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Drawing List:

ARCHITECTURAL	
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Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Coversheet

REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A0.0



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Daycare view from Park

REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

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A0.1



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Buena Vista View

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A0.2



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Comox Avenue at Ivy Place

REGISTERED ARCHITECT — 2026-05-13

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A0.3



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Comox Avenue from Ivy Place

REGISTERED ARCHITECT RAYMOND de BEELD 2026-05-13 BRITISH COLUMBIA

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A0.4



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Ivy Place Courtyard

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA 2026-05-13

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A0.5



Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Renders - Buena Vista Avenue and Ivy Place Corner

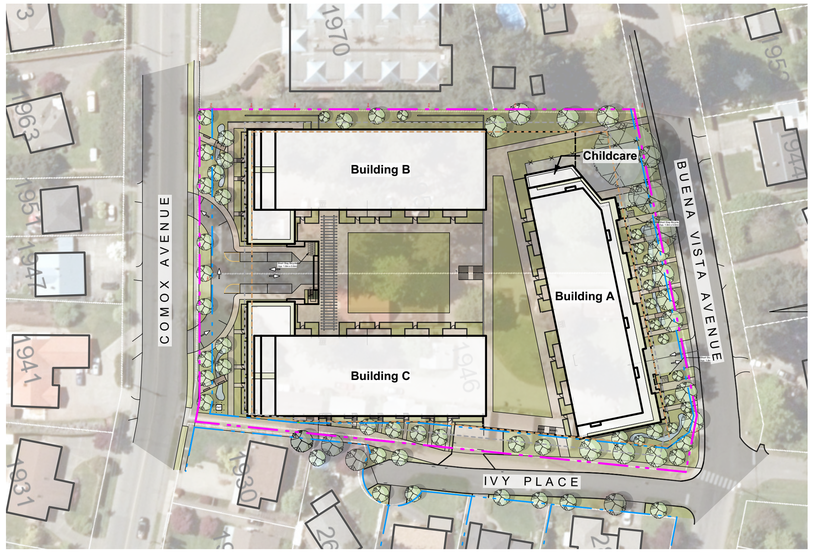
REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
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A0.6

1 Context Map



LEGEND:

Property Line (After Road Dedication)

Property Line (Before Road Dedication)

0 25 50 75 100 FT

N

2 Project Data

1

Project:	**Cascadia Views**
Civic Address:	1946 & 1950 Comox Ave., Comox, B.C.
Legal Address:	Lots 3 & 4, Block 2, Section 53, Comox District, Plan 2696
Current Zoning:	C3.1 – Arterial Commercial
Proposed Zoning:	Comprehensive Development

Property Area	**ft²**	**m²**	**ha**
Before Road Dedication	120,845	11226.8	1.123
After Road Dedication	111,714	10,378.5	1.038
Road Dedication	9,131	848.3	0.085

Zoning Requirements	**Proposed**	
Lot Coverage:	36%	
Density/FAR*	1.6	*Based on GFA; GFA excludes parking, loading areas, driveways, store, common areas and circulation
Setbacks:		
Front	10.57 m	
Rear	8.39 m	
Side (West)	6.00 m	
Side (East)	0.43 m	
Projections into setbacks:		
Front	0.91 m	
Rear	None	
Side (West)	0.61 m	
Side (East)	0.38 m	
Building Height		
Building A	19.98 m	(Avg. Grade: 31.19m; Roof Parapet: 51.17m)
Building B	16.54 m	(Avg. Grade: 28.39m; Roof Parapet: 44.93m)
Building C	17.47 m	(Avg. Grade: 27.46m; Roof Parapet: 44.93m)

Parking (non downtown)	**Ratio**	**Required / Permitted**	**Provided**
Dwelling Unit (1 per unit)	1.00	223	279
Visitor (0.25 per unit)	0.25	55.75	
Childcare (28 children; 1/ 8 children)		4	6
Total		**283**	**285**

Parking – Types	**Ratio**	**Required / Permitted**	**Provided**
Standard @ 90° (2.6 x 5.5m) Parallel (2.6m x 7.0m)	> 65%	212	221 (77.6%)
Small (min. 2.3m x 4.5m)	< 35%	71	64 (22.4%)
Accessible (3.1 x 5.5m)	1 + 1%	4	6
EV Chargers (5% total spaces)	> 5%	14.14	28.5

Bicycles – Types :	**Ratio**	**Required / Permitted**	**Provided**
Short Stay, bike rack (0.25 / unit)	0.25	56	57
Long Stay, room/ locker (0.50 / unit)	0.50	112	140
EV Chargers (50% Long Stay)	0.5	55.75	70
Childcare (0.2 spaces per 100.0m2)	156.45	0	0

Proposed Development Summary

	# of Storeys	# of Units	Building Footprint (m²)	Building Footprint (ft²)	Building Areas (ft²) Residential	Child Care	Circ.	Common *	GFA (ft²)	GFA (m²)
Building A	6	77	1,242.1	13,370	59,954	1,684	11,045	4,812	77,542	7,203.8
Building B	4 + 2 UG*	73	1,250.3	13,458	56,168	–	9,385	2,950	68,587	6,371.9
Building C	4 + 2 UG*	73	1,250.3	13,458	85,742	–	9,456	3,816	69,513	6,457.9
Total		223	3,742.7	40,286	201,864	1,684	29,886	11,578	**215,642**	**20,033.6**

*Common storage, Utility spaces, Garbage, Amenity, Office. Excludes Bicycle Rooms and Lockers

