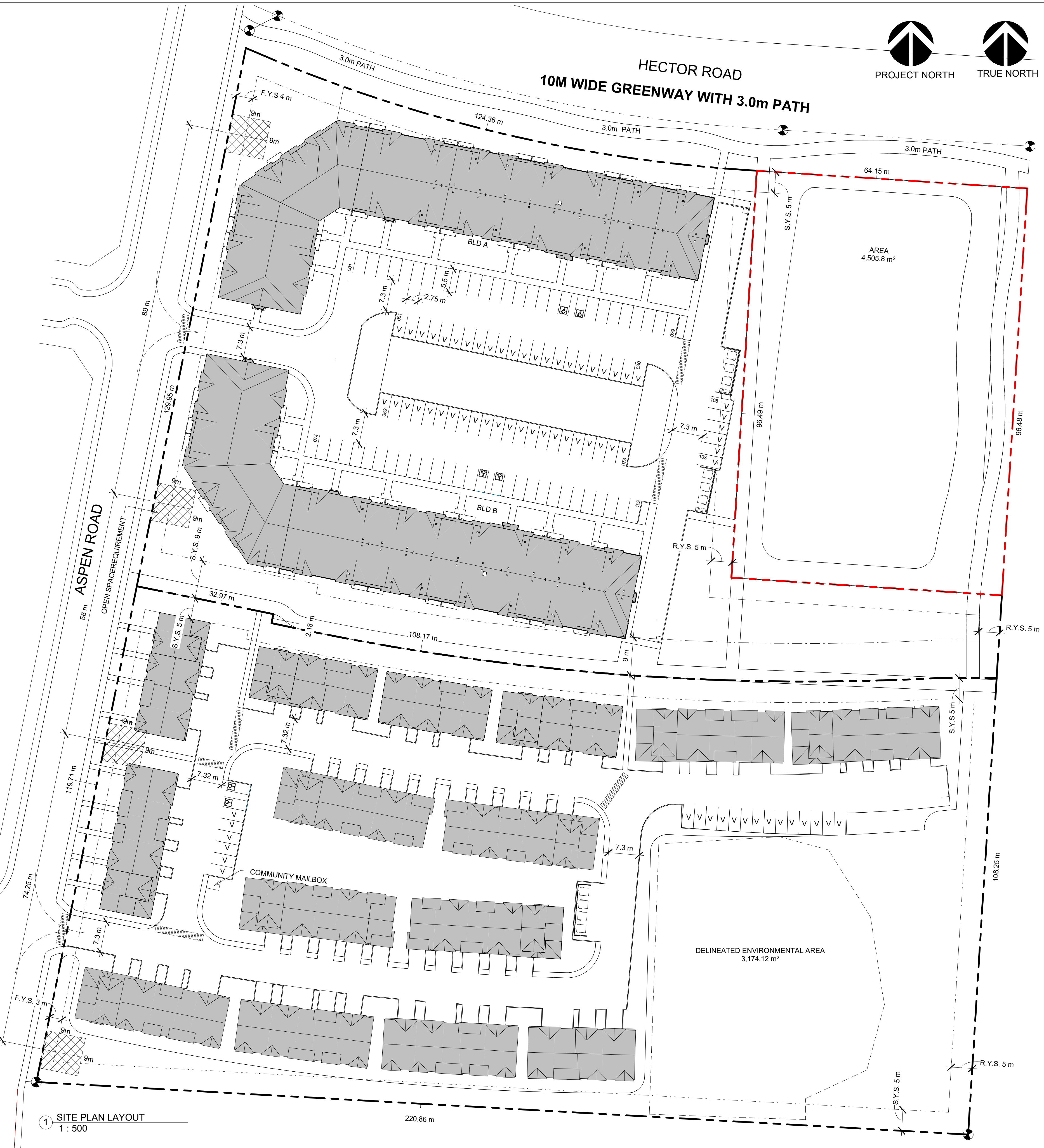
ZONING SUMMARY				
	BYLAW		PROPOSED	
LOT COVERAGE	13,431.1 m ²	75 %	8,959.24 m ²	54 %
FLOOR AREA RATION (FAR)	N/A		N/A	
BUILDING HEIGHT	6 STOREY		4 STOREY	
FRONT YARD SETBACK	3 m		4 m	
REAR YARD SETBACK	5 m		5 m	
SIDE YARD SETBACK	5 m		5 m	
FRONTAGE OF PARCEL			129.95 m	
PARCEL DEPTH			204 m	

UNIT BREAKDOWN		
	BUILDING A	BUILDING B
TOTAL PER BUILDING	99	100
TOTAL	199 UNITS	
	BUILDING A	BUILDING B
1 BEDROOM / 1 BATH	28 UNITS	29 UNITS
2 BEDROOM / 1 BATH	4 UNITS	4 UNITS
2 BEDROOM / 2 BATH	51 UNITS	51 UNITS
3 BEDROOM / 2 BATH	16 UNITS	16 UNITS
TOTAL	199 UNITS	

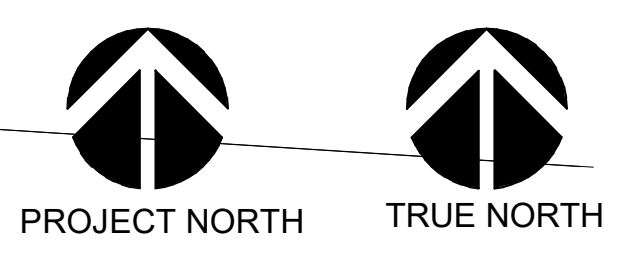
PARKING			
	REQUIRED		PROPOSED
RESIDENTIAL			
UNIT	1 PER DU	199	199
VISITORS (V)	0.25 PER DU	50	50
TOTAL VEHICULAR	249		249
PARKING TYPE			
SURFACE	106 SURFACE (42 %)		
UNDERGROUND	143 UNDERGROUND (57 %)		

