



Arpeg Holdings LTD. Residential Rental Development

2181 Comox Avenue, Comox, BC



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	LAND SURVEY

PROJECT / CONSULTANT TEAM						
CLIENT ARPEG HOLDINGS LTD SUITE 436 - 1575 WEST GEORGIA ST. VANCOUVER B.C. TEL: 604.685.1521	ARCHITECT BFA STUDIO ARCHITECTS SUITE 600 - 355 BURRARD ST. VANCOUVER B.C. TEL: 604.662.8544	LANDSCAPE ARCHITECT PWL PARTNERSHIP 5TH FLOOR - 1201 WEST PENDER ST. VANCOUVER, BC V6E 2V2 TEL: 604-688-6111	ARBORIST CONSULTANT BROWNING ARBORIST CONSULTING 560-800,15355 24 AVE. SURREY, BC, V4A 2H9 TEL: 778-808-3730	GEOTECHNICAL CONSULTANT GEOPACIFIC CONSULTANTS SUITE 1779 - WEST 75TH AVENUE, VANCOUVER, BC, V6P 6P2 TEL: 604-439-0922	SURVEYOR MCELHANNEY 1211 RYAN ROAD COURTENAY, BC, V9N 3R6 TEL: 250-338-5495	

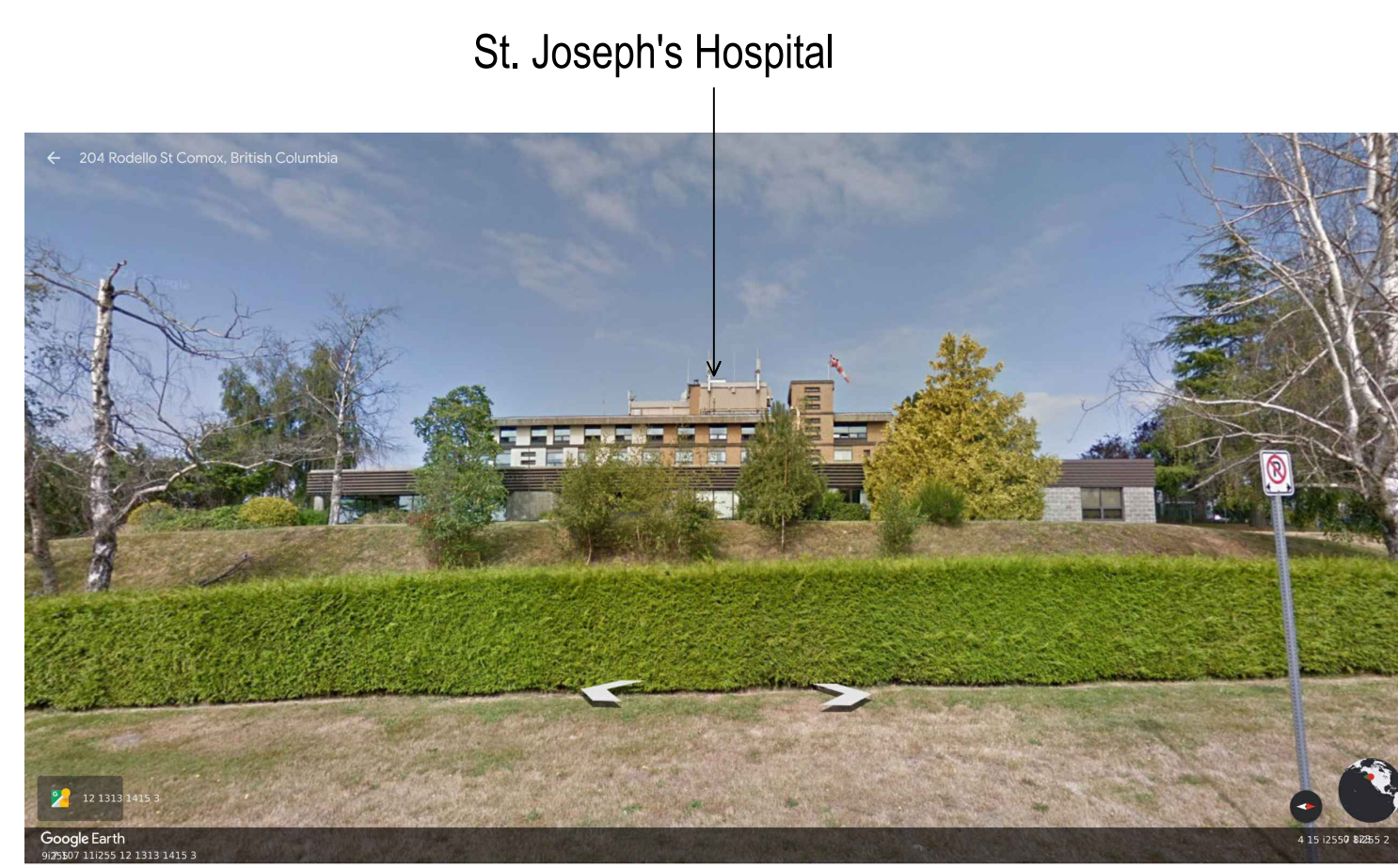
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CONCEPTUAL DESIGN
06 FEBRUARY 2026



① COMOX AVENUE - NORTH STREETScape



② MANOR DRIVE - WEST STREETScape



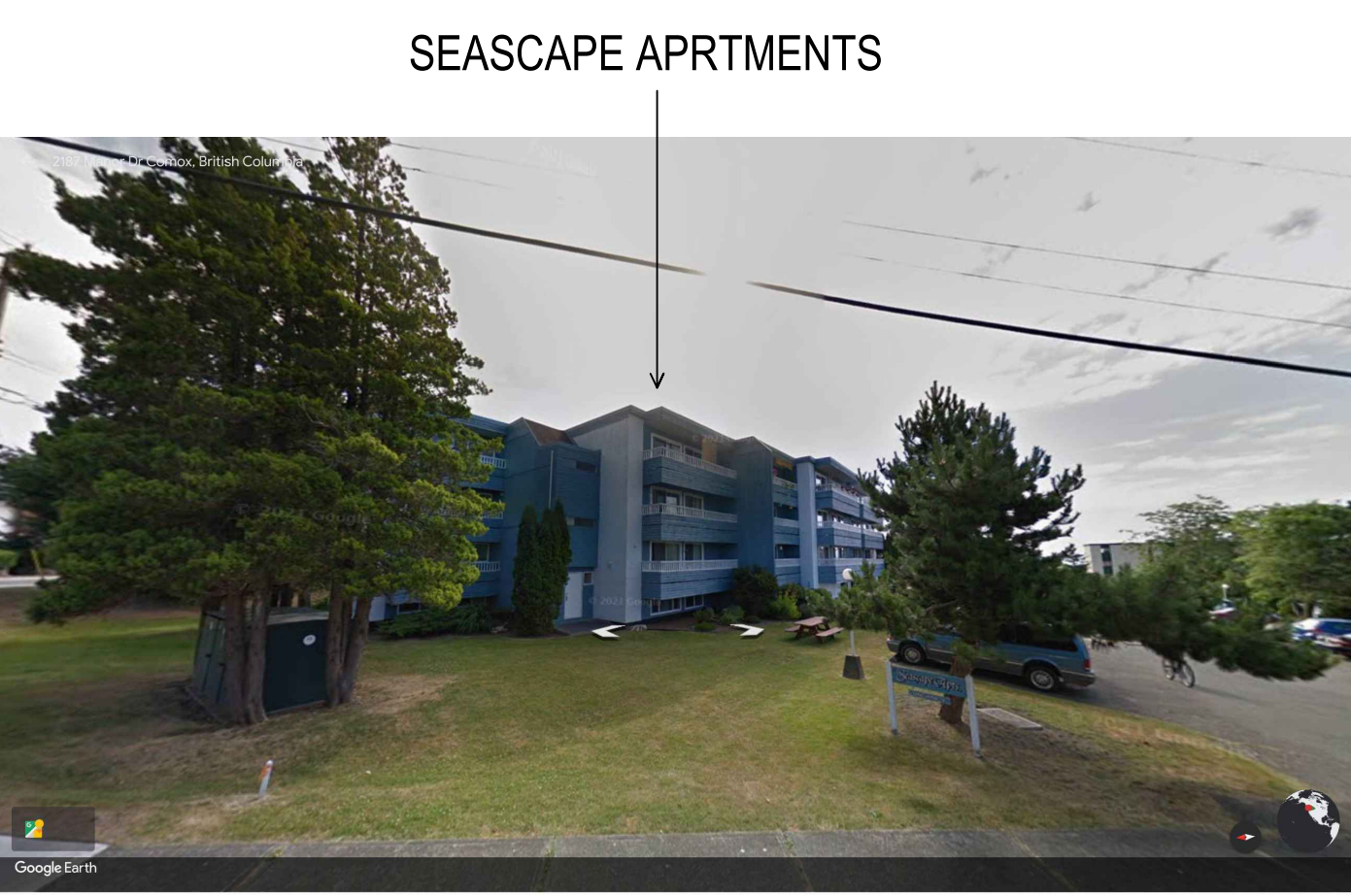
③ VIEW FROM RODELLO ST.