Unit Mix	
Studio	8%
1 Bed	38%
1 Bed + Den	10%
2 Bed	30%
2 Bed + Den	6%
3 Bed	8%
Total	**100%**

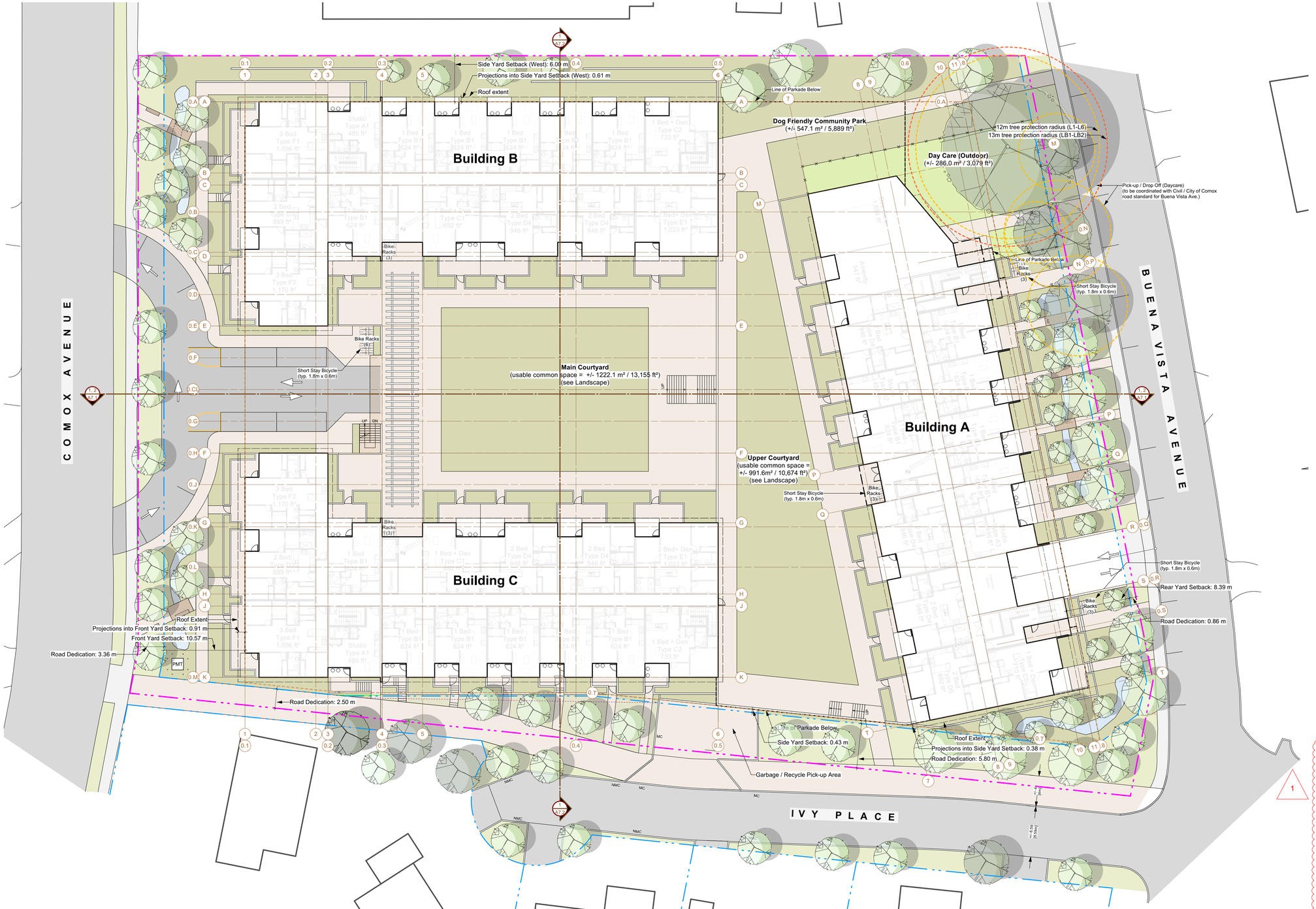
Usable Common Space (Exterior)	**Area (ft²)**	**Area (m²)**
Dog-Friendly Community Park	5,889	547.1
Main Courtyard	13,155	1222.1
Upper Courtyard	10,674	991.6
Daycare		
Outdoor Play Area	3,079	286.0