SITE INFORMATION		
PROJECT DESCRIPTION	11 UNITS (16%) @ 3 BED 2 STORY DESIGN 11 UNITS (16%) @ 2 BED 3 STORY DESIGN 48 UNITS (68%) @ TYP 3 BED 3 STORY DESIGN	
TOTAL UNITS	70 UNITS	
CIVIC ADDRESS	2123 HECTOR ROAD	
MUNICIPALITY	CITY OF COMOX	
ZONING	RM 7.1	
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685	
Lot Area	22,985.95	m ²
Lot Area	2.29	Hectares
Frontage of Parcel	119.7	m
Parcel Depth	210	m
Parcel Coverage	9,680.5 (42%)	m ²
Delineated Environmental Area	3,174.12	m ²
Net Lot Area for Density Calculation in Bylaw	20,292.45	m ²
DENSITY (Net) as Defined in RM7.1	34.49 units per hectare	

PHASE 1 TOWNHOUSE DEVELOPMENT		
UNITS TYPES SUMMARY		
2-Storey / 3 Bedroom	11 UNITS	
3-Storey / 2 Bedroom	11 UNITS	
3-Storey / 3 Bedroom	48 UNITS	
TOTAL UNIT COUNT	70 UNITS	
PARKING		
	REQUIREMENT IN RM7.1	PROVIDED
TOWNHOUSE (TOTAL SPACE)	105 spaces (1.5 per dwelling unit)	140 spaces (2.0 per dwelling unit)
TOWNHOUSE (ENCLOSED)	53 enclosed spaces (50% of required)	70 spaces (1.0 per dwelling unit)
VISITOR PARKING (V)	18 spaces (0.25 per dwelling unit)	20 spaces (0.29 per dwelling unit)



1 SITE PLAN LAYOUT
1:500



SEYMOUR PACIFIC
DEVELOPMENTS LTD.
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE MAP:

PROJECT STATUS:
ISSUED FOR REVIEW

Revision Schedule		
No.	Description	Revision Date
A	ISSUED	05/02/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT ABC, T. 604.682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
HECTOR ROAD

PROJECT NUMBER:
VP ----

ADDRESS:
ASPEN ROAD
COMOX BC

DRAWING TITLE:
ZONING AMENDMENT

DRAWN BY: PD
CHECKED BY: TD
DATE: 05/02/2024
SCALE: As indicated

DRAWING #: **A1.10** REV #: **A**

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SITE MAP:

PROJECT STATUS:
ISSUED FOR REVIEW

Revision Schedule		
No.	Description	Revision Date
A	ISSUED	05/02/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT ABC, T. 604.652-6818

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PROJECT NAME:
HECTOR ROAD

PROJECT NUMBER:
VP ----

ADDRESS:
ASPEN ROAD
COMOX BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN +
LOT COVERAGE

DRAWN BY: PD
CHECKED BY: TD
DATE: 05/02/2024
SCALE: As indicated

DRAWING #: **A1.11** REV #: **A**



PHASE 2 - OPEN SPACE / IMPERVIOUS SURFACE		
TOTAL AREA	IMPERVIOUS AREA	OPEN / GREEN AREA
17,908.25 m ²	9,152.4 m ²	8,755.85 m ²
100 %	51 %	49 %

PHASE 1 - OPEN SPACE / IMPERVIOUS SURFACE		
TOTAL AREA	IMPERVIOUS AREA	OPEN / GREEN AREA
22,985.95 m ²	9,847.45 m ²	13,138.50 m ²
100 %	42.85 %	57.15 %

■ NATURAL AND RETAINED

■ LANDSCAPED AREA

1 CONCEPTUAL LANDSCAPE PLAN
1: 500

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PHASE 2 - 4-STOREY APARTMENT ELEVATIONS ALONG APSEN ROAD



PHASE 1 and 2 - 4-STOREY APARTMENT ELEVATIONS, PATHWAY and TOWNHOMES ALONG APSEN ROAD

SITE MAP:

PROJECT STATUS:
ISSUED FOR REVIEW

Revision Schedule		
No.	Description	Revision Date
A	ISSUED	05/02/2024

SEAL: **ABELEARCHITECTURE**
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HECTOR ROAD

PROJECT NUMBER:
VP ---

ADDRESS:
ASPEN ROAD
COMOX BC

DRAWING TITLE:
CONCEPTUAL RENDERS

DRAWN BY: Author

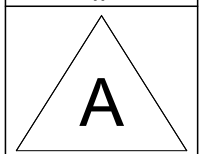
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DATE: 05/02/2024

SCALE:

DRAWING #: **A1.12**

REV #:





PHASE 1 - TOWNHOME ELEVATIONS ALONG APSEN ROAD



PHASE 1 - TOWNHOME ELEVATIONS ALONG APSEN ROAD

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DRAWING TITLE:
CONCEPTUAL RENDERS

DRAWN BY: Author

CHECKED BY: Checker

DATE: 05/02/2024

SCALE:

DRAWING #: **A1.13**

REV #:
A

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