④ VIEW FROM COMOX AVENUE



⑤ VIEW FROM COMOX AVENUE



⑥ VIEW FROM MANOR DRIVE

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CLIENT
 PROJECT NO. 23538
 PROJECT
 RESIDENTIAL DEVELOPMENT
 2181 Comox Avenue,
 Comox, BC

DRAWING TITLE
 STREET VIEWS

SEAL

DRAWING NO.	REVISION
	-

A102

DATE NOV 2025 DRAWN -
 SCALE N.T.S. CHECKED -



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CLIENT



PROJECT NO. 23538

PROJECT
**RESIDENTIAL DEVELOPMENT
 2181 Comox Avenue,
 Comox, BC**

DRAWING TITLE
**3D RENDERINGS
 KEY PLAN**

SEAL

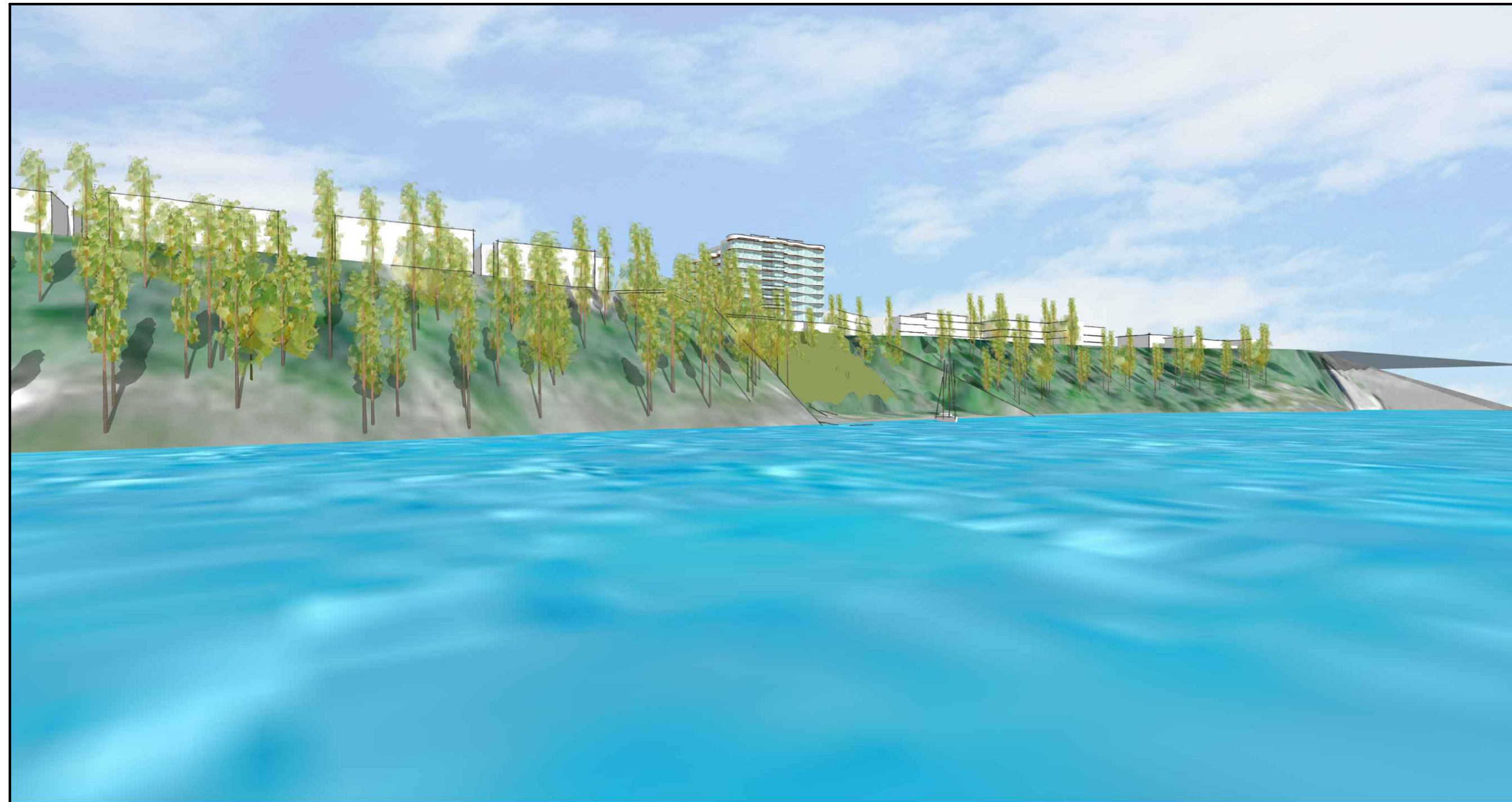
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A110

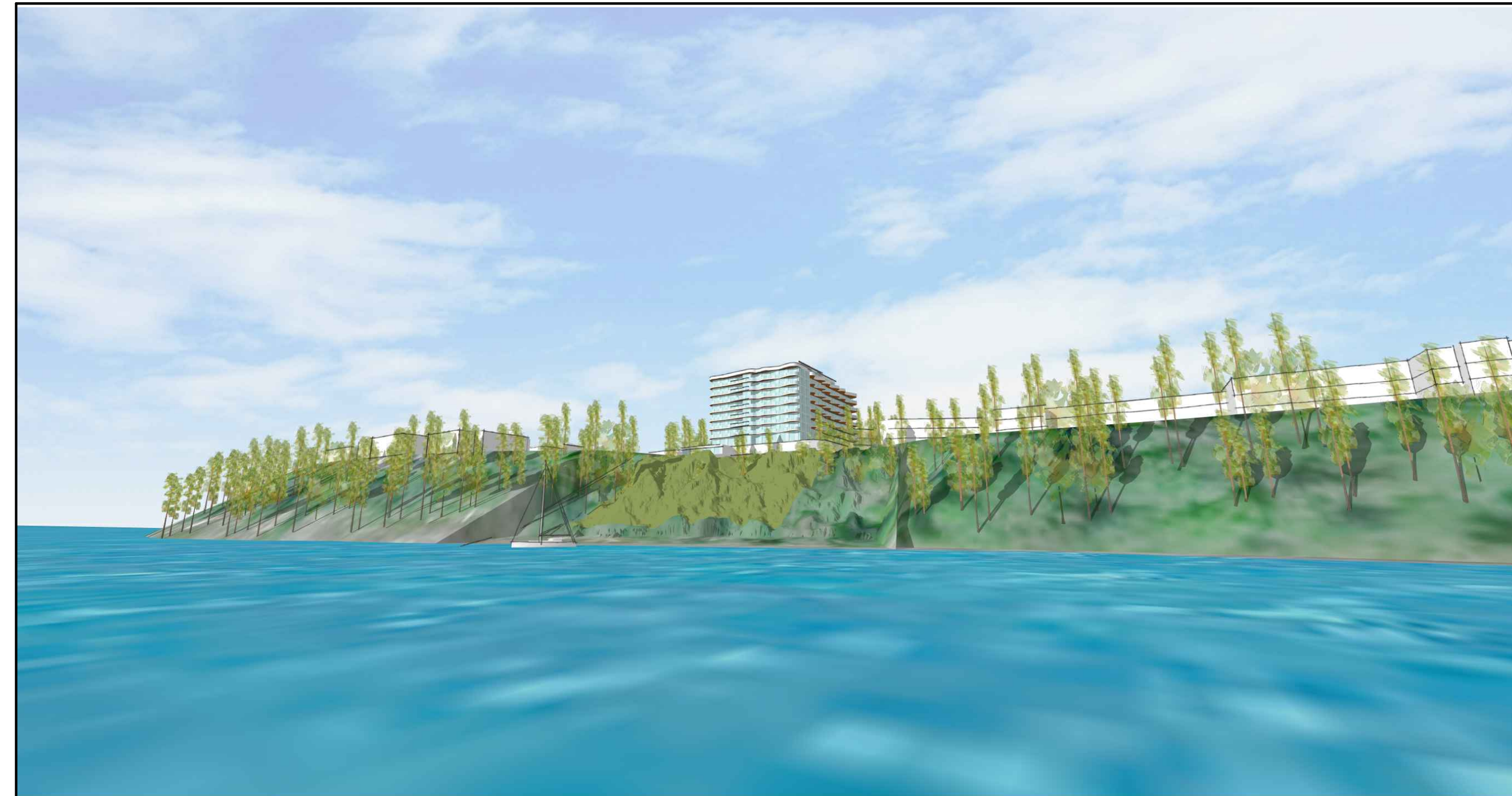
DATE	DRAWN
NOV 2025	-
SCALE	CHECKED
N.T.S	-