Residential Units	**Area per Unit**	**Units**	**Total Unit Area**	
	ft²	**#**	**ft²**	**m²**
Studio (Type A1)	485	8	3,880	360.5
Studio (Type A2)	457	6	2,742	254.7
Studio (Type A3)	495	4	1,980	183.9
1 Bedroom (Type B1)	624	80	49,920	4,637.7
1 Bedroom (Type B2)	554	2	1,108	102.9
1 Bedroom (Type B3)	654	3	1,962	182.3
1 Bedroom + Den (Type C1)	692	10	6,920	642.9
1 Bedroom + Den (Type C2)	733	2	1,466	136.2
1 Bedroom + Den (Type C3)	753	6	4,518	419.7
1 Bedroom + Den (Type C4)	734	4	2,936	272.8
1 Bedroom + Den (Type C5)	710	1	710	66.0
2 Bedroom (Type D1)	944	2	1,888	175.4
2 Bedroom (Type D2)	858	2	1,716	159.4
2 Bedroom (Type D3)	872	4	3,488	324.0
2 Bedroom (Type D4)	946	38	35,948	3,339.7
2 Bedroom (Type D5)	892	4	3,568	331.5
2 Bedroom (Type D6)	905	2	1,810	168.2
2 Bedroom (Type D7)	905	2	1,810	168.2
2 Bedroom (Type D8)	941	1	941	87.4
2 Bedroom (Type D9)	972	2	1,944	180.6
2 Bedroom (Type D10)	901	2	1,802	167.4
2 Bedroom (Type D11)	847	2	1,694	157.4
2 Bedroom (Type D12)	823	1	823	76.5
2 Bedroom (Type D13)	843	1	843	78.3
2 Bedroom (Type D14)	823	1	823	76.5
2 Bedroom (Type D15)	847	2	1,694	157.4
2 Bedroom (Type D16)	843	1	843	78.3
2 Bedroom + Den (Type E1)	1,023	10	10,230	950.4
2 Bedroom + Den (Type E2)	962	1	962	89.4
2 Bedroom + Den (Type E3)	993	2	1,986	184.5
3 Bedroom (Type F1)	1,101	6	6,606	613.7
3 Bedroom (Type F2)	1,161	4	4,644	431.4
3 Bedroom (Type F3)	1,040	2	2,080	193.2
3 Bedroom (Type F4)	1,035	3	3,105	288.5
3 Bedroom (Type F5)	1,219	1	1,219	113.2
3 Bedroom (Type F6)	1,219	1	1,219	113.2
Total		**223**	**171,828**	15,963.2

Bldg A			**L1**	**L2**	**L3**	**L4**	**L5**	**L6**	**Total**
Studio (Type A2)			1	1	1	1	1	1	6
Studio (Type A3)			1	1	1	1	–	–	4
1 Bed (Type B1)			5	5	5	5	1	1	22
1 Bed (Type B3)			–	1	1	1	–	–	3
1 Bed+Den (Type C5)			1	–	–	–	–	–	1
2 Bed (Type D4)			3	3	3	3	3	3	18
2 Bed (Type D5)			1	1	1	1	–	–	4
2 Bed (Type D8)			–	1	–	–	–	–	1
2 Bed (Type D9)			–	–	1	1	–	–	2
2 Bed (Type D11)			–	–	–	–	2	–	2
2 Bed (Type D12)			–	–	–	–	1	–	1
2 Bed (Type D13)			–	–	–	–	1	–	1
2 Bed (Type D14)			–	–	–	–	–	1	1
2 Bed (Type D15)			–	–	–	–	–	2	2
2 Bed (Type D16)			–	–	–	–	–	1	1
2 Bed+Den (Type E2)			–	1	–	–	–	–	1
2 Bed+Den (Type E3)			–	–	1	1	–	–	2
3 Bed (Type F4)			–	1	1	1	–	–	3
3 Bed (Type F5)			–	–	–	–	1	–	1
3 Bed (Type F6)			–	–	–	–	–	1	1
Sub Total	–	–	**12**	**15**	**15**	**15**	**10**	**10**	**77**

Bldg B	**LB2**	**LB1**	**L1**	**L2**	**L3**	**L4**			**Total**
Studio (Type A1)	–	1	1	1	1	–			4
1 Bed (Type B1)	–	6	6	6	6	5			29
1 Bed (Type B2)	–	1	–	–	–	–			1
1 Bed+Den (Type C1)	–	1	1	1	1	1			5
1 Bed+Den (Type C2)	–	–	1	–	–	–			1
1 Bed+Den (Type C3)	–	–	–	1	1	1			3
1 Bed+Den (Type C4)	–	–	–	–	2	–			2
2 Bed (Type D1)	1	–	–	–	–	–			1
2 Bed (Type D2)	1	–	–	–	–	–			1
2 Bed (Type D3)	–	1	1	–	–	–			2
2 Bed (Type D4)	–	2	2	2	2	2			10
2 Bed (Type D6)	–	–	–	1	–	–			1
2 Bed (Type D7)	–	–	–	1	–	–			1
2 Bed (Type D10)	–	–	–	–	–	1			1
2 Bed+Den (Type E1)	–	1	1	1	1	1			5
3 Bed (Type F1)	1	1	1	–	–	–			3
3 Bed (Type F2)	–	1	1	–	–	–			2
3 Bed (Type F3)	–	–	–	–	–	1			1
Sub Total	**3**	**15**	**15**	**14**	**14**	**12**			**73**

Bldg C	**LB2**	**LB1**	**L1**	**L2**	**L3**	**L4**			**Total**
Studio (Type A1)	–	1	1	1	1	–			4
1 Bed (Type B1)	–	6	6	6	6	5			29
1 Bed (Type B2)	–	1	–	–	–	–			1
1 Bed+Den (Type C1)	–	1	1	1	1	1			5
1 Bed+Den (Type C2)	–	–	1	–	–	–			1
1 Bed+Den (Type C3)	–	–	–	1	1	1			3
1 Bed+Den (Type C4)	–	–	–	–	2	–			2
2 Bed (Type D1)	1	–	–	–	–	–			1
2 Bed (Type D2)	1	–	–	–	–	–			1
2 Bed (Type D3)	–	1	1	–	–	–			2
2 Bed (Type D4)	–	2	2	2	2	2			10
2 Bed (Type D6)	–	–	–	1	–	–			1
2 Bed (Type D7)	–	–	–	1	–	–			1
2 Bed (Type D10)	–	–	–	–	–	1			1
2 Bed+Den (Type E1)	–	1	1	1	1	1			5
3 Bed (Type F1)	1	1	1	–	–	–			3
3 Bed (Type F2)	–	1	1	–	–	–			2
3 Bed (Type F3)	–	–	–	–	–	1			1
Sub Total	**3**	**15**	**15**	**14**	**14**	**12**			**73**
TOTAL NUMBER OF UNITS									**223**



