

GLACIER REACH TOWNHOMES

2123 HECTOR ROAD

COMOX, B.C.



VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



PROJECT TEAM:

APPLICANT &
GENERAL CONTRACTOR:



LANDSCAPE ARCHITECT:

CTQ CONSULTANTS LTD.
1334 ST PAUL STREET
KELOWNA, B.C.
V1Y 2E1

CIVIL ENGINEERING:

**CASCARA CONSULTING
ENGINEERS LIMITED**
203 - 335 WESLEY STREET
NANAIMO, B.C. V9R 2T5
250-591-7364



① SITE ENTRY FROM ASPEN
NTS



② 3 STORY BUILDING FRONT ELEVATION
NTS



③ POND RENDER FROM WALKING TRAIL
NTS



④ VIEW FROM ASPEN SIDEWALK
NTS



Seymour Pacific
HOMES

100 St Ann's Street, Campbell River, B.C.
(250) 266-8045 | F: (250) 266-8046
www.seymourpacific.ca
CONTACT: DAVIS GOSNELL, GENERAL MANAGER
T: 250.850.3388 | C: 250.287.6937
Davis.Gosnell@seymourhomes.ca



SITE MAP:



PROJECT STATUS:

**ISSUED FOR DEVELOPMENT
PERMIT**

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	02/25/2025
B	ISSUED FOR REVIEW	06/03/2025
C	ISSUED FOR REVIEW	06/05/2025
D	ISSUED FOR REVIEW	06/11/2025
E	ISSUED FOR DP	06/16/2025
F	RE-ISSUE FOR DP	08/25/2025
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H	RE-ISSUE FOR DP	09/18/2025
I	RE-ISSUE FOR DP	05/05/2026

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PROJECT NAME:

**GLACIER REACH
TOWNHOMES**

ADDRESS:

2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:

SITE RENDERS

DRAWN BY: PD

CHECKED BY: RR / TH

PROJECT NO.: VP 2117

SCALE:

DRAWING #:

A0.01

REV #:

1

SITE INFORMATION			
PROJECT DESCRIPTION	20-MULTIFAMILY RESIDENTIAL TOWNHOUSE (3 STOREY)		
TOTAL UNITS	84 UNITS		
ADAPTABLE UNITS	9 UNITS		
CIVIC ADDRESS	2123 HECTOR ROAD		
MUNICIPALITY	TOWN OF COMOX		
ZONING	CD25		
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685		
PROPOSED PARCEL AREA PHASE 1	24,658.48m ²	6.09 ACRES	2.47 HECTARES
PROPOSED NET PARCEL AREA PHASE 1	15,979.17m ²	3.95 ACRES	1.59 HECTARES
DENSITY	20.25 DU / ACRE / 50.31 DU / HECTARES		

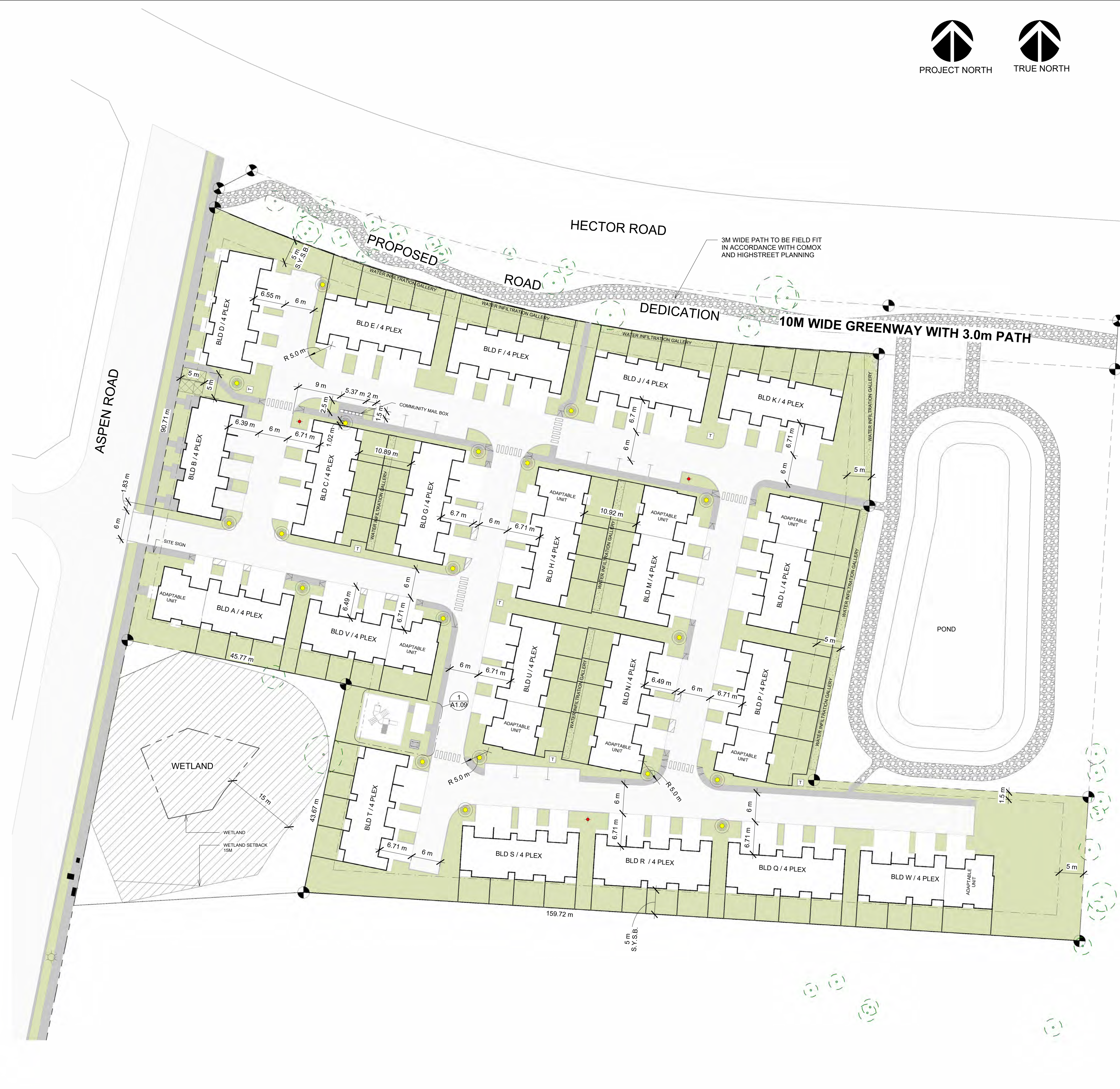
ZONING SUMMARY			
	REQUIRED	PROPOSED	
MAX. BUILDING HEIGHT	3 STOREY 12.0m	3 STOREY	
MIN. FRONT YARD S.B.	3.0 m	3.0	m
MIN. REAR YARD S.B.	5.0 m	5.0	m
MIN. SIDE YARD S.B.	5.0 m	5.0	m
PARCEL COVERAGE	MAX 75%	28%	
PARCEL FRONTAGE	90.71m		

VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1.5 / UNIT	84	126	168
VISITORS	0.1 / UNIT	84	8	10
TOTAL PARKING STALLS			134	178
OTHER PARKING PROVISIONS				
ACCESSIBLE TYPE A			8	9
SMALL CAR	MAX 25%		MAX 29	10
EV INSTALLED			-	84