LEGEND

X VIEW LOCATION



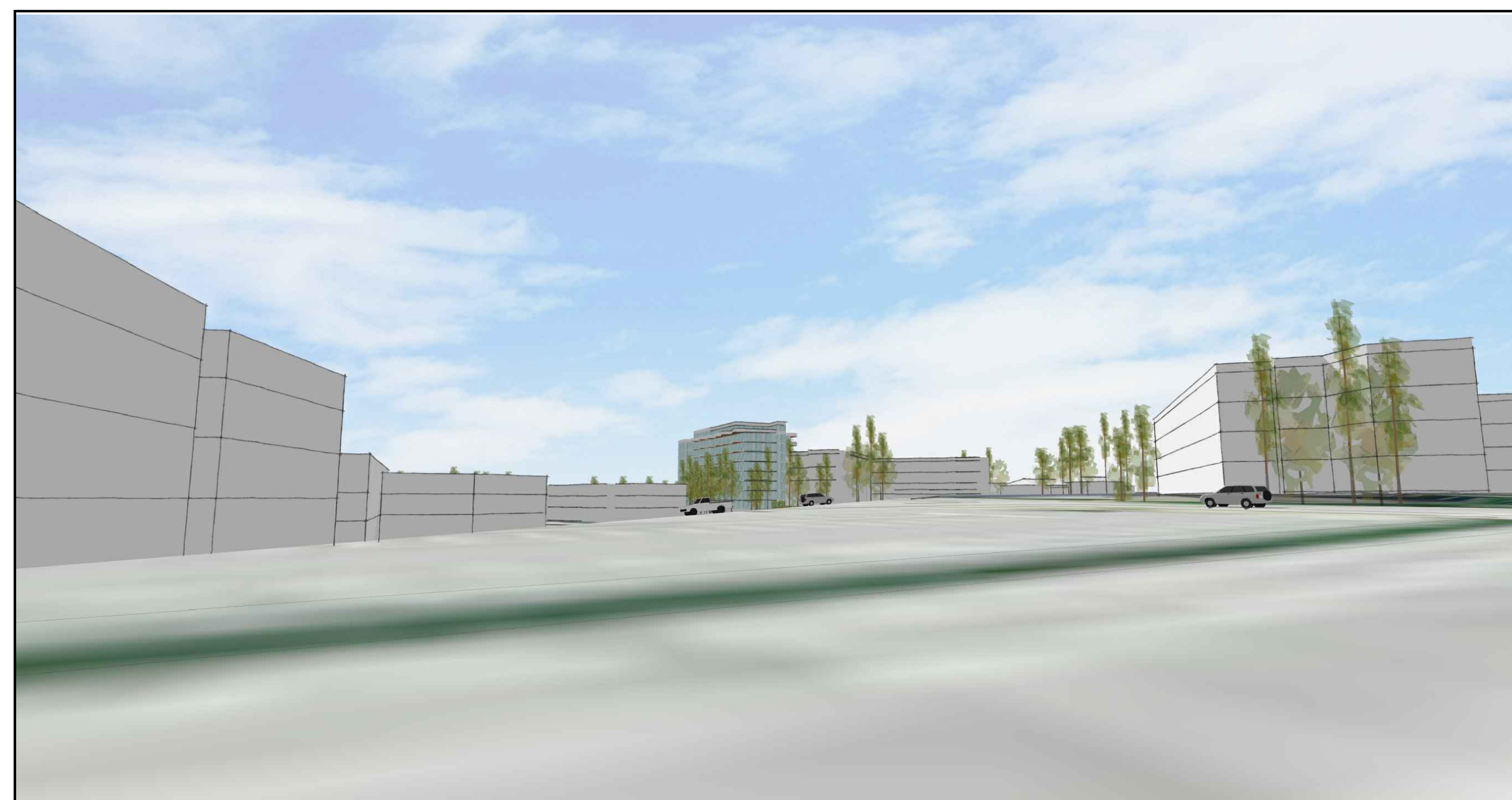
1 VIEW 1 (VIEW FROM SOUTH WEST)



2 VIEW 2 (VIEW FROM SOUTH EAST)



3 VIEW 3 (AERIAL VIEW FROM NORTH WEST)



4 VIEW 4 (AERIAL VIEW FROM NORTH EAST)

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 2181 Comox Avenue,
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DRAWING TITLE
 3D RENDERINGS

SEAL

DRAWING NO.	REVISION

A111

DATE	DRAWN
NOV 2025	-
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N.T.S	-

NOTE: ROOF ELEVATIONS OF NON SURVEYED BUILDINGS ARE APPROXIMATE

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DRAWING TITLE
3D RENDERINGS

SEAL

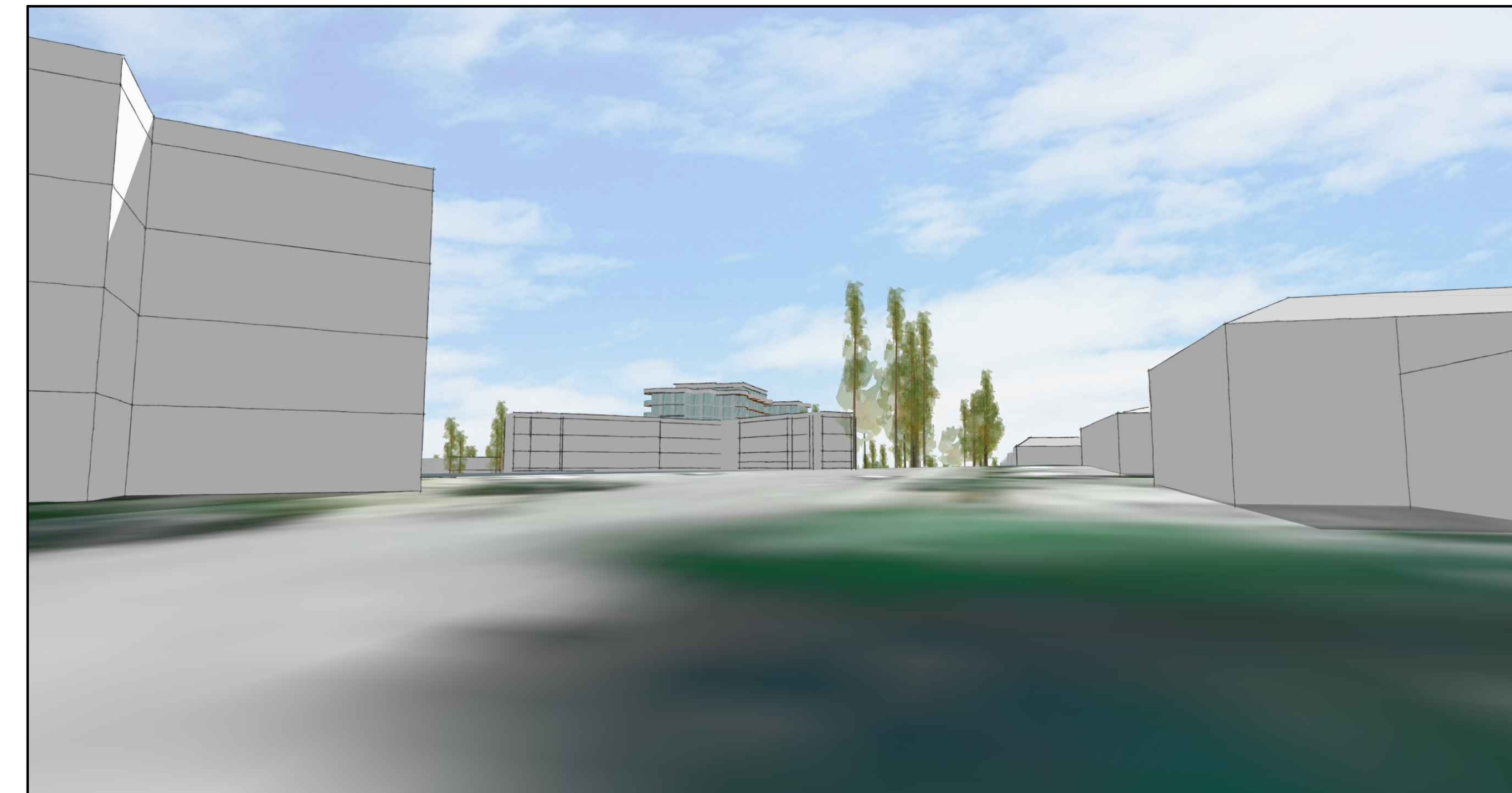
DRAWING NO.	REVISION

A112

DATE	DRAWN
NOV 2025	-
SCALE	CHECKED
N.T.S	-



5 VIEW 5 (VIEW FROM NORTH WEST - MANOR DRIVE)



6 VIEW 6 (VIEW FROM NORTH WEST- COMOX AVENUE)



7 VIEW 7 (VIEW FROM NORTH EAST - COMOX AVENUE)



8 VIEW 8 (VIEW FROM EAST - PIONEER PARK)

NOTE: ROOF ELEVATIONS OF NON SURVEYED BUILDINGS ARE APPROXIMATE



① 21 MARCH / SEPTEMBER 10 AM



② 21 MARCH / SEPTEMBER 12 PM



① 21 MARCH / SEPTEMBER 02 PM



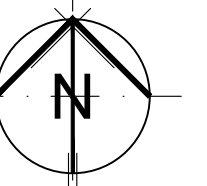
② 21 MARCH / SEPTEMBER 04 PM

LEGEND	
	PROPERTY LINE
	SHADOW OF PROPOSED DEVELOPMENT
NOTE: 1. SHADOW OF EXISTING TREES NOT SHOWN	

REVISIONS

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PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