1 Site Plan
Scale: 1:240

0 25 50 75 100 FT

N

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

PARKADE LEGEND:

Parking Stalls:

Unlabled - Regular: 2.75m x 5.50m (9'-0.5" x 18'-1")
R* - (Bylaw Regular): 2.60m x 5.50m (8'-6.5" x 18'-1")
PR - Parallel Regular: 2.60m x 7.0m (8'-6.5" x 22'-12")
S - Small: 2.40m x 4.60m (7'-10.5" x 15'1.5")
S* - (Bylaw Small): 2.30m x 4.50m (7'-7" x 14'-9.2")
SL - Small Long: 2.40m x 5.50m (7'-10.5" x 18'-1")
SL* - Small Long (Bylaw width): 2.30m x 5.50m (7'-7" x 18'-1")
SW* - Small Wide (Bylaw length): 2.60m x 4.50m (8'-6.5" x 14'-9.2")
L - Long: ≥2.50m x ≥5.80m (≥9'-0.5" x ≥19'-1")
PS - Parallel Small: 2.60m x 7.00m (8'-6.5" x 22'-12")
Accessible (logo) (Bylaw): 3.1m x 5.5m (10'-2.0"x 18'-1")

Note: Loading spaces to be designated by Owner
(eg. near elevators, or exterior parallel parking)

Drive aisles:

Double sided parking: min. 22'-5" (6.83m) max. 23'-7.5" (7.2m)
Ramps: min. 22'-0" (6.1m)



1 LB2 Floor Plan / Lower Site Plan
Scale: 1:240

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

1

PARKADE LEGEND:

Parking Stalls:

Unlabled - Regular: 2.75m x 5.50m (9'-0.5" x 18'-1")
R* - (Bylaw Regular): 2.60m x 5.50m (8'-6.5" x 18'-1")
PR - Parallel Regular: 2.60m x 7.0m (8'-6.5" x 22'-12")
S - Small: 2.40m x 4.60m (7'-10.5" x 15'1.5")
S* - (Bylaw Small): 2.30m x 4.50m (7'-7" x 14'-9.2")
SL - Small Long: 2.40m x 5.50m (7'-10.5" x 18'-1")
SL* - Small Long (Bylaw width): 2.30m x 5.50m (7'-7" x 18'-1")
SW* - Small Wide (Bylaw length): 2.60m x 4.50m (8'-6.5" × 14'-9.2")
L - Long: ≥2.50m x ≥5.80m (≥9'-0.5" x ≥19'-1")
PS - Parallel Small: 2.60m x 7.00m (8'-6.5" x 22'-12")
Accessible (logo) (Bylaw): 3.1m x 5.5m (10'-2.0"x 18'-1")

Note: Loading spaces to be designated by Owner
(eg. near elevators, or exterior parallel parking)

Drive aisles:

Double sided parking: min. 22'-5" (6.83m) max. 23'-7.5" (7.2m)
Ramps: min. 22'-0" (6.1m)

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

LB2 Floor Plan / Lower Site Plan

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Date: 2026-05-13

A2.1



1 LB1 Floor Plan / Middle Site Plan
Scale: 1:240

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

PARKADE LEGEND:

Parking Stalls:

Unlabled - Regular: 2.75m x 5.50m (9'-0.5" x 18'-1")
R* - (Bylaw Regular): 2.60m x 5.50m (8'-6.5" x 18'-1")
PR - Parallel Regular: 2.60m x 7.0m (8'-6.5" x 22'-12")
S - Small: 2.40m x 4.60m (7'-10.5" x 15'1.5")
S* - (Bylaw Small): 2.30m x 4.50m (7'-7" x 14'-9.2")
SL - Small Long: 2.40m x 5.50m (7'-10.5" x 18'-1")
SL* - Small Long (Bylaw width): 2.30m x 5.50m (7'-7" x 18'-1")
SW* - Small Wide (Bylaw length): 2.60m x 4.50m (8'-6.5" × 14'-9.2")
L - Long: ≥2.50m x ≥5.80m (≥9'-0.5" x ≥19'-1")
PS - Parallel Small: 2.60m x 7.00m (8'-6.5" x 22'-12")
Accessible (logo) (Bylaw): 3.1m x 5.5m (10'-2.0"x 18'-1")

Note: Loading spaces to be designated by Owner
(eg. near elevators, or exterior parallel parking)

Drive aisles:

Double sided parking: min. 22'-5" (6.83m) max. 23'-7.5" (7.2m)
Ramps: min. 22'-0" (6.1m)

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

LB1 Floor Plan / Middle Site Plan

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA 2026-05-13

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A2.2



1 L1 Floor Plan / Upper Site Plan
Scale: 1:240

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

L1 Floor Plan / Upper Site Plan

REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA — 2026-05-13

Issued for: Rezoning
Development Permit - R1

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A2.2



1 L2 Floor Plan
Scale: 1:240

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

L2 Floor Plan

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA 2026-05-13 BRITISH COLUMBIA