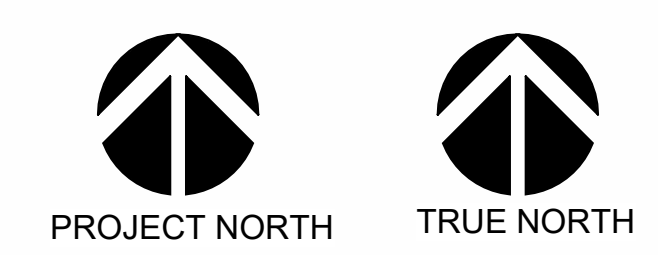
BUILDING INFORMATION						
BUILDING	STORIES	UNIT #	HEIGHT	MIN GRD FLR UNIT	FOOTPRINT	GROSS FLOOR AREA
A	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
B	3	4	10.50 m	-	272.5 m ²	576.0 m ²
C	3	4	10.50 m	-	272.5 m ²	576.0 m ²
D	3	4	10.50 m	-	272.5 m ²	576.0 m ²
E	3	4	10.50 m	-	272.5 m ²	576.0 m ²
F	3	4	10.50 m	-	272.5 m ²	576.0 m ²
G	3	4	10.50 m	-	272.5 m ²	576.0 m ²
H	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
J	3	4	10.50 m	-	272.5 m ²	576.0 m ²
K	3	4	10.50 m	-	272.5 m ²	576.0 m ²
L	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
M	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
N	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
P	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
Q	3	4	10.50 m	-	272.5 m ²	576.0 m ²
R	3	4	10.50 m	-	272.5 m ²	576.0 m ²
S	3	4	10.50 m	-	272.5 m ²	576.0 m ²
T	3	4	10.50 m	-	272.5 m ²	576.0 m ²
U	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
V	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
W	2/3	4	10.50 m	94.2 m ²	305.0 m ²	575.0 m ²
TOTAL					6,015.0 m ²	12,087.0 m ²

SITE COVERAGE		
	AREA	PERCENTAGE
PROPERTY	17290 m ²	100%
BUILDING FOOTPRINT TOTAL	6015.0 m ²	34.7%
BUILDING + ALL HARDSCAPE	11241.0 m ²	65.0%

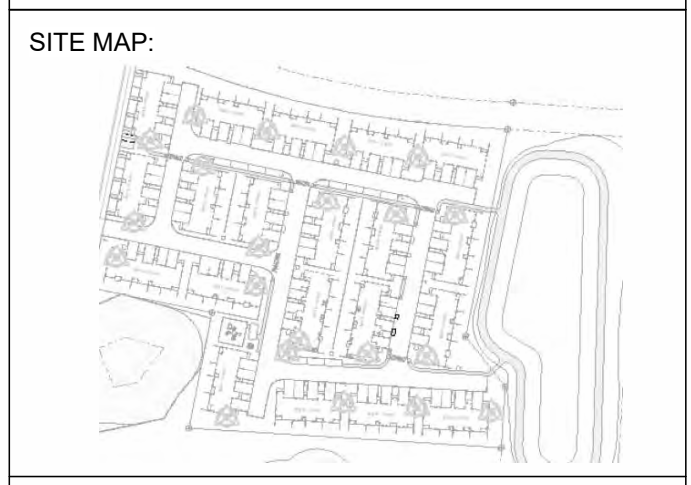
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	FIRE HYDRANT
	ELECTRICAL TRANSFORMER
	LED BOLLARD LIGHT
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	PICNIC TABLE



1 SITE PLAN LAYOUT
1:400



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 Dave.Cozzelli@seymourpacific.ca



PROJECT STATUS:
ISSUED FOR DEVELOPMENT PERMIT

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No.	Description	Revision Date
A	ISSUED FOR REVIEW	02/25/2025
B	ISSUED FOR REVIEW	06/03/2025
C	ISSUED FOR REVIEW	06/05/2025
D	ISSUED FOR REVIEW	06/11/2025
E	ISSUED FOR DP	06/16/2025
F	ISSUE FOR COORDINATION	08/19/2025
G	RE-ISSUE FOR DP	08/25/2025
H	RE-ISSUE FOR DP	09/02/2025
I	RE-ISSUE FOR DP	09/10/2025
J	ISSUED FOR COORDINATION	04/22/2026
K	ISSUED FOR COORDINATION	04/29/2026
L	RE-ISSUE FOR DP	05/05/2026

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PROJECT NAME:
GLACIER REACH TOWNHOMES

ADDRESS:
2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:
SITE PLAN LAYOUT

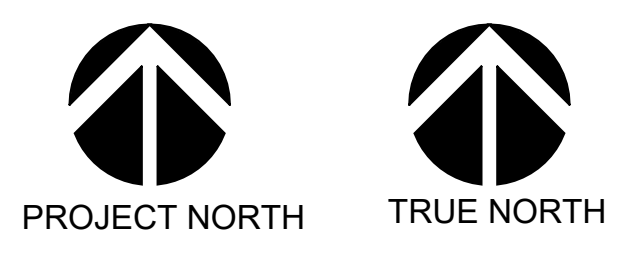
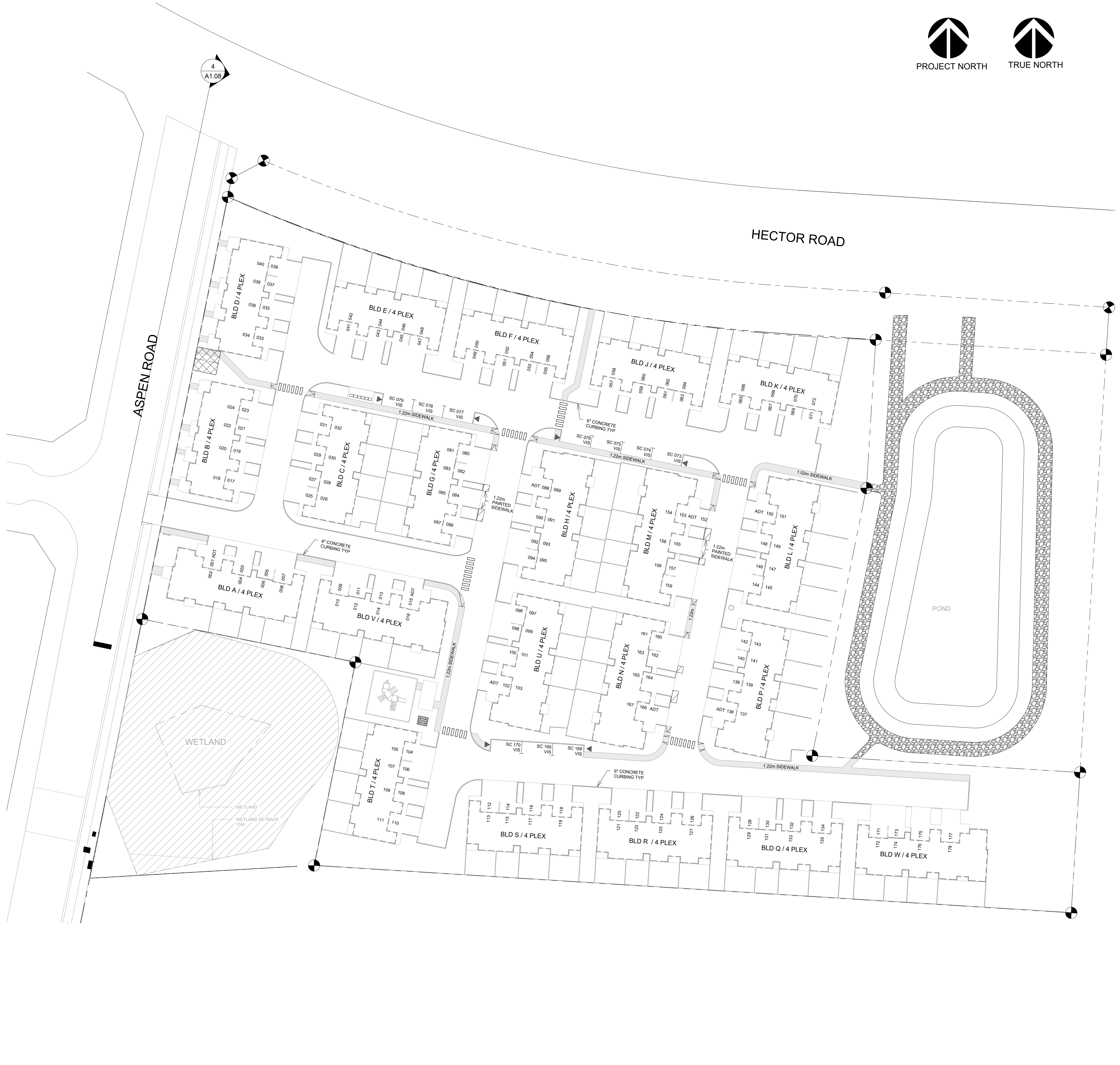
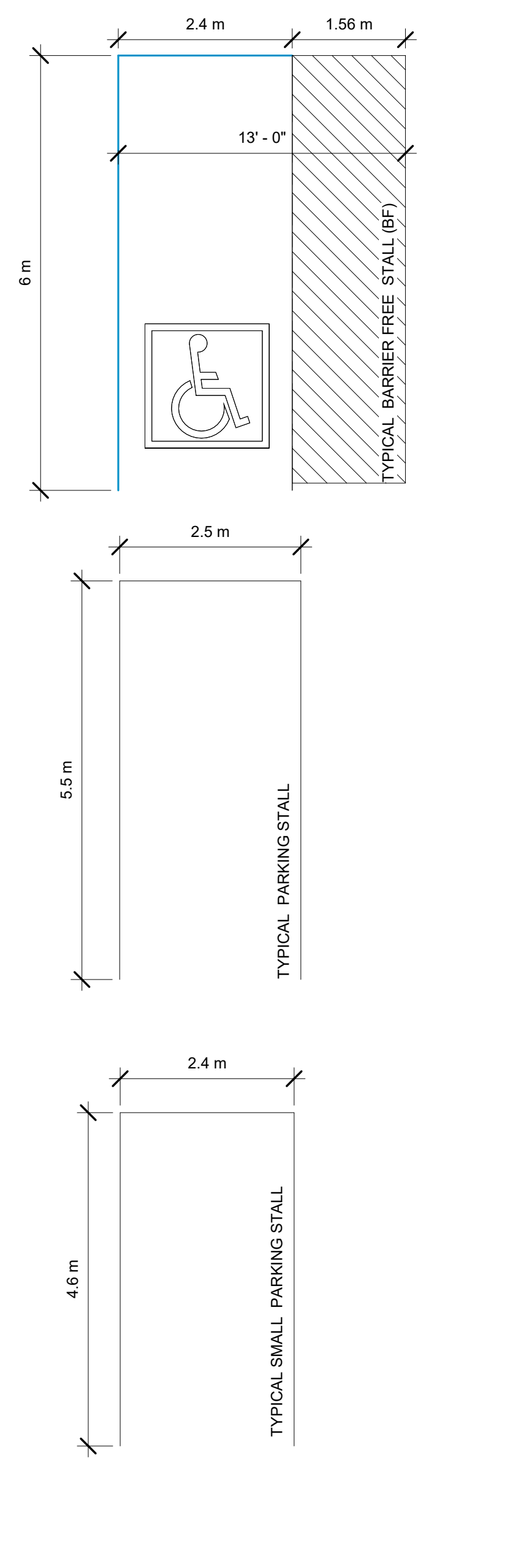
DRAWN BY:	JQ	REV #:	L
CHECKED BY:	RR / TH		
PROJECT NO.:	VP 2117		
SCALE:	As indicated		
DRAWING #:	A1.01		