DRAWING TITLE
SHADOW ANALYSIS

SEAL

DRAWING NO. REVISION

A113

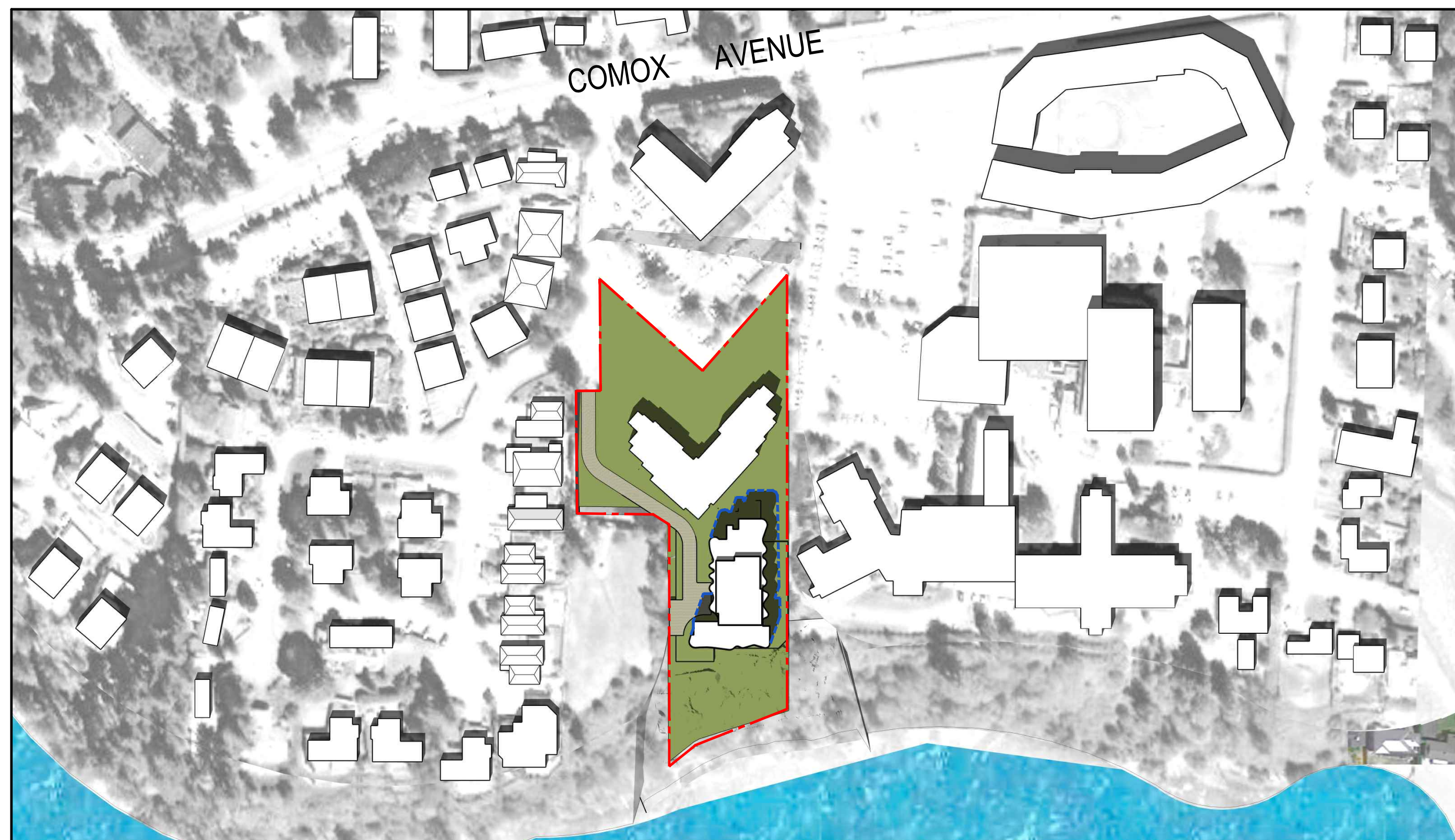
DATE NOV 2025 DRAWN -
SCALE N.T.S. CHECKED -



① 21 JUNE 10 AM



② 21 JUNE 12 PM



① 21 JUNE 02 PM

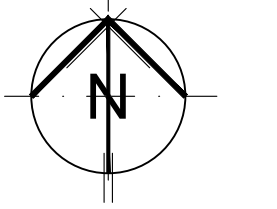


② 21 JUNE 04 PM

LEGEND	
	PROPERTY LINE
	SHADOW OF PROPOSED DEVELOPMENT
NOTE: 1. SHADOW OF EXISTING TREES NOT SHOWN	

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2181 Comox Avenue,
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DRAWING TITLE
SHADOW ANALYSIS

SEAL

DRAWING NO. REVISION

A114

DATE NOV 2025 DRAWN -
SCALE N.T.S. CHECKED -



① 21 DEC 10 AM



② 21 DEC 12 PM



① 21 DEC 02 PM

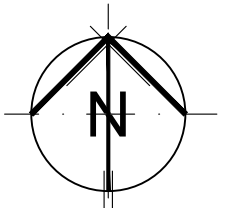


② 21 DEC 04 PM

LEGEND	
	PROPERTY LINE
	SHADOW OF PROPOSED DEVELOPMENT
NOTE: 1. SHADOW OF EXISTING TREES NOT SHOWN	

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2181 Comox Avenue,
Comox, BC

