



NORTH ARROW:



OWNER/CLIENT:

NO.	ISSUE	DATE
2	RE-ISSUED FOR RZ & OCP	2026/04/14
1	ISSUED FOR RZ & OCP	2025/12/09
NO.	ISSUE	YYYY/MM/DD

SEAL:

CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jackie Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**CEDAR AVE  
MULTIFAMILY  
RESIDENTIAL**

PROJECT ADDRESS:  
1533 CEDAR AVE, COMOX, B.C.

DRAWING TITLE:

**PROJECT STATISTICS**

PROJECT NO: 24074 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: NB

DWG NO: **A001**

REVISION NO.2	DATE:	APRIL 14, 2026
---------------	-------	----------------

SITE INFORMATION		
LEGAL DESCRIPTION	LOT 4, PLAN VIP6138, SECTION 76, COMOX LAND DISTRICT, EXCEPT PLAN 16270	
CIVIC ADDRESS	1533 CEDAR AVE, COMOX, B.C.	
ZONE	R1 EXISTING	PROPOSED RM-2
LOT AREA - POST DEDICATION (M <sup>2</sup> )	MIN 1,500M <sup>2</sup>	8,058.33
PARKLAND DEDICATION AREA (M <sup>2</sup> )	40.5% OF PRE-DEDICATED SITE AREA	5,478.56
LOT WIDTH (M)	MIN 30M	273.83' (83.46M)
LOT COVERAGE	MAX 50%	23.59%
INCL. IMPERVIOUS SURFACES	MAX 60%	60.80%
INDOOR AMENITY AREA (M <sup>2</sup> )	MIN 0.5M <sup>2</sup> / UNIT = 44M <sup>2</sup>	79.53
OUTDOOR AMENITY AREA (M <sup>2</sup> )	MIN 3M <sup>2</sup> / UNIT = 264M <sup>2</sup>	419.83
GROSS FLOOR AREA (M <sup>2</sup> )		7,265.20
FLOOR AREA RATIO	MAX 1.6	0.90
DENSITY (UNITS/HA)	MIN 55 UNITS / HA	109.2
AVERAGE GRADE - BUILDING A		91.06' (27.76M)
AVERAGE GRADE - BUILDING B		87.88' (26.79M)
BUILDING HEIGHT - BUILDING A	MAX 16.0M / 4-STORIES	46.69' (14.23M) / 4-STORIES
BUILDING HEIGHT - BUILDING B	MAX 16.0M / 4-STORIES	47.87' (14.59M) / 4-STORIES
BUILDING LENGTH		169.65' (51.71M)
SETBACKS	FRONT: NORTH	MIN 4.5M 16.83' (5.13M)
	REAR: SOUTH	MIN 5.0M 19.77' (6.02M)
	SIDE: WEST	MIN 3.5M 69.85' (21.29M)
	SIDE: EAST	MIN 3.5M 2.73' (0.83M)

BUILDING DATA			
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	UNIT AREA (M <sup>2</sup> )
UNIT A	1 BED	24 / 27.3%	55.28
UNIT B	1 BED + DEN	18 / 20.5%	60.48
UNIT C	2 BED	38 / 43.2%	80.36
UNIT D	3 BED	8 / 9.1%	86.86
<b>TOTAL RES</b>		<b>88</b>	