PARKING KEY NOTES:

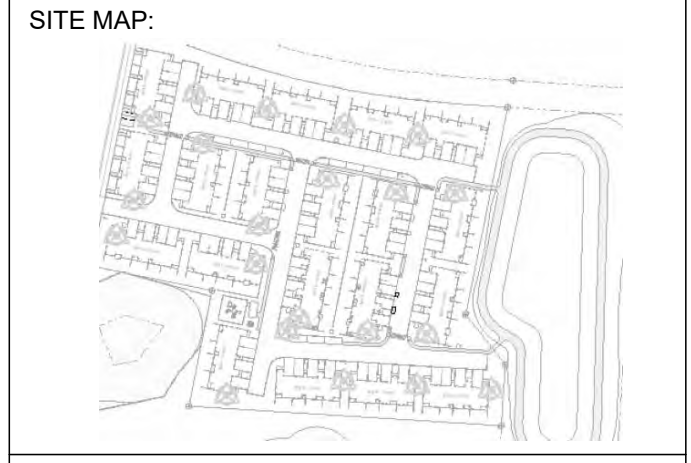
ADT	ADAPTABLE PARKING STALL
VIS	VISITOR PARKING STALL
▶	VISITOR PARKING SIGN
UNLESS NOTED ALL OTHER STALL ARE TYPICAL	

VEHICULAR / BIKE PARKING				
	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1.5 / UNIT	80	120	168
VISITORS	0.1 / UNIT	80	8	10
TOTAL PARKING STALLS			128	178
OTHER PARKING PROVISIONS				
ACCESSIBLE TYPE A			8	8
SMALL CAR	MAX 25%		MAX 29	6.4%
EV INSTALLED			-	84

TYPICAL STALL DIMENSIONS



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G	RE-ISSUE FOR DP	09/02/2025
H	RE-ISSUE FOR DP	09/16/2025
I	ISSUED FOR COORDINATION	04/22/2026
J	RE-ISSUE FOR DP	05/05/2026

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PROJECT NAME:
GLACIER REACH TOWNHOMES

ADDRESS:
 2123 HECTOR ROAD
 COMOX, B.C.