DRAWING TITLE
SHADOW ANALYSIS

SEAL

DRAWING NO. REVISION

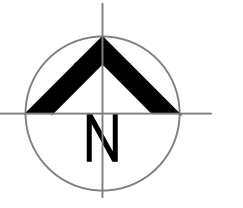
A115

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06 FEBRUARY 2026

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PROJECT NO. 23538

PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

DRAWING TITLE

SITE PLAN

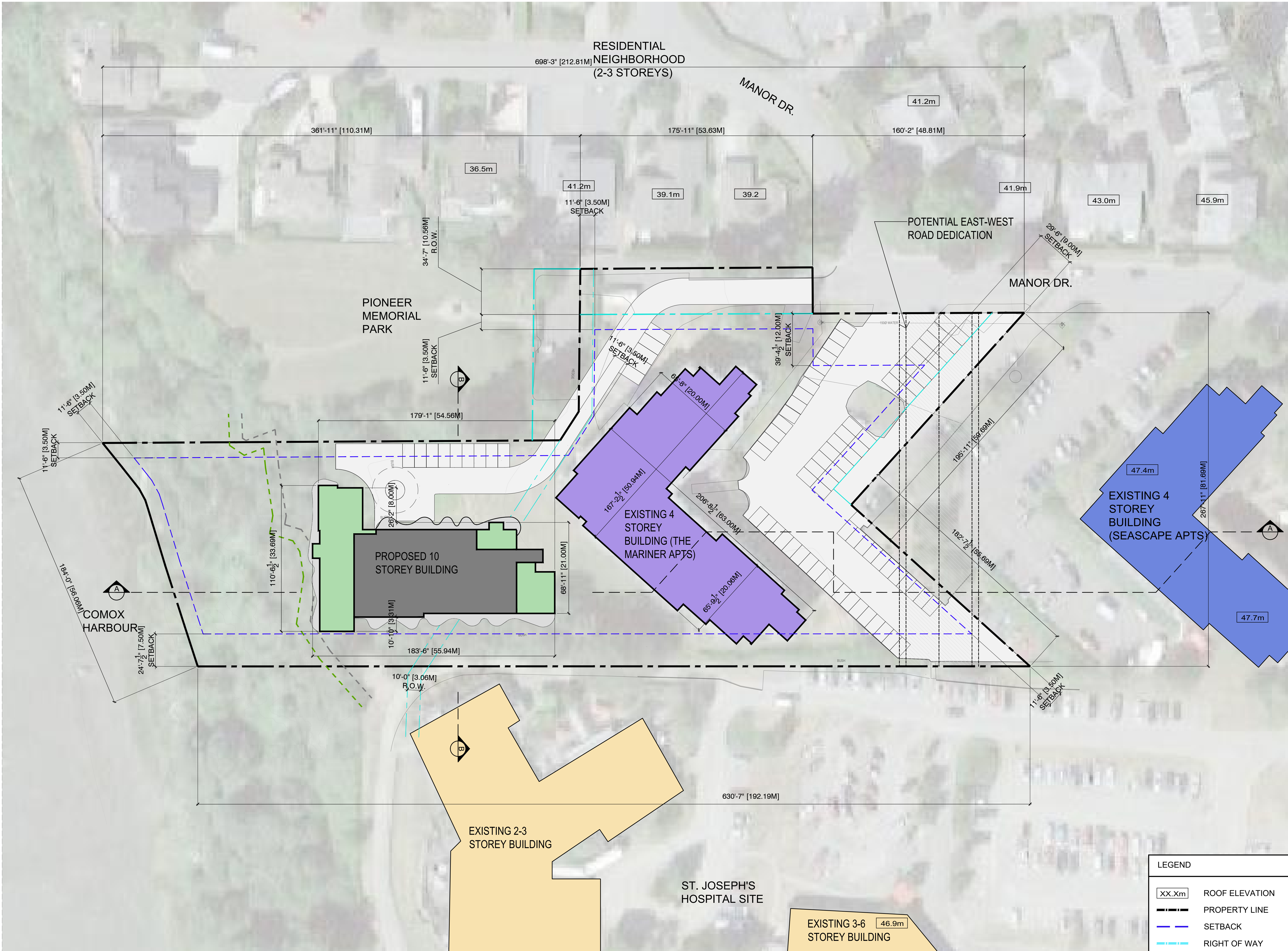
SEAL

DRAWING NO. REVISION

A200

DATE NOV 2025 DRAWN -
SCALE 1/64"=1'-0" CHECKED -

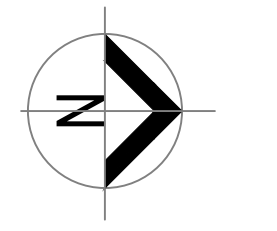
LEGEND	
XX.Xm	ROOF ELEVATION
---	PROPERTY LINE
---	SETBACK
---	RIGHT OF WAY



LEGEND	
XX.Xm	ROOF ELEVATION
---	PROPERTY LINE
---	SETBACK
---	RIGHT OF WAY

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 06 FEBRUARY 2026

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PROJECT NO. 23538

PROJECT
 RESIDENTIAL DEVELOPMENT
 2181 Comox Avenue,
 Comox, BC

DRAWING TITLE
 BASE PLAN

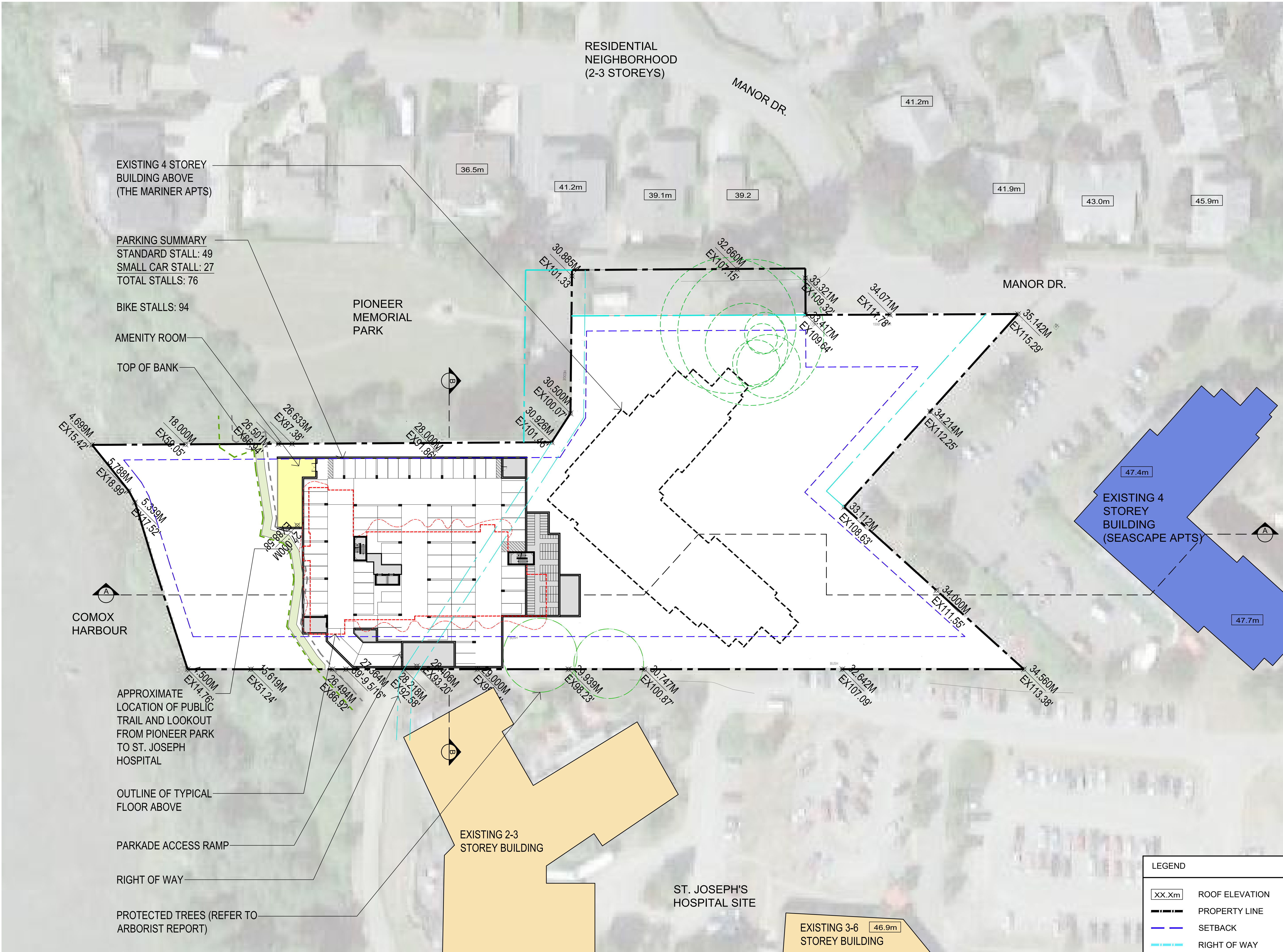
SEAL

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A201

DATE NOV 2025
 SCALE 1/32"=1'-0"

DRAWN -
 CHECKED -



EXISTING 4 STOREY BUILDING ABOVE (THE MARINER APTS)

PARKING SUMMARY
STANDARD STALL: 49
SMALL CAR STALL: 27
TOTAL STALLS: 76

BIKE STALLS: 94

AMENITY ROOM

TOP OF BANK

PIONEER MEMORIAL PARK

COMOX HARBOUR

APPROXIMATE LOCATION OF PUBLIC TRAIL AND LOOKOUT FROM PIONEER PARK TO ST. JOSEPH HOSPITAL

OUTLINE OF TYPICAL FLOOR ABOVE

PARKADE ACCESS RAMP

RIGHT OF WAY

PROTECTED TREES (REFER TO ARBORIST REPORT)

RESIDENTIAL NEIGHBORHOOD (2-3 STOREYS)

MANOR DR.

EXISTING 2-3 STOREY BUILDING

ST. JOSEPH'S HOSPITAL SITE

EXISTING 3-6 STOREY BUILDING

LEGEND	
XX.Xm	ROOF ELEVATION
---	PROPERTY LINE
---	SETBACK
---	RIGHT OF WAY

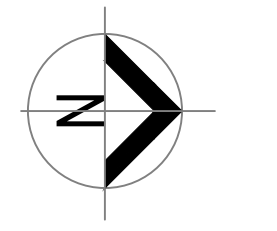
BFA studio architects

600 - 355 Burrard Street
Vancouver, BC V6C 2G8
www.besharatfairs.com

T 604 662 8544
F 604 662 4060
info@besharatfairs.com

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06 FEBRUARY 2026

CLIENT
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PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

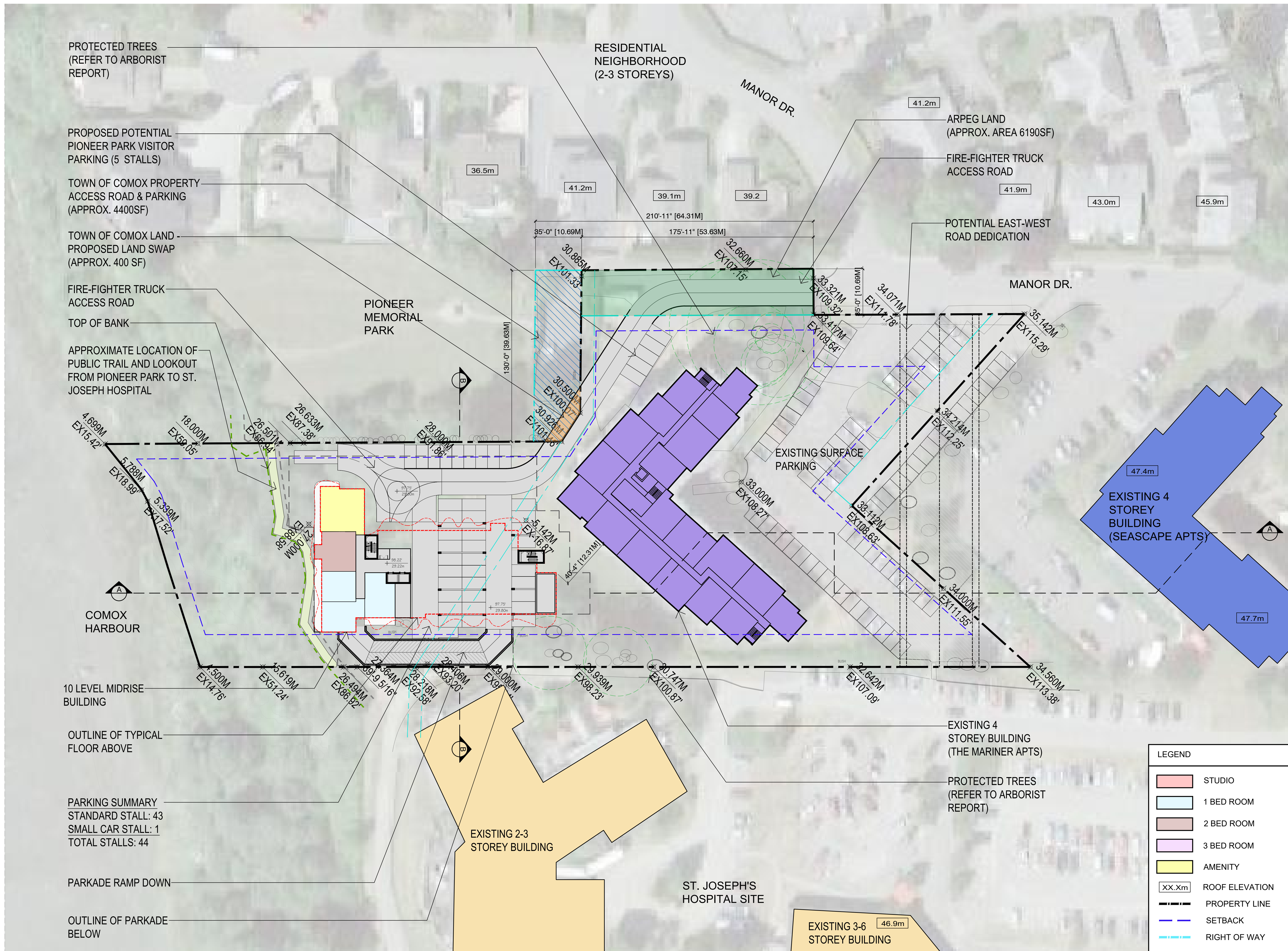
DRAWING TITLE
PARKING / LEVEL 1
FLOOR PLAN

SEAL

DRAWING NO. REVISION

A202

DATE NOV 2025
SCALE 1/32"=1'-0"
DRAWN -
CHECKED -



PROTECTED TREES
(REFER TO ARBORIST
REPORT)

PROPOSED POTENTIAL
PIONEER PARK VISITOR
PARKING (5 STALLS)

TOWN OF COMOX PROPERTY
ACCESS ROAD & PARKING
(APPROX. 4400SF)

TOWN OF COMOX LAND -
PROPOSED LAND SWAP
(APPROX. 400 SF)

FIRE-FIGHTER TRUCK
ACCESS ROAD

TOP OF BANK

APPROXIMATE LOCATION OF
PUBLIC TRAIL AND LOOKOUT
FROM PIONEER PARK TO ST.
JOSEPH HOSPITAL

COMOX
HARBOUR

10 LEVEL MIDRISE
BUILDING

OUTLINE OF TYPICAL
FLOOR ABOVE

PARKING SUMMARY
STANDARD STALL: 43
SMALL CAR STALL: 1
TOTAL STALLS: 44

PARKADE RAMP DOWN

OUTLINE OF PARKADE
BELOW

RESIDENTIAL
NEIGHBORHOOD
(2-3 STOREYS)

MANOR DR.