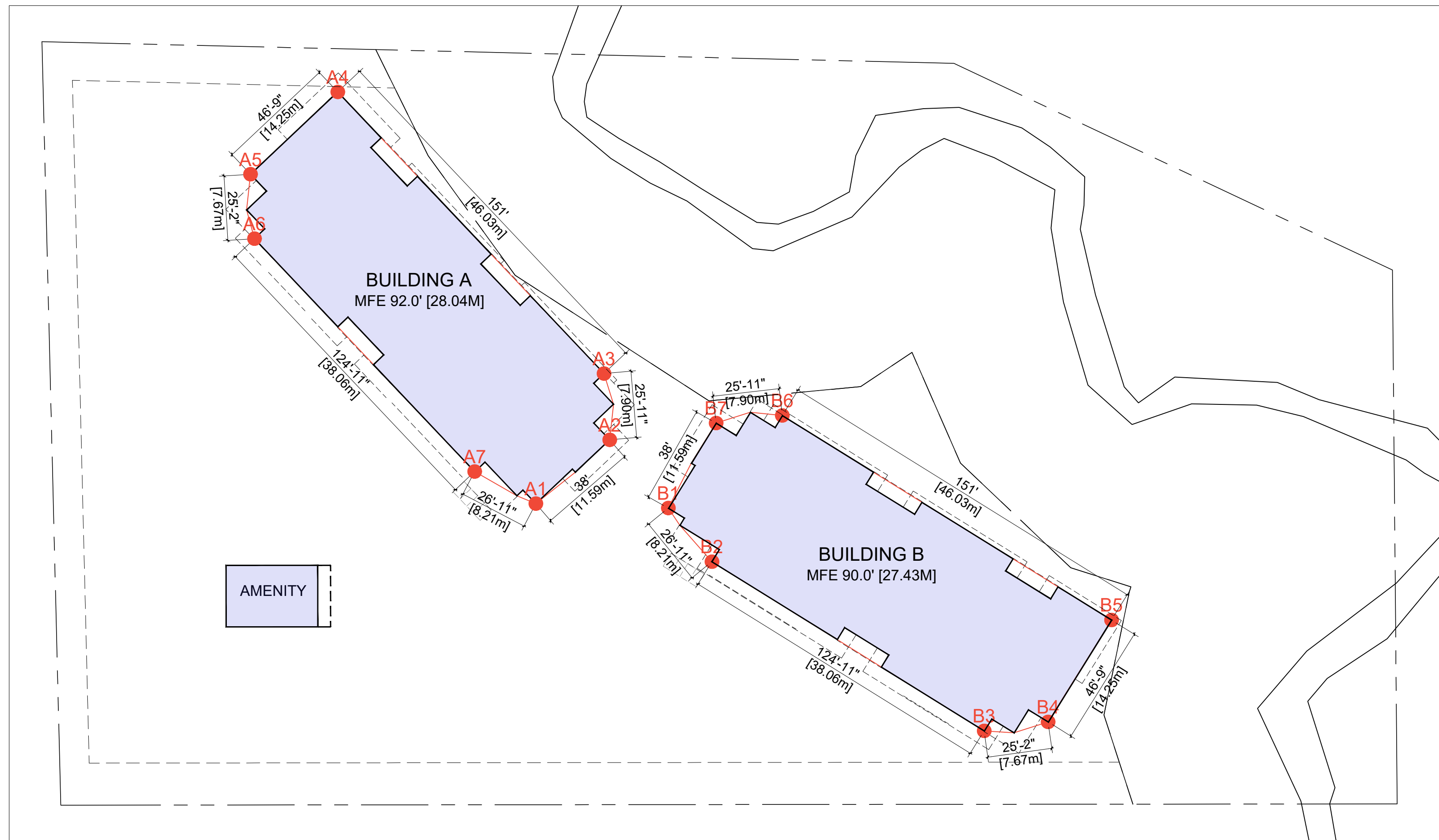
UNIT MIX (TOTAL 88)			
	BUILDING A	BUILDING B	TOTAL SITE
STUDIO	0	0	0 UNITS / 0%
1 BED	12	12	24 UNITS / 27.3%
1 BED + DEN	9	9	18 UNITS / 20.5%
2 BED	19	19	38 UNITS / 43.2%
3 BED	4	4	8 UNITS / 9.1%
NOTE: MIN 10% UNITS TO BE ADAPTABLE			

BUILDING AREA (M <sup>2</sup> )			
BUILDING A	UNITS	NET FLOOR AREA (M <sup>2</sup> )	GROSS FLOOR AREA (M <sup>2</sup> )
LEVEL 1	11	755.86	910.73
LEVEL 2-4	11	775.83	907.29
<b>BUILDING A TOTAL</b>	<b>44</b>	<b>3,083.36</b>	<b>3,632.60</b>
BUILDING B	UNITS	NET FLOOR AREA (M <sup>2</sup> )	GROSS FLOOR AREA (M <sup>2</sup> )
LEVEL 1	11	755.86	910.73
LEVEL 2-4	11	775.83	907.29
<b>BUILDING B TOTAL</b>	<b>44</b>	<b>3,083.36</b>	<b>3,632.60</b>
<b>TOTAL FLOOR AREA</b>	<b>88 UNITS</b>	<b>6,166.72</b>	<b>7,265.20</b>

PROPOSED PARKING		
SURFACE PARKING		110 STALLS
SMALL CARS (INCLUDED)	MAX 35% = 38 STALLS	33 STALLS
VISITOR STALLS (INCLUDED)	MIN REQUIRED = 22 STALLS	19 STALLS
ACCESSIBLE STALL (INCLUDED)	MIN REQUIRED = 3 STALLS	2 STALLS
EV PARKING (INCLUDED)	MIN REQUIRED = 6 STALLS	5 STALLS