DRAWING TITLE:
SURFACE PARKING PLAN

DRAWN BY: JQ
 CHECKED BY: RR / TH
 PROJECT NO.: VP 2117
 SCALE: As indicated

DRAWING #: **A1.02** REV #: **J**



② 4' OPEN WOOD FENCE

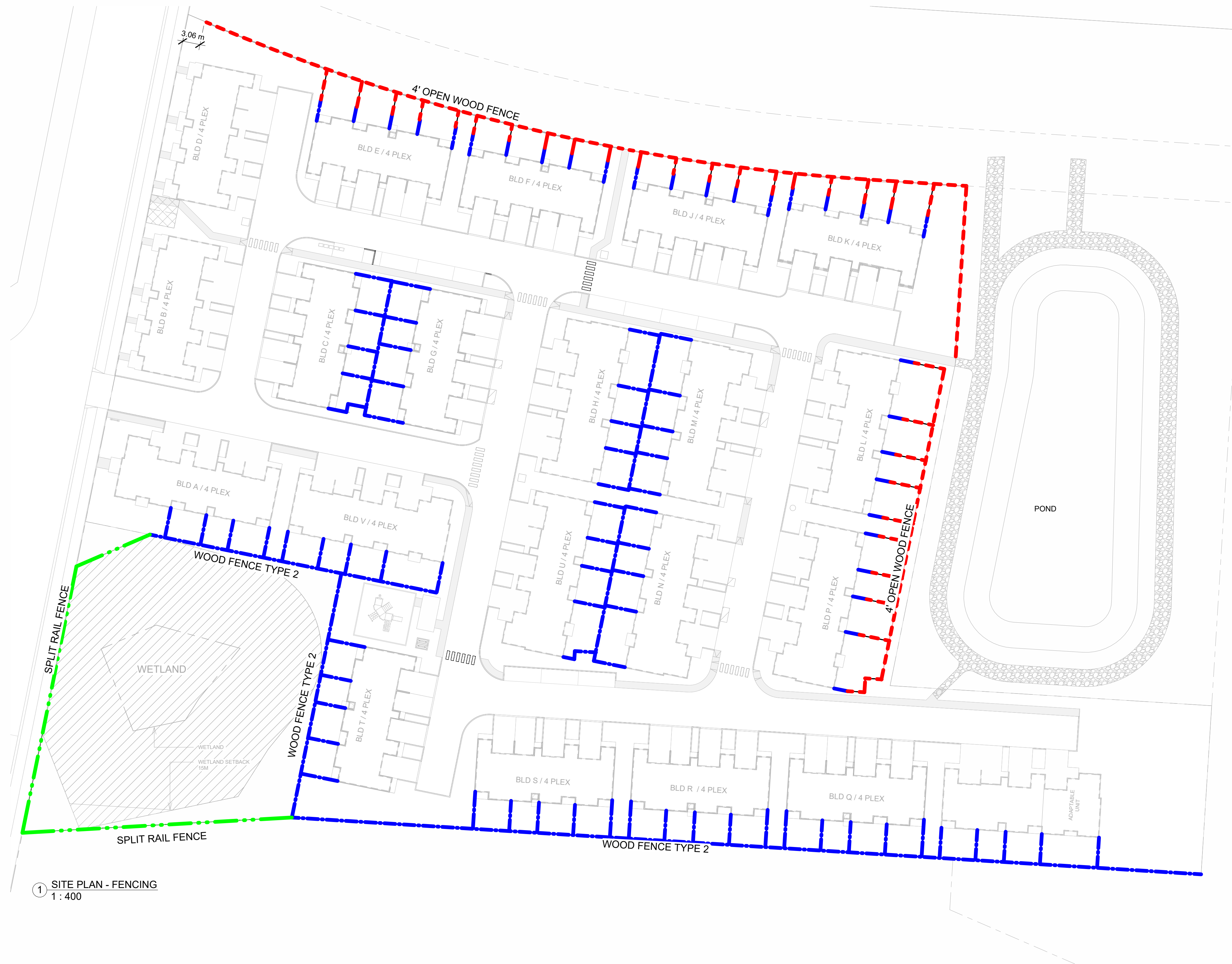


③ 6' WOOD FENCE

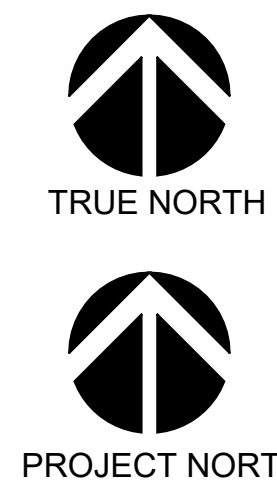


④ SPLIT RAIL FENCE

FENCING LEGEND		
4' OPEN WOOD FENCE		SEE DETAIL 2/A1.07
6' WOOD FENCE		SEE DETAIL 3/A1.07
SPLIT RAIL FENCE		SEE DETAIL 4/A1.07



① SITE PLAN - FENCING
1:400



SITE MAP:



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Revision Schedule

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I	ISSUED FOR COORDINATION	04/22/2026
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GLACIER REACH TOWNHOMES

ADDRESS:

2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:

FENCING PLAN

DRAWN BY:

JQ

CHECKED BY:

RR / TH

PROJECT NO.:

VP 2117

SCALE:

As indicated

DRAWING #:

A1.07

REV #:

J



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HOMES

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Dawn.Gene@seymourhomes.ca



SITE MAP:



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I	ISSUE FOR REVIEW	03/24/2026
J	RE-ISSUE FOR DP	05/05/2026

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PROJECT NAME:

GLACIER REACH TOWNHOMES

ADDRESS:

2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:

SITE SECTION / ELEVATION

DRAWN BY: PD / RF

CHECKED BY: RR / TH

PROJECT NO.: VP 2117

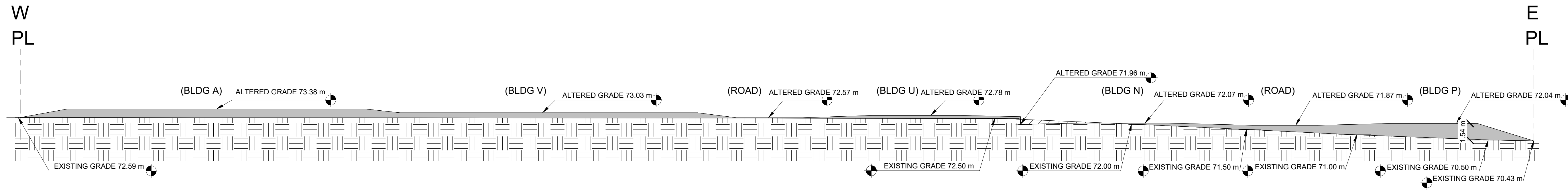
SCALE: As indicated

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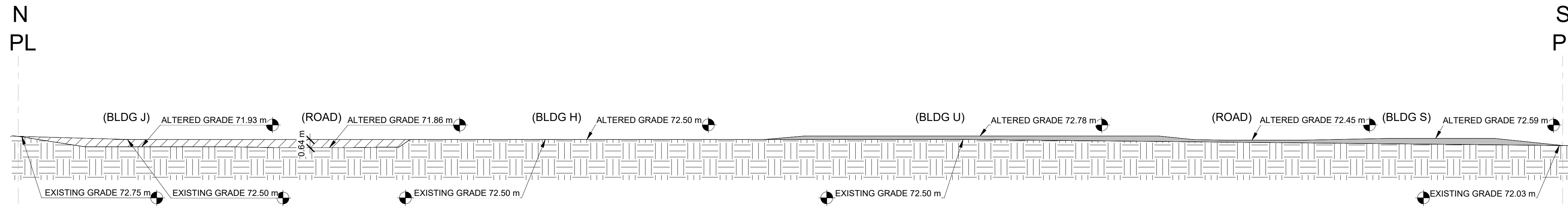
A1.08

REV #:

J



1 EAST WEST CROSS SECTION
1 : 200



2 NORTH SOUTH CROSS SECTION
1 : 200



3 SITE PLAN LAYOUT
1 : 750



4 STREETScape FRONTAGE ELEVATION
1 : 150

SITE MAP:



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Revision Schedule

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DRAWING TITLE:

SITE AMENITIES

DRAWN BY: PD / RF

CHECKED BY: RR / TH

PROJECT NO.: VP 2117

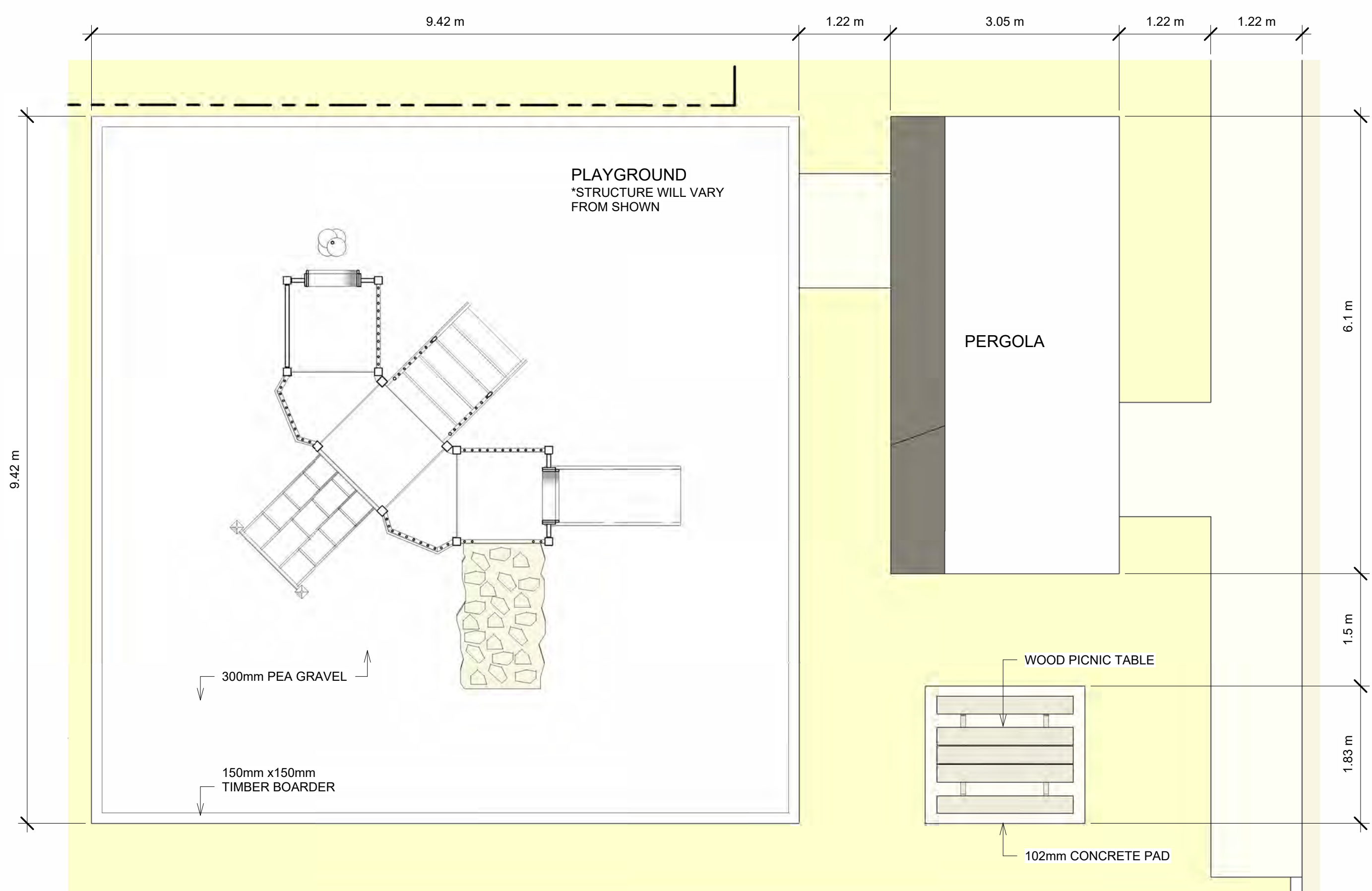
SCALE: 1 : 50

DRAWING #:

A1.09

REV #:

J



1 SITE AMENITIES
1 : 50



4 PICNIC TABLES
NTS



Seymour Pacific Developments - Option 1
layout # 109343-C1 | J06153



Note: Colours shown may not accurately reflect actual colours.

2 PLAYGROUND
NTS



3 PERGOLA
NTS



Seymour Pacific HOMES

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SITE MAP:



PROJECT STATUS:

BUILDING PERMIT PROCESS

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	01/02/2025
B	ISSUED FOR REVIEW	06/03/2025
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F	RE-ISSUE FOR DP	08/25/2025
G	RE-ISSUE FOR DP	09/02/2025
H	RE-ISSUE FOR DP	09/16/2025

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.

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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

ADDRESS:

2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:

BACK / LEFT ELEVATION - BUILDING A

DRAWN BY: JQ

CHECKED BY: TH

PROJECT NO.: VP 2117

SCALE: As indicated

DRAWING #:

A3.21

REV #:

H



NATURAL GROUND LEVEL = (B)
(ESTABLISHED GROUND LEVEL)
GRADE
FINISHED FLOOR ELEVATION = (A)
(GARAGE FLOOR ELEVATION)

BUILDING	FINISHED FLOOR ELEVATION (A)	GROUND LEVEL AT CORNER						NATURAL GROUND LEVEL (B)	BUILDING HEIGHT (C)
		#1	#2	#3	#4	SUM	/4		
A	73.55	72.56	72.63	72.73	72.92	290.84	=	72.71	11.36
H	72.65	72.85	72.69	72.46	72.16	290.16	=	72.54	10.63
L	71.92	71.16	70.72	70.48	70.82	283.18	=	70.80	11.64
M	71.95	71.49	72.07	72.16	71.67	287.39	=	71.85	10.62
N	72.22	71.68	72.17	72.21	71.75	287.81	=	71.95	10.79
P	72.19	71.27	70.60	70.65	71.09	283.61	=	70.90	11.81
U	72.92	72.43	72.30	72.69	72.87	290.29	=	72.57	10.87
V	73.18	72.96	72.76	72.79	72.93	291.44	=	72.86	10.84

(FINISHED FLOOR ELEVATION - NATURAL GROUND LEVEL) + 10.52 = BUILDING HEIGHT
BUILDING WITH MULTIPLE ROOFS SHALL HAVE BUILDING HEIGHT TAKEN FROM THE HIGHEST ROOF HEIGHT AS PER BYLAW

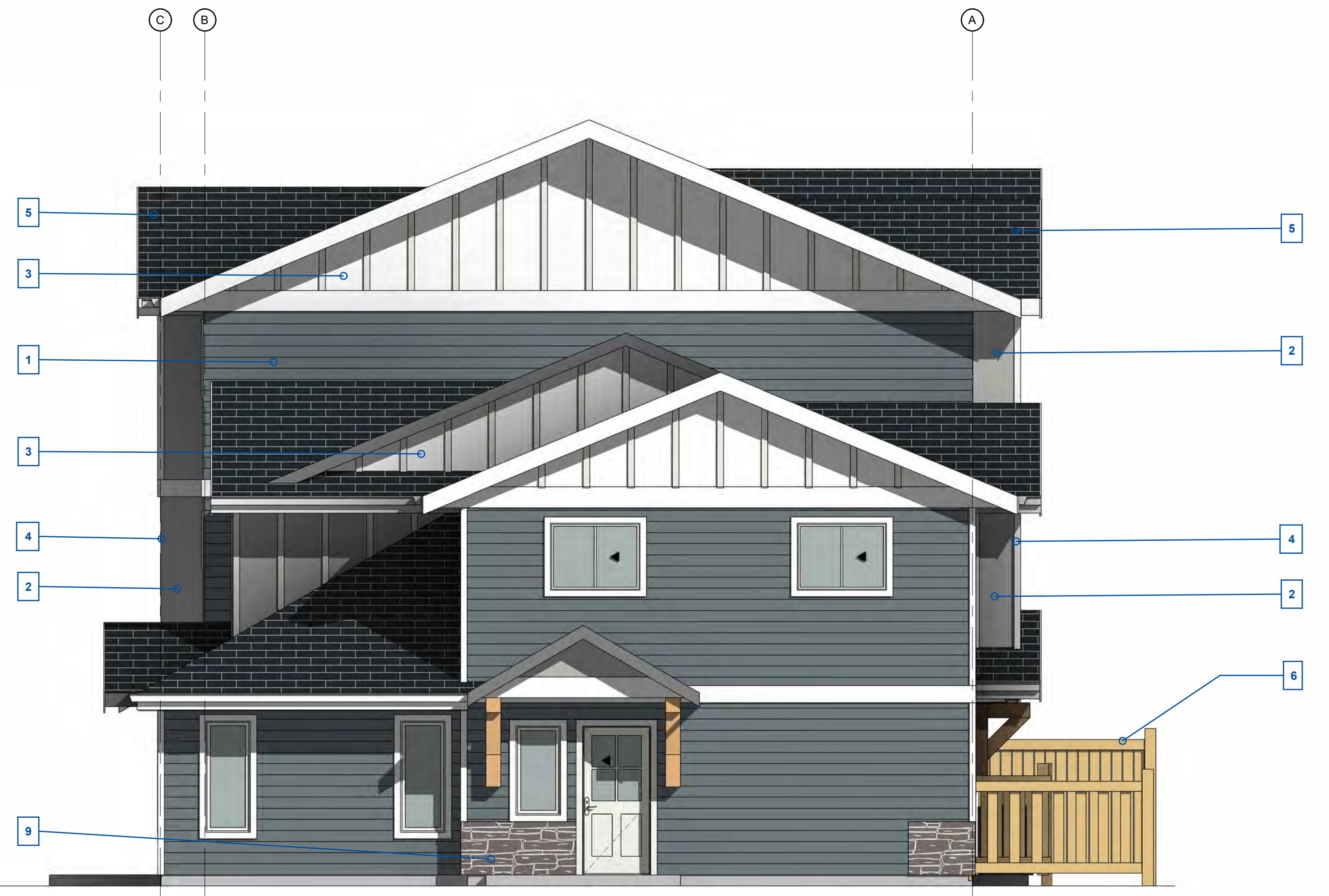
1	HARDIE LAP SIDING - BOOTHBAY BLUE	5	ROOF SHINGLES - CHARCOAL
2	HARDIE PANEL SMOOTH - GRAY SLATE	6	WOOD FENCE PANEL
3	HARDIE PANEL SMOOTH - ARTIC WHITE	7	3 PANEL CLASSIC SOFFIT - WHITE
4	HARDIE TRIM - ARTIC WHITE	8	ALUMINUM RAILING - WELDED SYSTEM - BLACK
		9	CULTURED STONE - TBD