ARPEG LAND
(APPROX. AREA 6190SF)

FIRE-FIGHTER TRUCK
ACCESS ROAD

POTENTIAL EAST-WEST
ROAD DEDICATION

MANOR DR.

EXISTING SURFACE
PARKING

EXISTING 4
STOREY
BUILDING
(SEASCAPE APTS)

EXISTING 4
STOREY BUILDING
(THE MARINER APTS)

PROTECTED TREES
(REFER TO ARBORIST
REPORT)

EXISTING 2-3
STOREY BUILDING

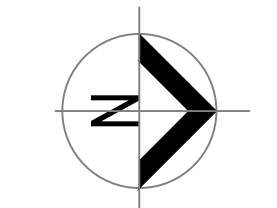
ST. JOSEPH'S
HOSPITAL SITE

EXISTING 3-6
STOREY BUILDING

LEGEND	
[Pink Box]	STUDIO
[Light Blue Box]	1 BED ROOM
[Light Purple Box]	2 BED ROOM
[Yellow Box]	3 BED ROOM
[Orange Box]	AMENITY
[XX.Xm]	ROOF ELEVATION
[Dashed Line]	PROPERTY LINE
[Blue Dashed Line]	SETBACK
[Cyan Dashed Line]	RIGHT OF WAY

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PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

DRAWING TITLE
LEVEL 2
FLOOR PLAN

SEAL

DRAWING NO.	REVISION

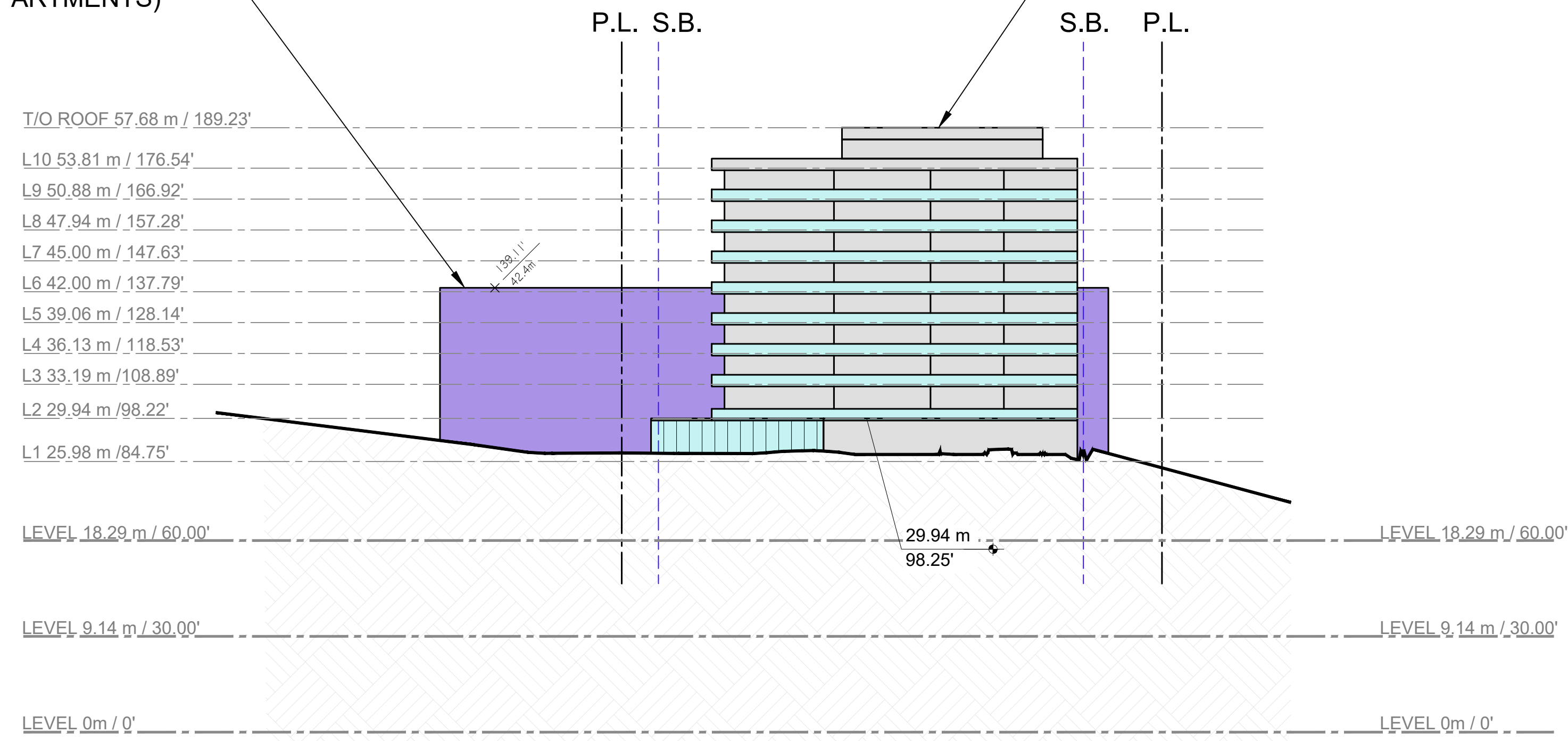
A203

DATE NOV 2025
SCALE 1/32"=1'-0"

DRAWN -
CHECKED -

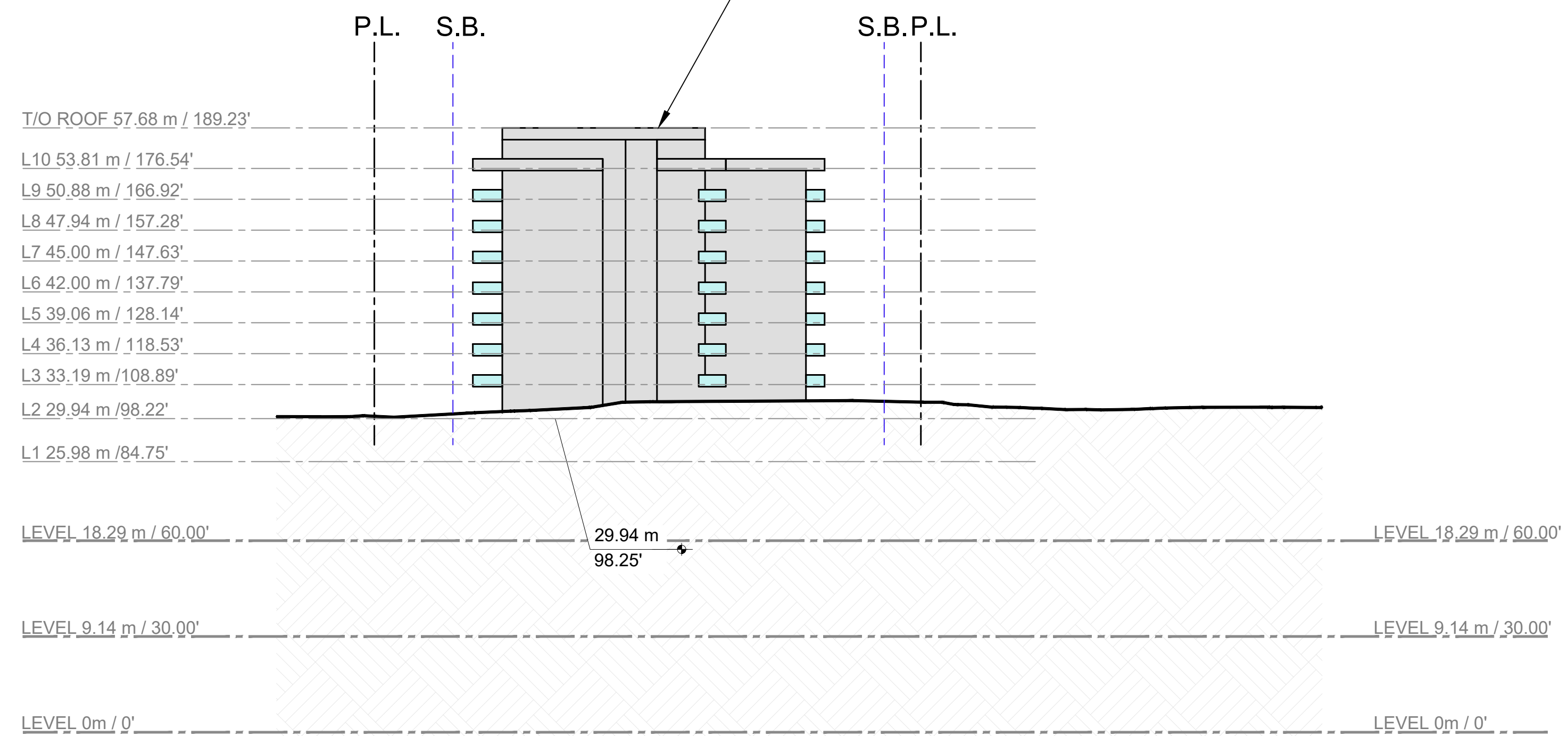
EXISTING 4 STOREY
RESIDENTIAL BUILDING
(THE MARINER APARTMENTS)

