

City of Campbell River
301 St. Ann's Rd.
Campbell River, BC V9W 4C7

Attention: Ms. Meghan Norman, MCP, RPP, MCIP – Development Planning Manager

Dear Madam,

Re: 445 Old Petersen Road – PSR Application

We are pleased to submit the enclosed *Preliminary Subdivision Review* application for the 6.71 ha lot at 445 Old Petersen Road. The lot is fronted by Old Petersen Road to the west and the E.R.T. greenway to the east. Our proposed development aligns with the existing RM-1 and RM-2 zoning, and zero variances are being applied for as part of this application.

The 445 Old Petersen Road lot has an area of 6.71 ha and is to be subdivided into three lots under this PSR application. Lot 1 at 1.02 ha, Lot 2 at 1.09 ha and Lot 3 the remainder. The three lots will be accessed from Old Petersen Road.

The development plan is scheduled to be undertaken in multiple phases, with two phases of townhomes fronting Old Petersen Road commencing in Q1 of 2024. The townhomes we are proposing to construct in Phases 1 and 2 are two-storey dwelling units configured in five (5) triplex and eight (8) fourplex.

Municipal Servicing Considerations

Water for the three lots will be serviced from an upgraded water main on Old Petersen Road. Water modelling of the network has been completed by Koers & Associates Engineering via our engineers at McElhanney. The conclusion of this modelling was the replacement of the existing 100 mm AC water main with a 200 mm one, on Old Petersen Road fronting the parent lot between the southern intersection of Petersen and Old Petersen Roads and 570 Old Petersen Road. Depending on the timing of the proposed development at 570 Old Petersen, we may have to continue the replacement main to the north to tie in to the existing 200 mm PVC main. We will be requesting a *Latecomer Agreement* for the works beyond the lot's frontage.

Lot 1's sanitary service will be gravity fed to the sewer on Old Petersen Road. Lot 2 and 3's will be gravity fed and tie to the existing stub from manhole 524 on the E.R.T.

Drainage for all three lots will be by gravity. Lot 1 will discharge to Fisher Creek, to maintain baseflow. This discharge will be via a new headwall outlet within the lot boundary from the on-site StormTech tank, oil-water separator and control manhole. Mainstream Biological Consulting is currently preparing a WSA Application for the outfall. Lots 2 and 3 are planned to discharge via on-site stormwater management to multiple outfalls above the high-water marks to the existing wetland areas on the east reaches of the current lot. A RAPR report is currently being prepared for the subdivision by MBC.

Development Permit Applications

Preparation of the MjP Development Permit applications for the proposed Lots 1 and 2 townhomes are at an advanced stage and will be submitted by the end of July 2023. A MiP application, that aligns with the WSA Notification, will be issued in July for the proposed Phase 1 storm outfall works. Installation of the outfall in Q3 of 2023 is the target for the development.

Should you have any queries or require further information, please do not hesitate to contact the undersigned.

Faithfully,



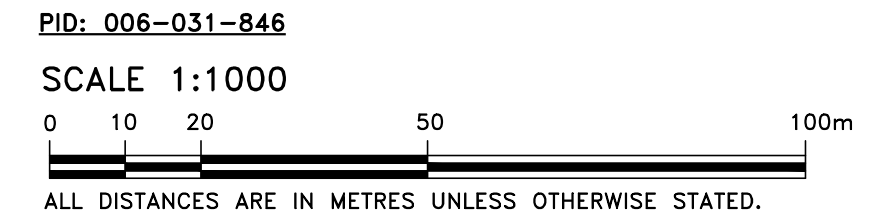
Glenn Blake, PEng (Non Practicing), MMCD CA
Development Manager

cc: Mr. Rich Feucht, PEng – Development Engineering Manager

PLAN TO ACCOMPANY A PROPOSED SUBDIVISION APPLICATION TO THE CITY OF CAMPBELL RIVER OF:
 PART OF DISTRICT LOT 1401, SAYWARD DISTRICT, EXCEPT
 PARTS IN PLANS 11707, 2751RW AND VIP74763.