LIGHTING FIXTURE SCHEDULE	
	L1 LED WALL SCONCE
	L2 SLIMSURFACE LED DOWNLIGHT
	L3 EXTERIOR STROBE LIGHT

EXTERIOR METAL PRODUCT		
DESCRIPTION	COLOR	
ALUMINUM DOWNSPOUTS	BLACK	
ALUMINUM GUTTERS 5" K STYLE		
ALUMINUM FASCIA 6"		
PLASTIC VENT		
ROOF EDGE FLASHING		
ALUMINUM RAILING		
WALL FLASHING		
SHINGLE STEP FLASHING		
REVERSE DRIP FLASHING		WHITE
DRIP CAP FLASHING		

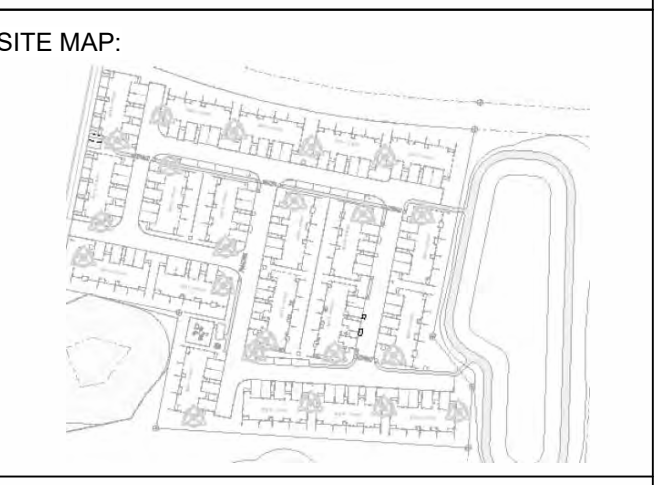


1 BACK ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

09/16/2025 2:02:25 PM



PROJECT STATUS:
BUILDING PERMIT PROCESS

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	01/02/2025
B	ISSUED FOR REVIEW	06/03/2025
C	ISSUED FOR REVIEW	06/05/2025
D	ISSUED FOR REVIEW	06/11/2025
E	ISSUED FOR DP	06/13/2025
F	RE-ISSUE FOR DP	08/25/2025
G	RE-ISSUE FOR DP	09/02/2025
H	RE-ISSUE FOR DP	09/16/2025



NATURAL GROUND LEVEL = (B)
(ESTABLISHED GROUND LEVEL)

GRADE

FINISHED FLOOR ELEVATION = (A)
(GARAGE FLOOR ELEVATION)

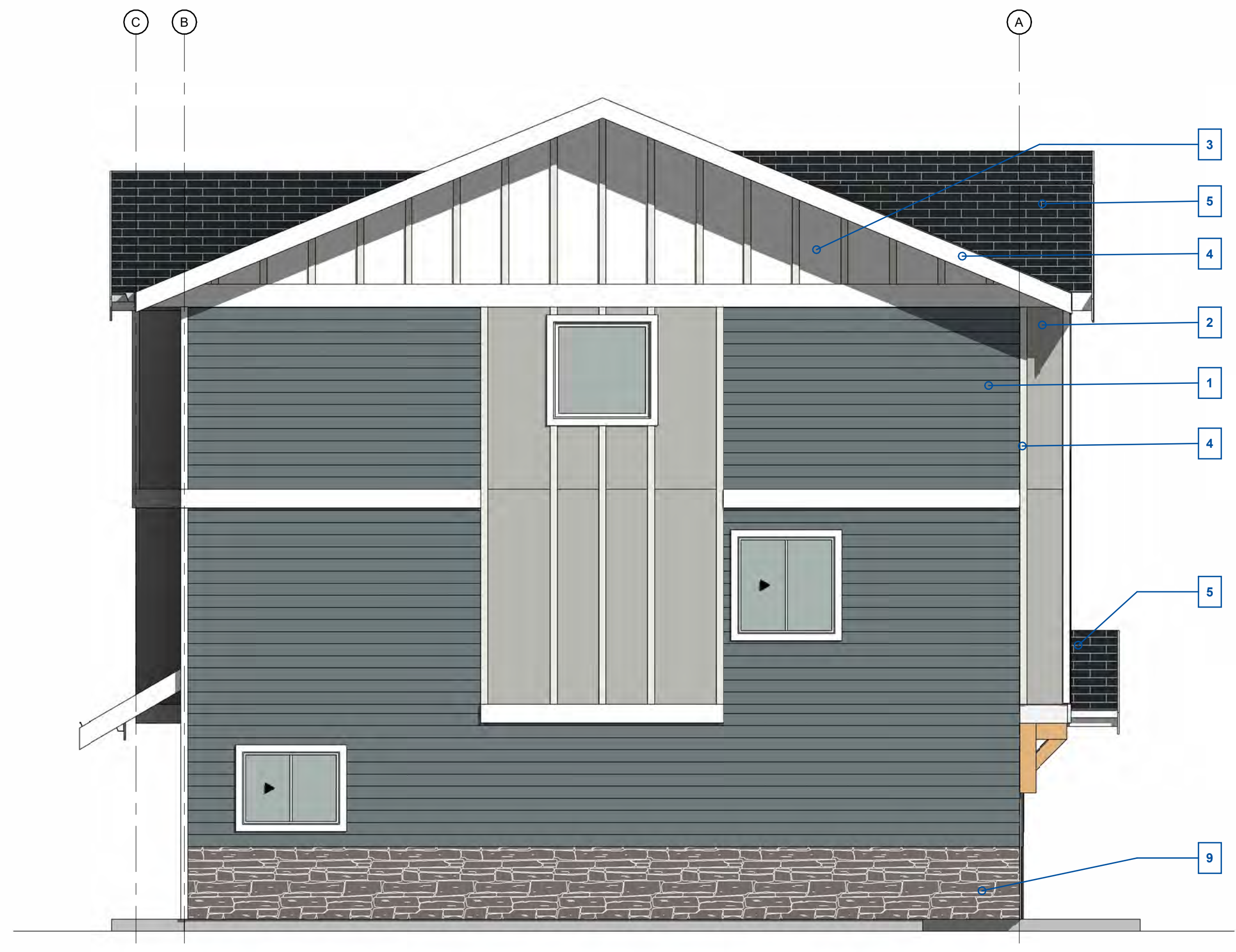
1 FRONT ELEVATION
1/4" = 1'-0"