PROPOSED 10 STOREY
RESIDENTIAL MIDRISE



① SOUTH ELEVATION

PROPOSED 10 STOREY
RESIDENTIAL MIDRISE



② NORTH ELEVATION

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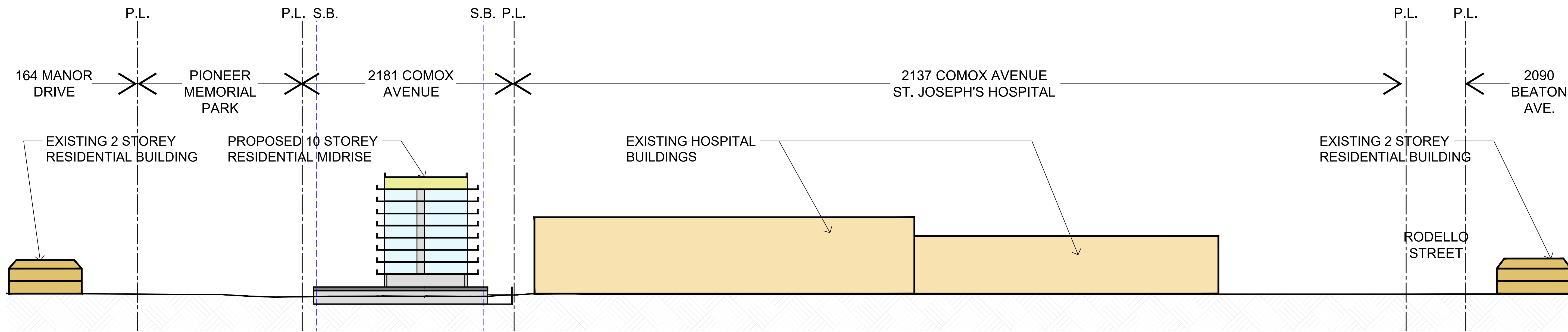
DRAWING TITLE
SOUTH AND NORTH
ELEVATION

SEAL

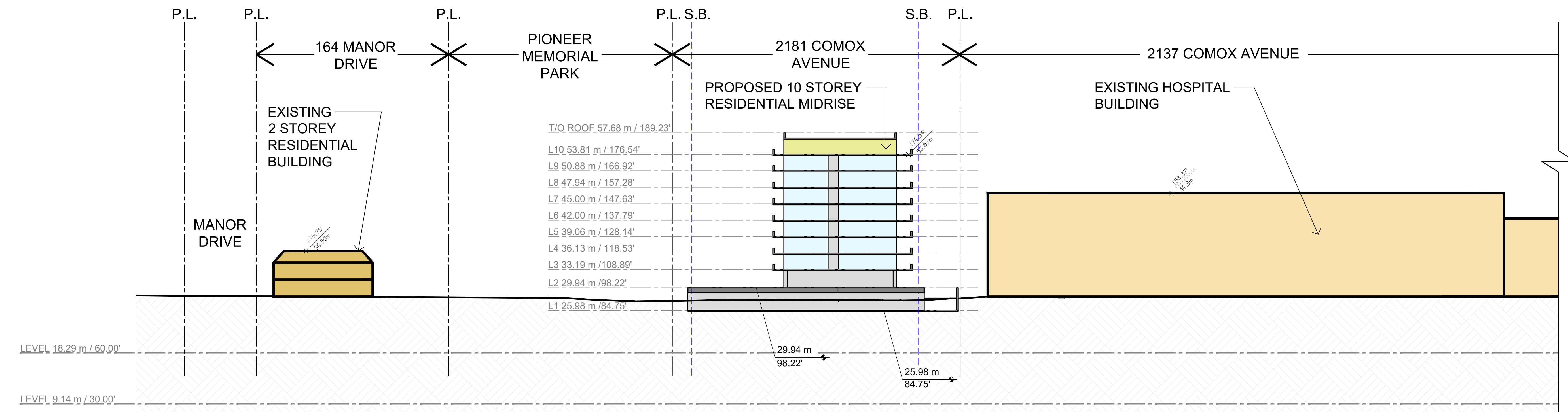
DRAWING NO.	REVISION

A402

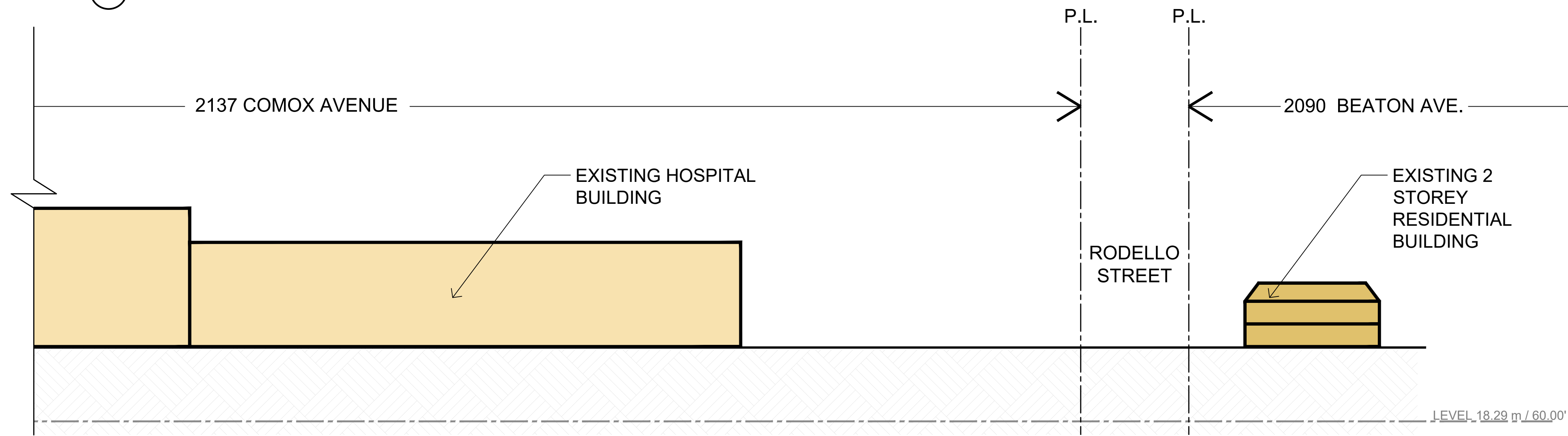
DATE	DRAWN
NOV 2025	-
SCALE	CHECKED
1/32" = 1'-0"	-



1 SECTION BB - KEY PLAN
N.T.S.



2 SECTION BB - WEST



3 SECTION BB - EAST

REVISIONS		
NO.	DESCRIPTION	DATE

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PRELIMINARY
ISSUED FOR
OCP AMENDMENT
CONCEPTUAL DESIGN
06 FEBRUARY 2026



CLIENT
PROJECT NO. 23538
PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

DRAWING TITLE
SECTION BB

SEAL

DRAWING NO. REVISION

A502

DATE NOV 2025
SCALE 1/32" = 1'-0" U.N.O.
DRAWN
CHECKED

PROTECTED TREES (REFER TO ARBORIST REPORT)

EXISTING 4 STOREY BUILDING ABOVE

R.O.W.

