SITE INFORMATION			
PROJECT DESCRIPTION	20-MULTIFAMILY RESIDENTIAL TOWNHOUSE (3 STOREY)		
TOTAL UNITS	80 UNITS		
ADAPTABLE UNITS	8 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		
PROPOSED LOT AREA PHASE 1	15 070 17m ²	2 05 ACDES	1 50 UECTABES
	15,979.17m ²	3.95 ACRES	1.59 HECTARES
DENSITY	20.25 DU / ACRE / 50.31 DU / HECTARES		

ZONING SUMMARY					
	REQU	IRED	PROPOSED		
MAX. BUILDING HEIGHT	3 STOF	3 STOREY		3 STOREY	
MIN. FRONT YARD S.B.	3.0	m	3.0	m	
MIN. REAR YARD S.B.	5.0	m	5.0	m	
MIN. SIDE YARD S.B.	5.0	m	5.0	m	
MIN. LOT AREA	No minimum	m²	-	m²	
MIN. LOT WIDTH	No minimum	m	-	m	
FLOOR AREA RATIO	MAX	MAX -		_	
PARCEL COVERAGE	MAX	MAX 75%		28.1%	

VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1.5 / UNIT	80	120	160
VISITORS	0.1 / UNIT	80	8	15
TOTAL PARKING STALLS	128	175		
OTHER PARKING PROVISION	S			
ACCESSIBLE TYPE A			8	8
SMALL CAR	MAX 25%		MAX 29	13
EV INSTALLED	-	_		
EV CAPABLE	-	_		
SURFACE PARKING	_	95		
GARAGE PARKING			_	80
BICYCLE PARKING				
CLASS I	N/A			
CLASS II	N/A			
CLASS I	-			

	BUILDING INFORMATION				
BUILDING	STORIES	UNIT#	OTHER	FOOTPRINT	GROSS BLDG AREA
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	2/3	4	-	248.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
-	3	4	-	209.0 m ²	575.0 m ²
TOTAL				4,492.0 m ²	11,500.0 m ²





Seymour Pacific

HOMES

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



PROJECT STATUS:

ISSUED FOR REVIEW

Revision Schedule

٥.	Description	Revision Date
	ISSUED FOR REVIEW	02/25/2025
	ISSUED FOR REVIEW	02/27/2025
	ISSUED FOR REVIEW	02/28/2025
	ISSUED FOR REVIEW	03/14/2025
	ISSUED FOR REVIEW	03/17/2025
	ISSUED FOR REVIEW	03/18/2025
	ISSUED FOR REVIEW	03/24/2025
	ISSUED FOR REVIEW	03/25/2025
	ISSUED FOR REVIEW	03/26/2025
	ISSUED FOR REVIEW	04/02/2025
	ISSUED FOR REVIEW	04/04/2025

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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

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, 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:

GLACIER REACH TOWNHOMES

PROJECT NUMBER:

VP2110

ADDRESS:

2123 HECTOR ROAD

DRAWING TITLE:

SITE PLAN - DESIGN CONCEPT

As indicated

DRAWN BY: PD CHECKED BY: -04/04/2025 DATE:

> SCALE: DRAWING #:

DC1.01