BUILDING HEIGHT CALCULATION

BUILDING	FINISHED FLOOR ELEVATION (A)	GROUND LEVEL AT CORNER						NATURAL GROUND LEVEL (B)	BUILDING HEIGHT (C)
		#1	#2	#3	#4	SUM	/4		
B	73.35	73.28	73.11	72.72	72.78	291.89	=	72.97	10.90
C	73.35	73.10	73.13	73.59	73.55	293.37	=	73.34	10.53
D	73.23	73.87	73.68	73.15	73.36	294.06	=	73.52	10.23
E	72.93	73.96	73.02	73.87	73.76	294.61	=	73.65	9.80
F	72.52	72.53	72.58	72.92	73.96	291.99	=	73.00	10.04
G	72.61	73.04	73.67	73.01	73.05	292.77	=	73.19	9.94
J	72.08	71.35	71.68	72.55	72.50	288.08	=	72.02	10.58
K	71.67	70.62	70.72	71.58	71.34	284.26	=	71.07	11.12
Q	72.67	70.65	70.64	70.47	70.27	282.03	=	70.51	12.68
R	72.66	71.91	71.80	70.66	70.79	285.16	=	71.29	11.89
S	72.74	72.32	72.25	71.95	71.95	288.47	=	72.12	11.14
T	73.00	72.50	72.59	72.29	72.28	289.66	=	72.42	11.10

(FINISHED FLOOR ELEVATION - NATURAL GROUND LEVEL) * 4 + 10.52 = BUILDING HEIGHT

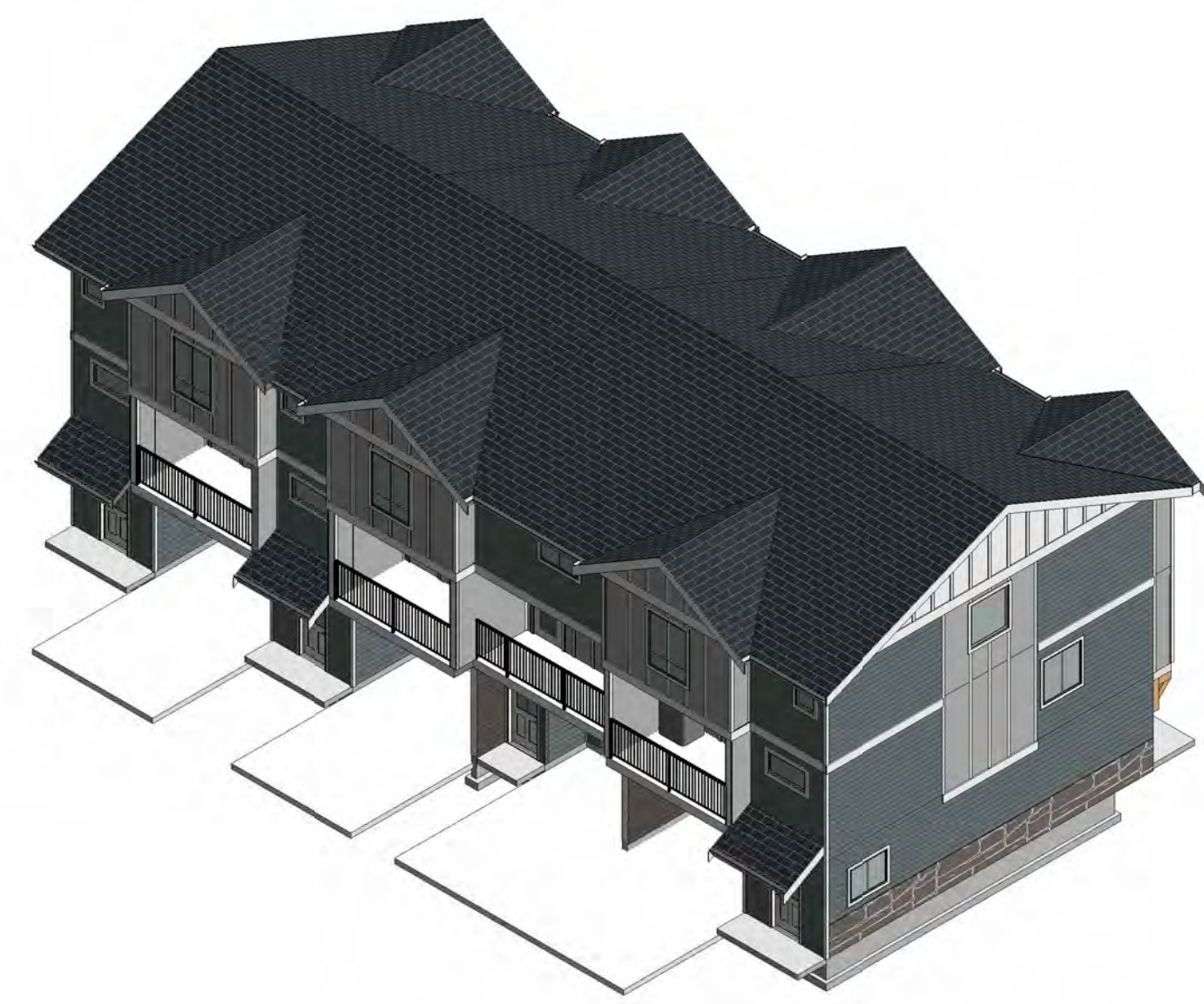
BUILDING WITH MULTIPLE ROOFS SHALL HAVE BUILDING HEIGHT TAKEN FROM THE HIGHEST ROOF HEIGHT AS PER BYLAW



2 RIGHT ELEVATION
1/4" = 1'-0"

1	HARDIE LAP SIDING - BOOTHBAY BLUE	5	ROOF SHINGLES - CHARCOAL
2	HARDIE PANEL SMOOTH - GRAY SLATE	6	WOOD FENCE PANEL
3	HARDIE PANEL SMOOTH - ARTIC WHITE	7	3 PANEL CLASSIC SOFFIT - WHITE
4	HARDIE TRIM - ARTIC WHITE	8	ALUMINUM RAILING - WELDED SYSTEM - BLACK
		9	CULTURED STONE - TBD

LIGHTING FIXTURE SCHEDULE		EXTERIOR METAL PRODUCT	
		DESCRIPTION	COLOR
L1	LED WALL SCONCE	ALUMINUM DOWNSPOUTS	BLACK
L2	SLIMSURFACE LED DOWNLIGHT	ALUMINUM GUTTERS 5" K STYLE	
		ALUMINUM FASCIA 6"	
		PLASTIC VENT	
		ROOF EDGE FLASHING	
		ALUMINUM RAILING	
L3	EXTERIOR STROBE LIGHT	WALL FLASHING	WHITE
		SHINGLE STEP FLASHING	
		REVERSE DRIP FLASHING	
		DRIP CAP FLASHING	



NOTE: STREETSIDE UNITS (B AND D) DEPICTED. ALL OTHER UNITS OF THIS TYPE WILL HAVE PRIVACY FENCE AND NO ROCK.