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A2.4



1 L3 Floor Plan
Scale: 1:240

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

L3 Floor Plan

REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A2.5



1 L4 Floor Plan
Scale: 1:240

LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

0 25 50 75 100 FT

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

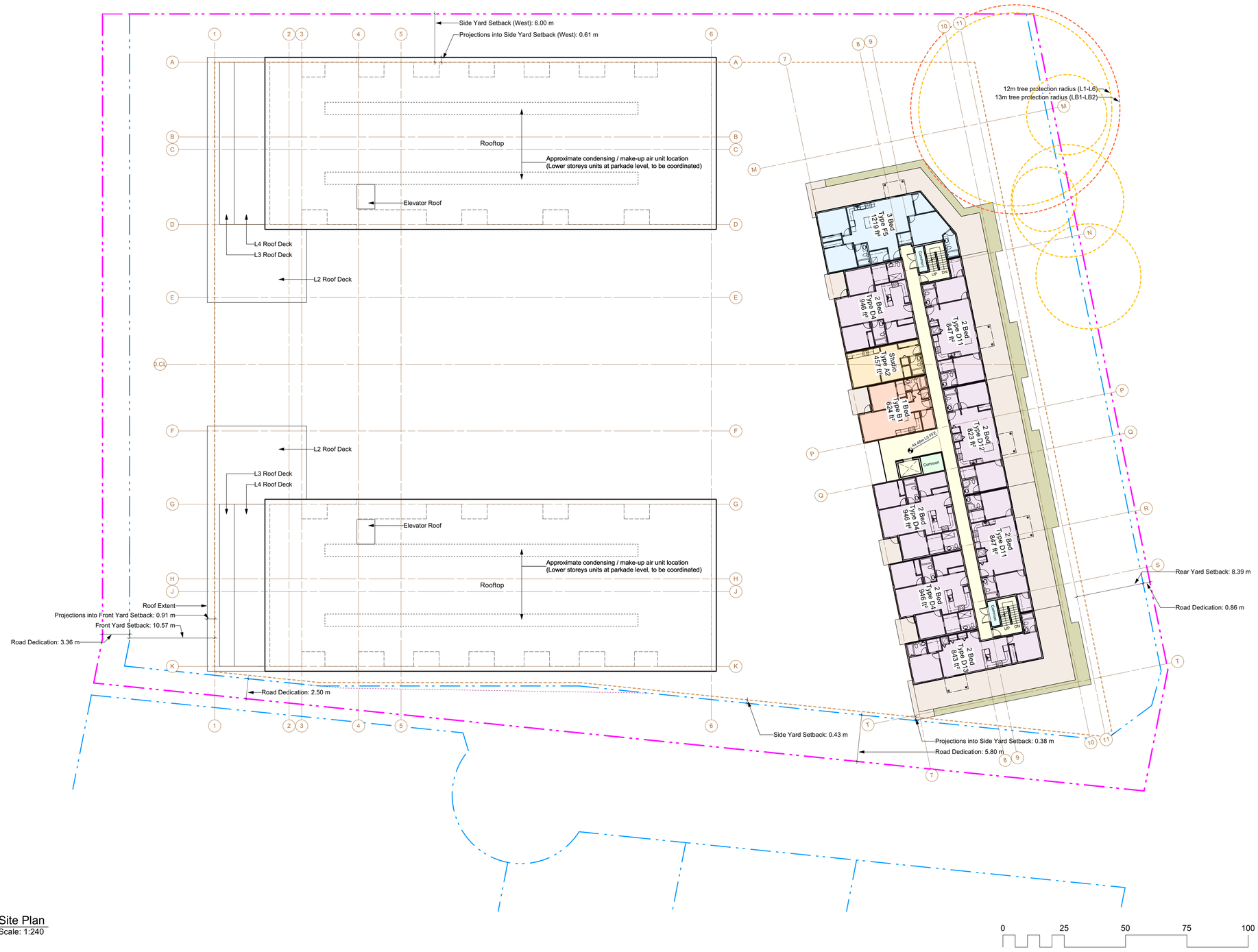
L4 Floor Plan

REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A2.6



LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

1 Site Plan
Scale: 1:240

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

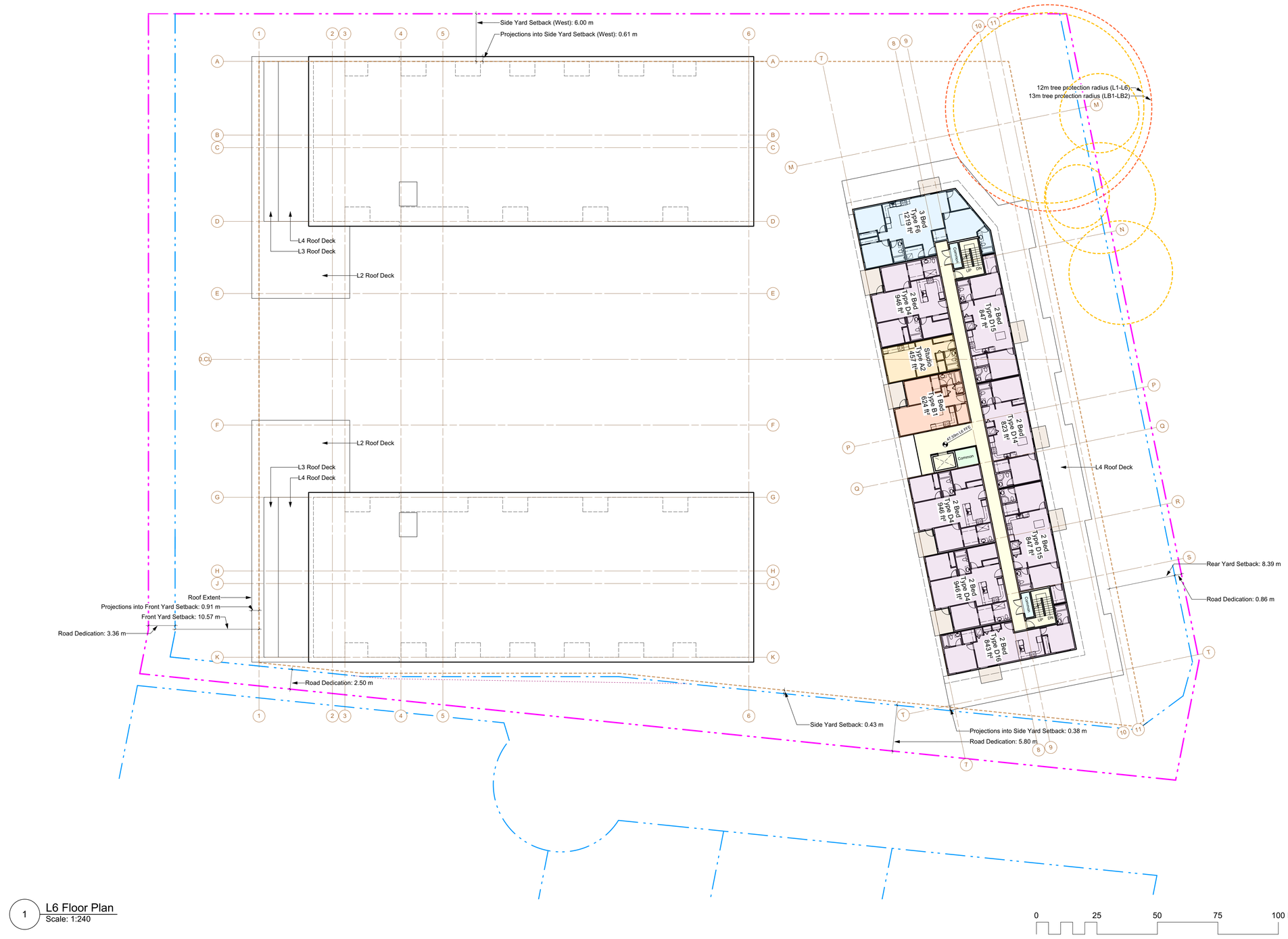
L5 Floor Plan

REGISTERED ARCHITECT 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A2.7



LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

1 L6 Floor Plan
Scale: 1:240

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

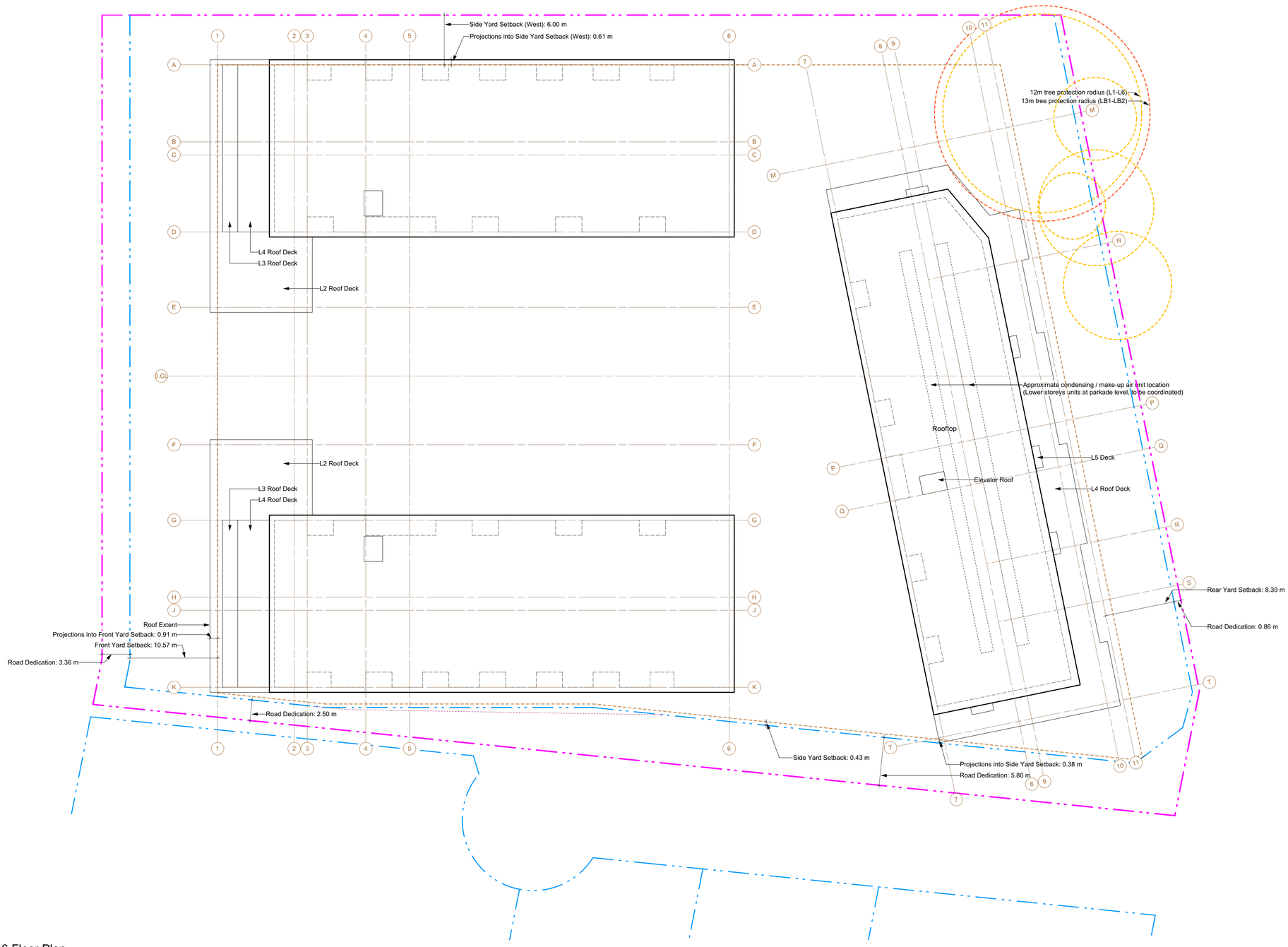
L6 Floor Plan

REGISTERED ARCHITECT RAYMOND DE BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A2.8



LEGEND:

- Property Line (After Road Dedication)
- Building Setback (Proposed)
- Property Line (Before Road Dedication)
- Tree Protection Radii
- Tree (existing)
- Tree (proposed)
- Landscape (outside of property)