REQUIRED PARKING			
TYPE	UNITS	RATE	REQUIRED STALLS
APARTMENT	88	1.00 STALLS / UNIT	88.0 STALLS
VISITOR	88	0.25 STALLS / UNIT	22.0 STALLS
<b>TOTAL REQUIRED</b>			<b>110 STALLS</b>

PROPOSED BICYCLE PARKING		
CLASS I	REQUIRED 0.25 STALLS / UNIT = 22 STALLS	22 STALLS
CLASS II	REQUIRED 0.5 STALLS / UNIT = 44 STALLS	44 STALLS



BUILDING A - AVERAGE GRADE CALCULATION					
GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT		CALCULATION	
A1	91.8' (28M)	38' (11.6M)	A1-A2	((91.8' + 89') ÷ 2) x 38' = 3435 SF	
A2	89' (27.1M)	25.92' (7.9M)	A2-A3	((89' + 88.5') ÷ 2) x 25.92' = 2300 SF	
A3	88.5' (27M)	151' (46M)	A3-A4	((88.5' + 92') ÷ 2) x 151' = 13628 SF	
A4	92' (28M)	46.75' (14.2M)	A4-A5	((92' + 92') ÷ 2) x 46.75' = 4301 SF	
A5	92' (28M)	25.17' (7.7M)	A5-A6	((92' + 92') ÷ 2) x 25.17' = 2316 SF	
A6	92' (28M)	124.92' (38.1M)	A6-A7	((92' + 92') ÷ 2) x 124.92' = 11493 SF	
A7	92' (28M)	26.92' (8.2M)	A7-A1	((92' + 91.8') ÷ 2) x 26.92' = 2474 SF	
TOTAL DISTANCE		= 438.68' (133.7M)	CALCULATION SUBTOTAL = 39947 SF		
<b>AVERAGE GRADE</b>			= 39947 SF ÷ 438.68' =		<b>91.06' (27.76M)</b>
BUILDING B - AVERAGE GRADE CALCULATION					
GRADE POINT	FINISHED GRADE	DISTANCE TO NEXT POINT		CALCULATION	
B1	90.5' (27.6M)	26.92' (8.2M)	B1-B2	((90.5' + 90') ÷ 2) x 26.92' = 2430 SF	
B2	90' (27.4M)	124.92' (38.1M)	B2-B3	((90' + 90') ÷ 2) x 124.92' = 11243 SF	
B3	90' (27.4M)	25.17' (7.7M)	B3-B4	((90' + 85.3') ÷ 2) x 25.17' = 2206 SF	
B4	85.3' (26M)	46.75' (14.2M)	B4-B5	((85.3' + 85.3') ÷ 2) x 46.75' = 3988 SF	
B5	85.3' (26M)	151' (46M)	B5-B6	((85.3' + 87') ÷ 2) x 151' = 13009 SF	
B6	87' (26.5M)	25.92' (7.9M)	B6-B7	((87' + 88.5') ÷ 2) x 25.92' = 2274 SF	
B7	88.5' (27M)	38' (11.6M)	B7-B1	((88.5' + 90.5') ÷ 2) x 38' = 3401 SF	
TOTAL DISTANCE		= 438.68' (133.7M)	CALCULATION SUBTOTAL = 38550 SF		
<b>AVERAGE GRADE</b>			= 38550 SF ÷ 438.68' =		<b>87.88' (26.79M)</b>









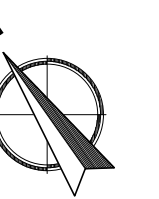






COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:



1 BUILDING B - LEVEL 1 FLOOR PLAN

1:100



2 BUILDING A - LEVEL 2 FLOOR PLAN

1:100

2	RE-ISSUED FOR RZ & OCP	2026/04/14
1	ISSUED FOR RZ & OCP	2025/12/09
NO.	ISSUE	YY/MM/DD

SEAL:

CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
 VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

**CEDAR AVE  
 MULTIFAMILY  
 RESIDENTIAL**

PROJECT ADDRESS:  
 1533 CEDAR AVE, COMOX, B.C.