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PROJECT NAME:
**GLACIER REACH
TOWNHOMES**

ADDRESS:
2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:
**FRONT / RIGHT - ELEVATION
- 4-PLEX**

DRAWN BY: PD / RF

CHECKED BY: RR / TH

PROJECT NO.: VP 2117

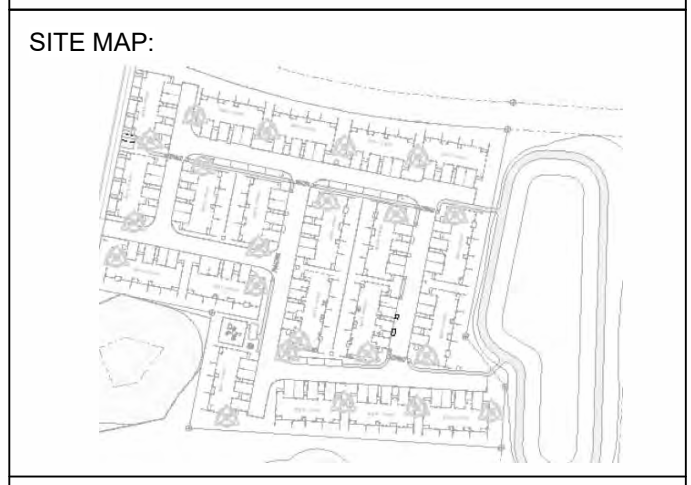
SCALE: As indicated

DRAWING #: **A3.10**

REV #:

H

09/16/2025 1:57:44 PM



PROJECT STATUS:
BUILDING PERMIT PROCESS

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	01/02/2025
B	ISSUED FOR REVIEW	06/03/2025
C	ISSUED FOR REVIEW	06/05/2025
D	ISSUED FOR REVIEW	06/11/2025
E	ISSUED FOR DP	06/13/2025
F	RE-ISSUE FOR DP	08/25/2025
G	RE-ISSUE FOR DP	09/02/2025
H	RE-ISSUE FOR DP	09/16/2025

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PROJECT NAME:
GLACIER REACH TOWNHOMES

ADDRESS:
2123 HECTOR ROAD
COMOX, B.C.

DRAWING TITLE:
BACK / LEFT ELEVATION - 4-PLEX

DRAWN BY: PD
CHECKED BY: RR / TH
PROJECT NO.: VP 2117
SCALE: As indicated

DRAWING #: **A3.11**
REV #: **H**

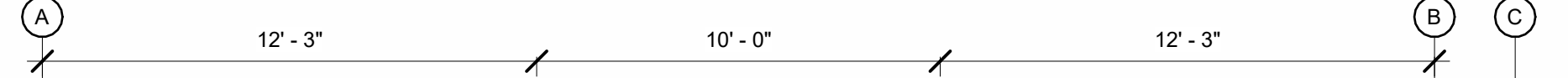


NATURAL GROUND LEVEL = (B)
(ESTABLISHED GROUND LEVEL)

GRADE

FINISHED FLOOR ELEVATION = (A)
(GARAGE FLOOR ELEVATION)

① BACK ELEVATION
1/4" = 1'-0"



BUILDING HEIGHT CALCULATION




BUILDING	FINISHED FLOOR ELEVATION (A)	GROUND LEVEL AT CORNER						NATURAL GROUND LEVEL (B)	BUILDING HEIGHT (C)
		#1	#2	#3	#4	SUM	/4		
B	73.35	73.28	73.11	72.72	72.78	291.89	=	72.97	10.90
C	73.35	73.10	73.13	73.59	73.55	293.37	=	73.34	10.53
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(FINISHED FLOOR ELEVATION - NATURAL GROUND LEVEL) + 10.52 = BUILDING HEIGHT

BUILDING WITH MULTIPLE ROOFS SHALL HAVE BUILDING HEIGHT TAKEN FROM THE HIGHEST ROOF HEIGHT AS PER BYLAW

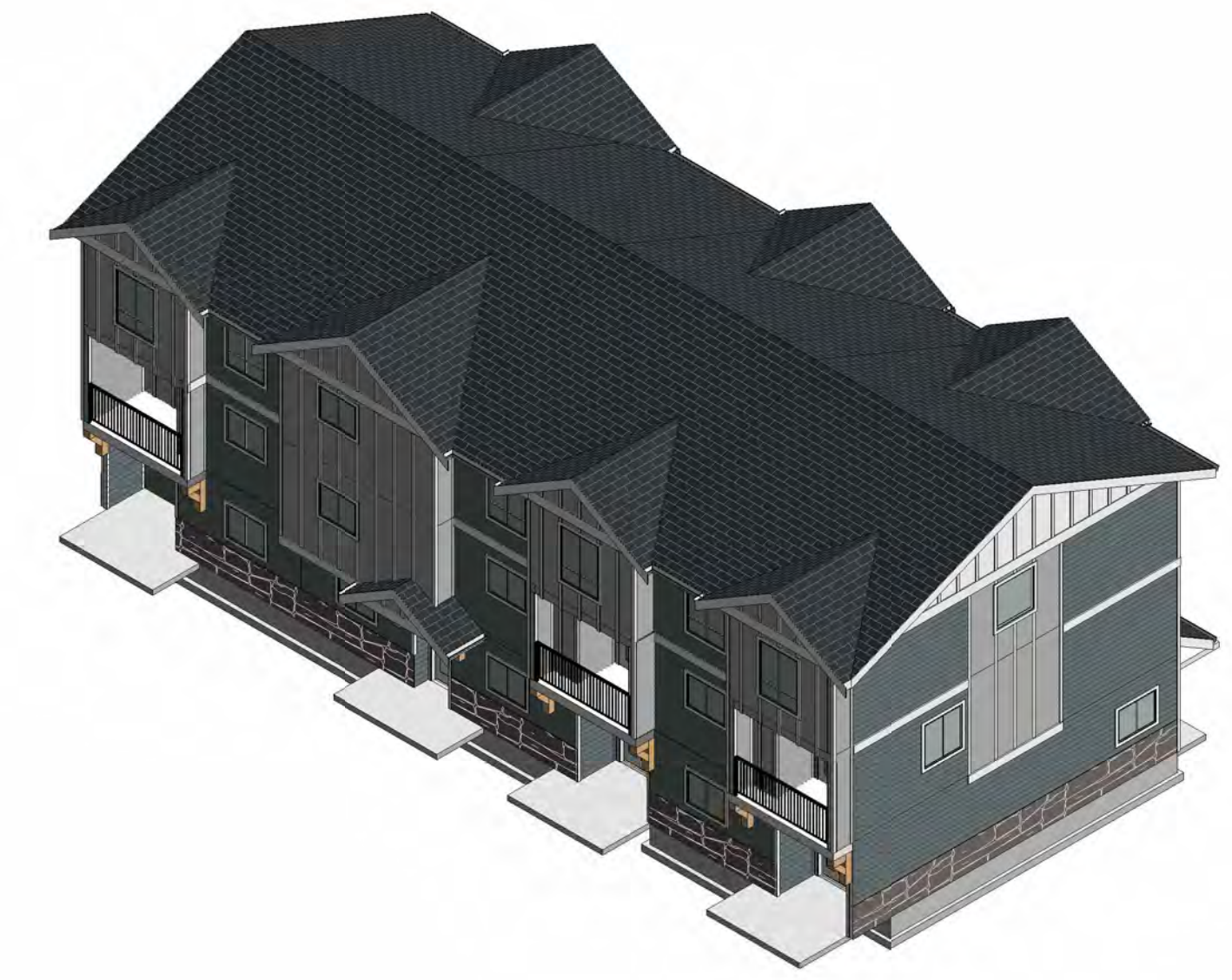
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2	HARDIE PANEL SMOOTH - GRAY SLATE	6	WOOD FENCE PANEL
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		9	CULTURED STONE - TBD

LIGHTING FIXTURE SCHEDULE

	L1	LED WALL SCONCE
	L2	SLIMSURFACE LED DOWNLIGHT
	L3	EXTERIOR STROBE LIGHT

EXTERIOR METAL PRODUCT

DESCRIPTION	COLOR
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ALUMINUM FASCIA 6"	
PLASTIC VENT	
ROOF EDGE FLASHING	
ALUMINUM RAILING	
WALL FLASHING	WHITE
SHINGLE STEP FLASHING	
REVERSE DRIP FLASHING	
DRIP CAP FLASHING	



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