- Landscape (inside of property)
- Landscape (childcare - inside of property)
- Bioswale / Water body
- Boardwalks / Wood benches
- Concrete Pavers / Paved walkways / Decks
- Concrete walkways

1 L6 Floor Plan
Scale: 1:240

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Roof Plan

REGISTERED ARCHITECT — 2026-05-13

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A2.9



1 Comox Ave. (Bldgs B & C South Elevations)
Scale: 1:128



2 Buena Vista Ave. (Bldg. A North Elevation)
Scale: 1:128



MATERIAL LEGEND:

FP1 Hardie Panel Smooth w/ matching surround trim (White)
FP2 Hardie Panel Smooth w/ matching surround trim (Light Grey)
FP3 Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4 Hardie Panel Smooth w/ matching surround trim (Blue / Green tones)

CN1 Concrete (Elastomeric Paint - Grey)
WD1 Wood / Metal (Wood Appearance) Siding
VW1 Vinyl Windows
AL1 Translucent Glass Guard

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Elevations (Comox Ave., - Bldgs B & C South Elevations)
(Buena Vista Ave., - Bldg A North Elevation)

REGISTERED ARCHITECT 2026-05-13 BRITISH COLUMBIA

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Date: 2026-05-13

A6.1



1 Ivy Place (Bldg A East Elevation)
Scale: 1:128



2 Ivy Place (Bldg C East Elevation)
Scale: 1:128



MATERIAL LEGEND:

FP1 Hardie Panel Smooth w/ matching surround trim (White)
FP2 Hardie Panel Smooth w/ matching surround trim (Light Grey)
FP3 Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4 Hardie Panel Smooth w/ matching surround trim (Blue / Green tones)

CN1 Concrete (Elastomeric Paint - Grey)
WD1 Wood / Metal (Wood Appearance) Siding
VW1 Vinyl Windows
AL1 Translucent Glass Guard

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Elevations (Ivy Place., - Bldgs C & A East Elevations)

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA 2026-05-13

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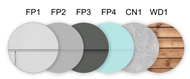
A6.2



1 West Property Line (Bldg A West Elevation)
Scale: 1:128



2 West Property Line (Bldg B West Elevation)
Scale: 1:128



MATERIAL LEGEND:

FP1 Hardie Panel Smooth w/ matching surround trim (White)
FP2 Hardie Panel Smooth w/ matching surround trim (Light Grey)
FP3 Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4 Hardie Panel Smooth w/ matching surround trim (Blue / Green tones)

CN1 Concrete (Elastomeric Paint - Grey)
WD1 Wood / Metal (Wood Appearance) Siding
VW1 Vinyl Windows
AL1 Translucent Glass Guard

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Elevations (Along West Property Line, - Bldgs B & A West Elevations)