DRAWING TITLE:

**BUILDING B - LEVEL 1 & 2  
 FLOOR PLANS**

PROJECT NO: 24074 DRAWN BY: AS

SCALE: AS NOTED REVIEW BY: NB

DWG NO: A203







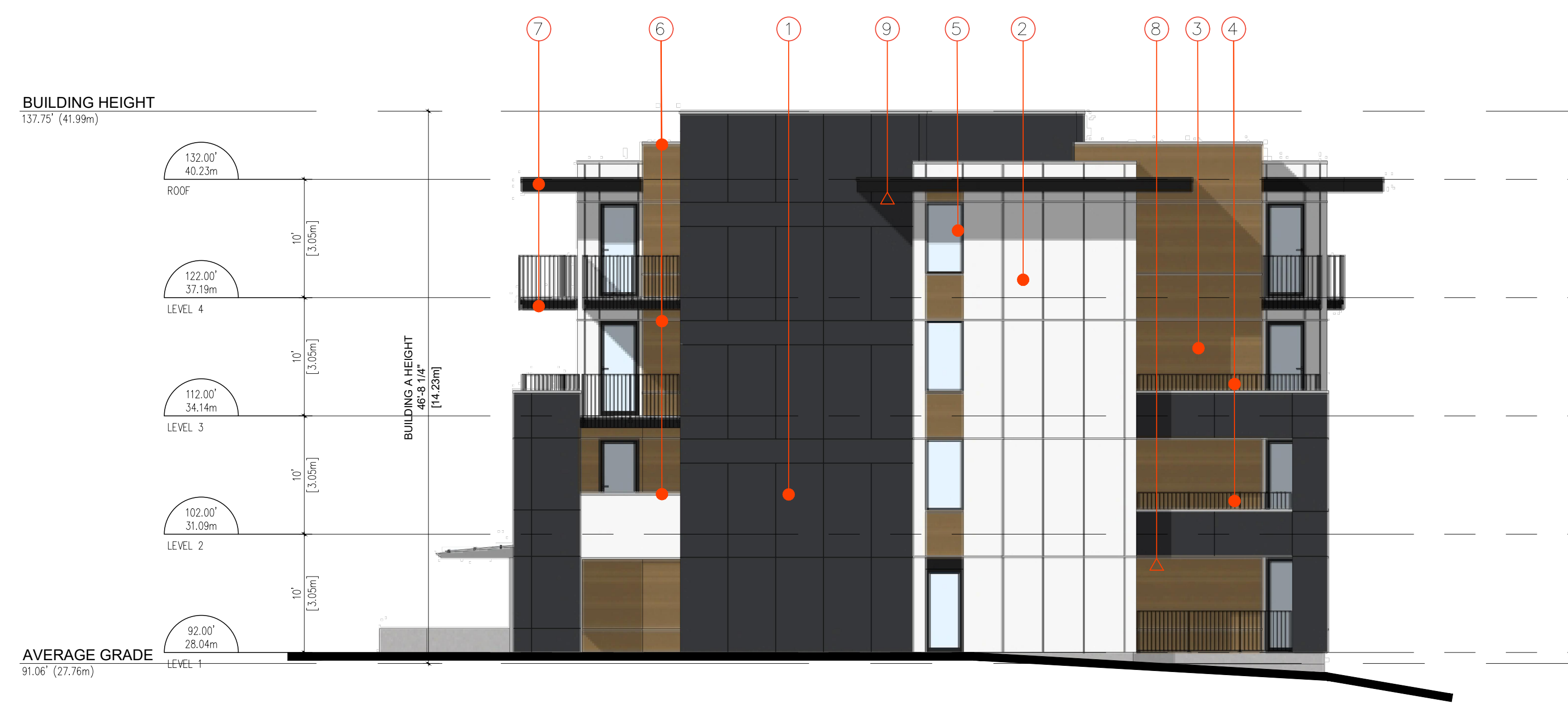


NORTH ARROW:

OWNER/CLIENT:



**1** BUILDING A - NORTHEAST ELEVATION  
1:100



**2** BUILDING A - SOUTHEAST ELEVATION  
1:100

①	COMPOSITE METAL PANEL	CHARCOAL GREY
②	CEMENTITIOUS PANEL	OFF-WHITE
③	CEMENTITIOUS PANEL	WOODGRAIN
④	ALUMINUM PICKET GUARDRAIL	BLACK
⑤	WINDOWS & DOORS	BLACK
⑥	FLASHING	ALUMINUM
⑦	FASCIA & TRIM	BLACK
⑧	SOFFITS	WHITE
⑨	SOFFITS	WOODGRAIN

NO.	ISSUE	YYMMDD
1	ISSUED FOR RZ & OCP	2025/12/09
2	RE-ISSUED FOR RZ & OCP	2026/04/14

SEAL:

CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6  
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5  
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:  
**CEDAR AVE  
MULTIFAMILY  
RESIDENTIAL**

PROJECT ADDRESS:  
**1533 CEDAR AVE, COMOX, B.C.**

DRAWING TITLE:  
**BUILDING A NORTHEAST  
& SOUTHEAST ELEVS**

PROJECT NO: 24074 DRAWN BY: AS  
SCALE: AS NOTED REVIEW BY: NB  
DWG NO: **A301**