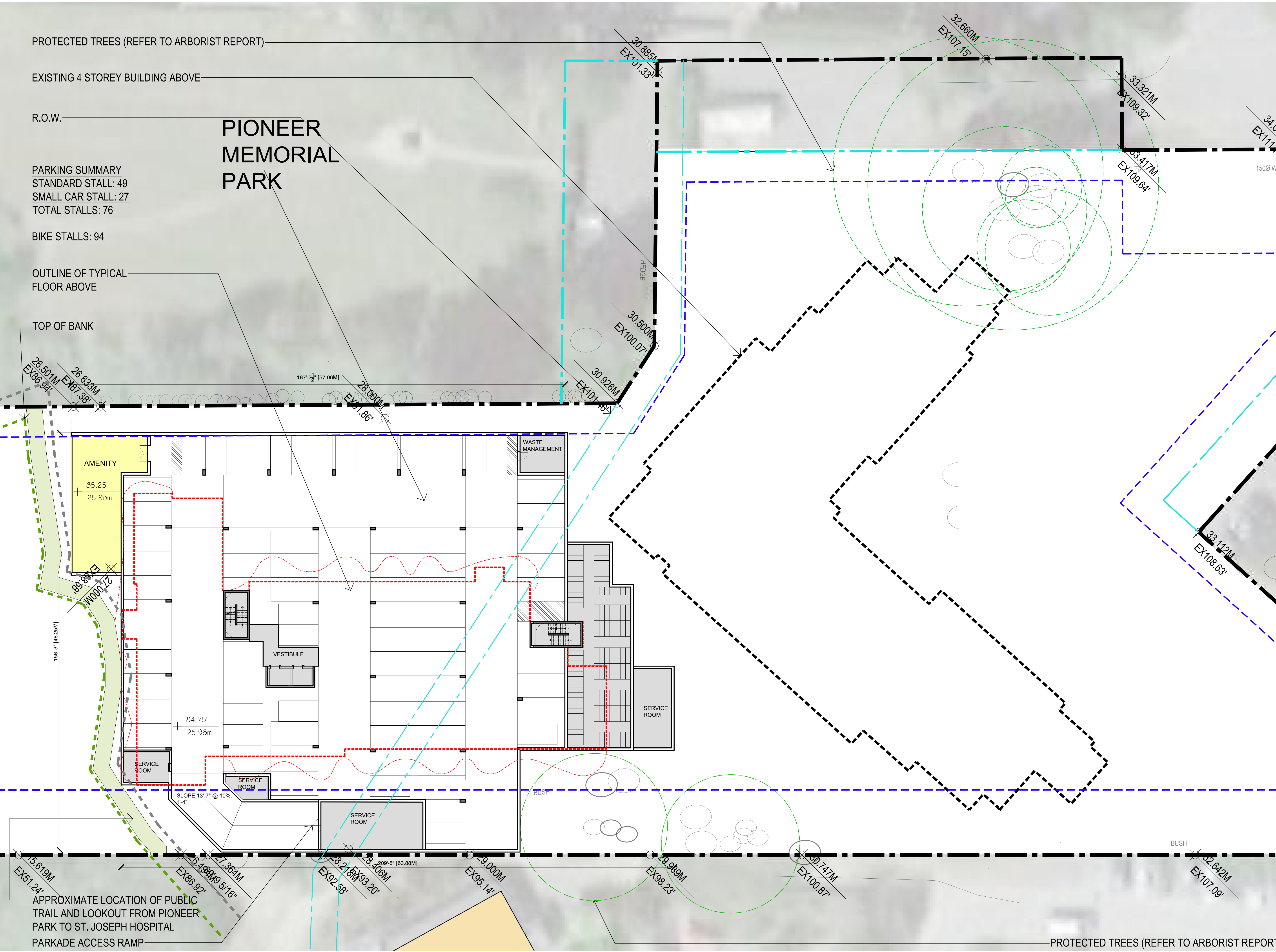
PARKING SUMMARY
STANDARD STALL: 49
SMALL CAR STALL: 27
TOTAL STALLS: 76

BIKE STALLS: 94

OUTLINE OF TYPICAL FLOOR ABOVE

TOP OF BANK

PIONEER MEMORIAL PARK

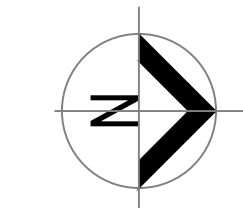


APPROXIMATE LOCATION OF PUBLIC TRAIL AND LOOKOUT FROM PIONEER PARK TO ST. JOSEPH HOSPITAL PARKADE ACCESS RAMP

PROTECTED TREES (REFER TO ARBORIST REPORT)

REVISIONS		
NO.	DESCRIPTION	DATE

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06 FEBRUARY 2026

CLIENT



PROJECT NO. 23538

PROJECT
RESIDENTIAL DEVELOPMENT
2181 Comox Avenue,
Comox, BC

DRAWING TITLE

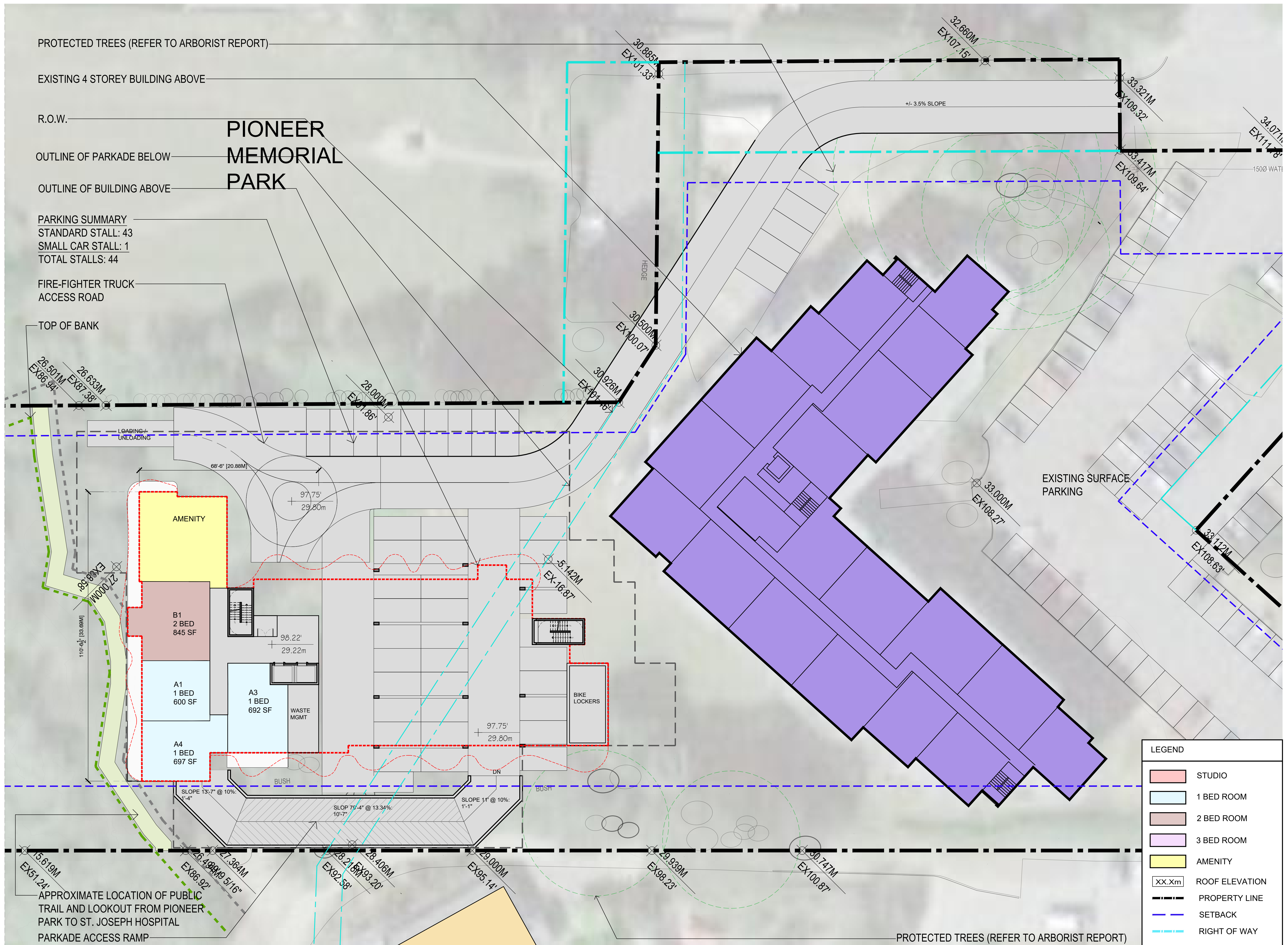
ENLARGED PARKING / LEVEL 1
FLOOR PLAN

SEAL

DRAWING NO. REVISION

A601

DATE	DRAWN
NOV 2025	-
SCALE	CHECKED
1/16"=1'-0"	-



PROTECTED TREES (REFER TO ARBORIST REPORT)

EXISTING 4 STOREY BUILDING ABOVE

R.O.W.

OUTLINE OF PARKADE BELOW

OUTLINE OF BUILDING ABOVE

PARKING SUMMARY
 STANDARD STALL: 43
 SMALL CAR STALL: 1
 TOTAL STALLS: 44

FIRE-FIGHTER TRUCK
 ACCESS ROAD

TOP OF BANK

PIONEER
 MEMORIAL
 PARK

EXISTING SURFACE
 PARKING

APPROXIMATE LOCATION OF PUBLIC
 TRAIL AND LOOKOUT FROM PIONEER
 PARK TO ST. JOSEPH HOSPITAL
 PARKADE ACCESS RAMP

PROTECTED TREES (REFER TO ARBORIST REPORT)

LEGEND	
	STUDIO
	1 BED ROOM
	2 BED ROOM
	3 BED ROOM
	AMENITY
	ROOF ELEVATION
	PROPERTY LINE
	SETBACK
	RIGHT OF WAY

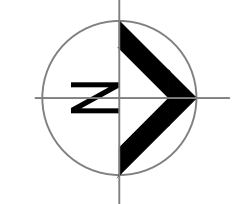
BFA studio
 architects

600 - 355 Burrard Street
 Vancouver, BC V6C 2G8
 www.besharatfiars.com

T 604 662 8544
 F 604 662 4060
 info@besharatfiars.com

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 ISSUED FOR
 OCP AMENDMENT
 CONCEPTUAL DESIGN
 06 FEBRUARY 2026

CLIENT

PROJECT NO. 23538
 PROJECT
 RESIDENTIAL DEVELOPMENT
 2181 Comox Avenue,
 Comox, BC

DRAWING TITLE
 ENLARGED LEVEL 2
 FLOOR PLAN

SEAL

DRAWING NO. REVISION

A602

DATE NOV 2025
 SCALE 1/16"=1'-0"

DRAWN -
 CHECKED -