REGISTERED ARCHITECT 2026-05-13

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A6.3



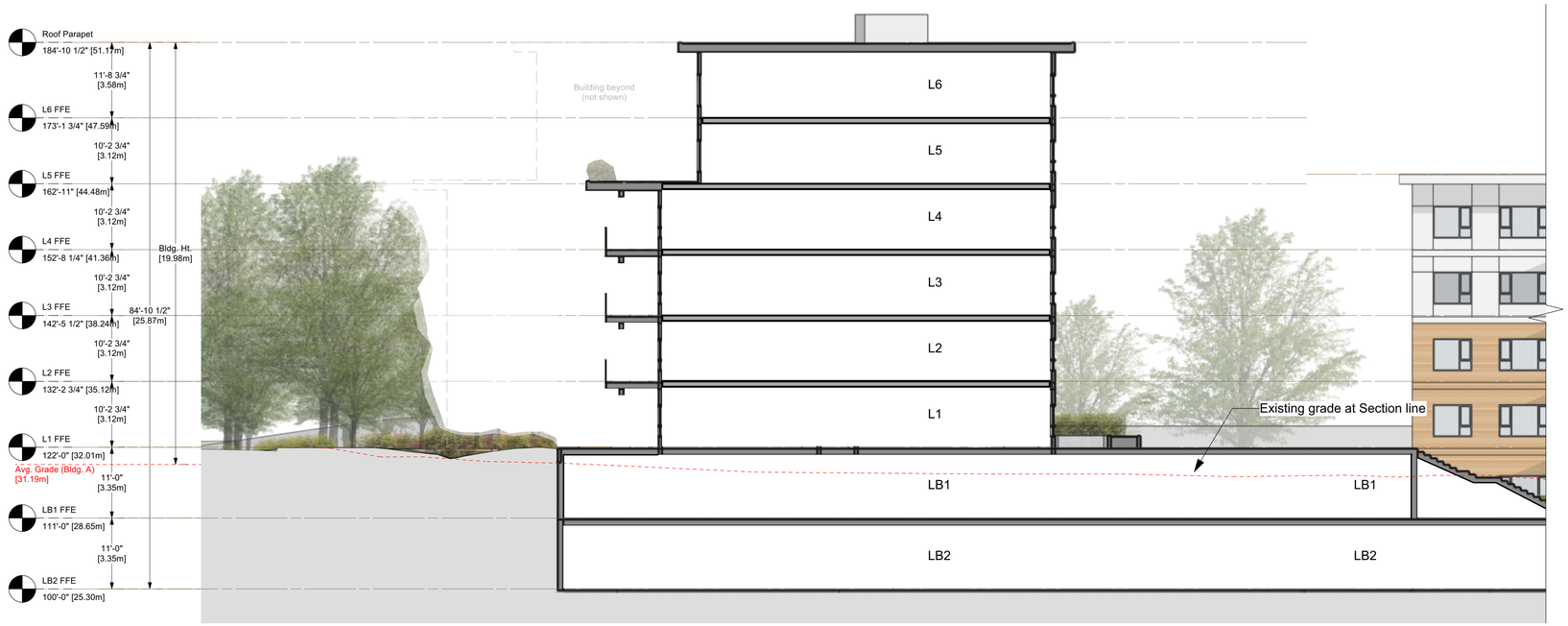
1 Bldg. A South Elevation
Scale: 1:128



MATERIAL LEGEND:

FP1 Hardie Panel Smooth w/ matching surround trim (White)
FP2 Hardie Panel Smooth w/ matching surround trim (Light Grey)
FP3 Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4 Hardie Panel Smooth w/ matching surround trim (Blue / Green tones)

CN1 Concrete (Elastomeric Paint - Grey)
WD1 Wood / Metal (Wood Appearance) Siding
VW1 Vinyl Windows
AL1 Translucent Glass Guard



1 Section (North South through Parkade, Bldg A)
Scale: 1:128



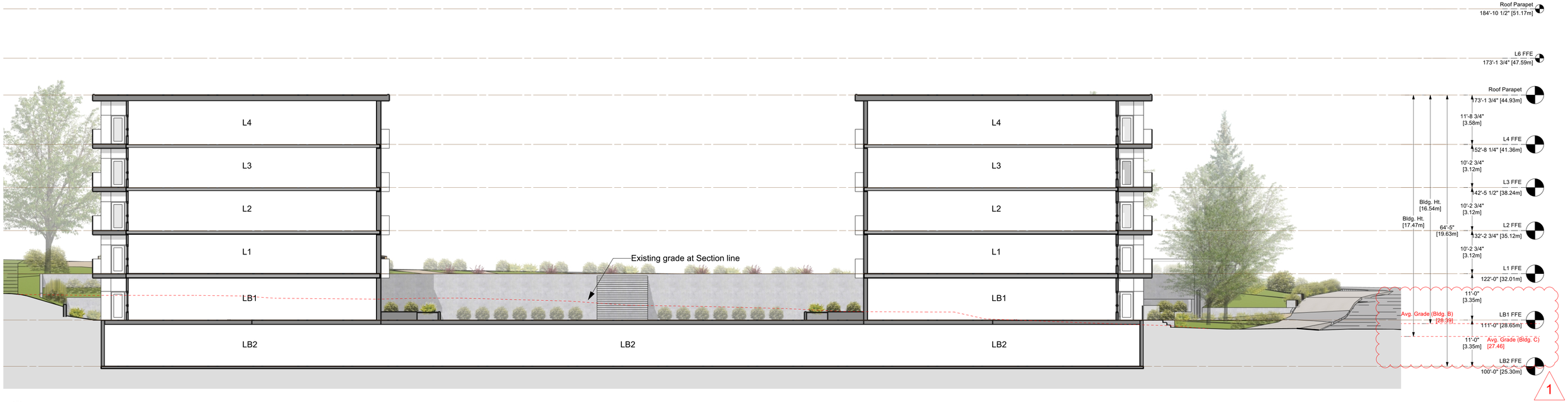
2 West Property Line (Bldg B West Elevation)
Scale: 1:128



MATERIAL LEGEND:

FP1 Hardie Panel Smooth w/ matching surround trim (White)
FP2 Hardie Panel Smooth w/ matching surround trim (Light Grey)
FP3 Hardie Panel Smooth w/ matching surround trim (Dark Grey)
FP4 Hardie Panel Smooth w/ matching surround trim (Blue / Green tones)

CN1 Concrete (Elastomeric Paint - Grey)
WD1 Wood / Metal (Wood Appearance) Siding
VW1 Vinyl Windows
AL1 Translucent Glass Guard



1 Section (East West through Parkade, Bldg B, C)
Scale: 1:128

Raymond de Beeld ARCHITECT Inc.

CASCADIA VIEWS

1946 & 1950 Comox Ave., Comox, B.C.

Sections 2 (East West)

REGISTERED ARCHITECT RAYMOND de BEELD 2026-05-13 BRITISH COLUMBIA

Issued for: Rezoning
Development Permit - R1

Project #: 2202
Date: 2026-05-13

A7.2