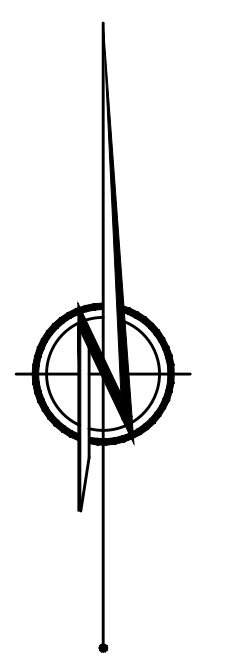
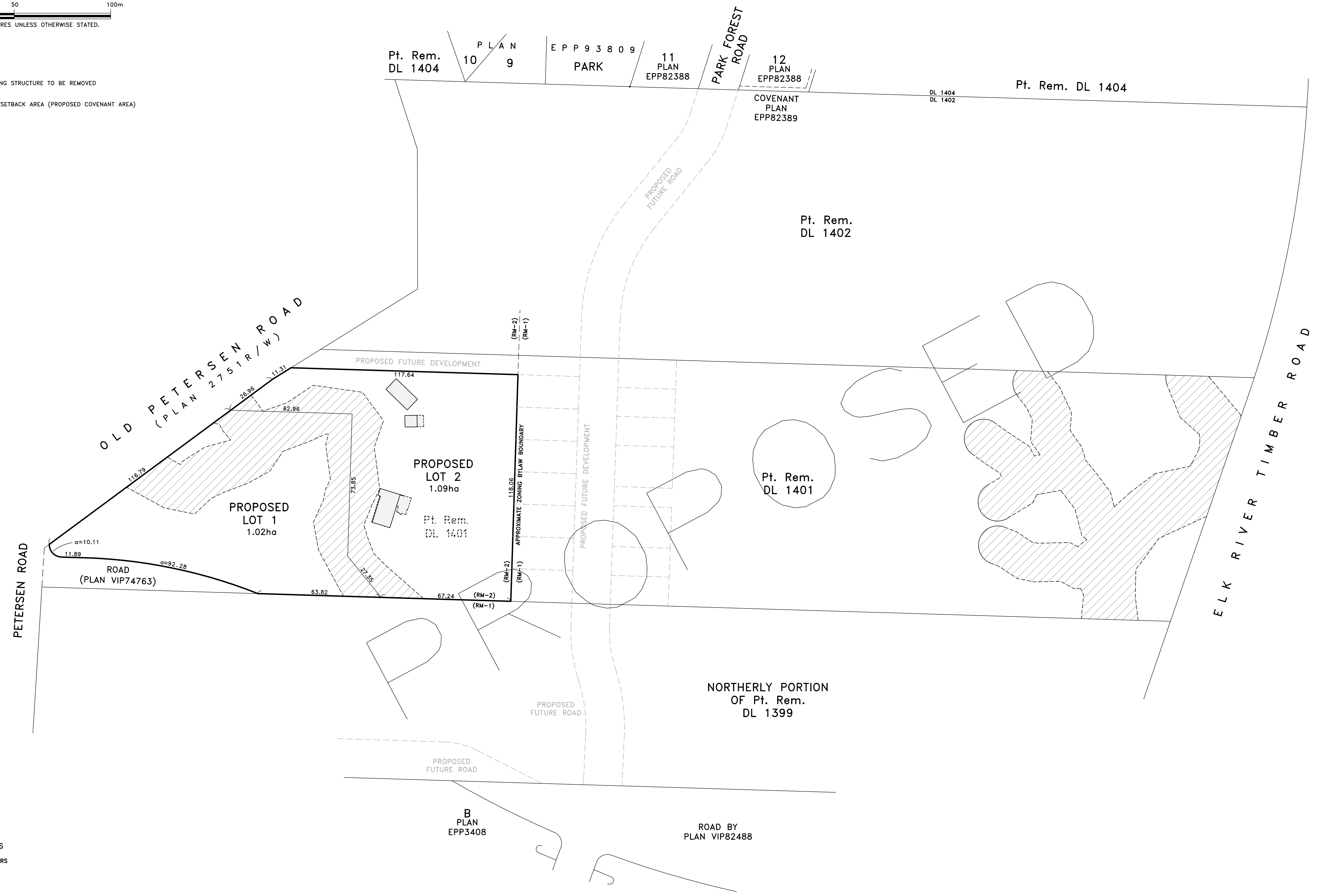
THIS PLAN WAS PREPARED FOR SUBDIVISION
 APPLICATION PURPOSES AND IS FOR THE EXCLUSIVE
 USE OF AKERS PROPERTY SOLUTIONS.

CLIENT REF:
 AKERS PROPERTY SOLUTIONS



CIVIC ADDRESS
 445 OLD PETERSEN ROAD,
 CAMPBELL RIVER, B.C.

- INDICATES EXISTING STRUCTURE TO BE REMOVED
- INDICATES SPEA SETBACK AREA (PROPOSED COVENANT AREA)



MULTIFAMILY RESIDENTIAL DEVELOPMENT

445 OLD PETERSEN, CAMPBELL RIVER, BC

PARKING STALL CALC'S (LEFT)

PARKING STALLS REQUIRED (TOWNHOUSES)

BUILDING = 17 UNITS x 2 STALLS / UNIT	= 34
VISITOR = 17 UNITS x 1 STALL / 8 UNITS	= 3
TOTAL STALLS REQUIRED	= 37

PARKING STALLS PROVIDED

BUILDINGS = 17 UNITS x 2 STALLS / UNIT	= 34
VISITOR STALLS	= 6
TOTAL STALLS PROVIDED	= 43

PARKING STALL CALC'S (RIGHT)

PARKING STALLS REQUIRED (TOWNHOUSES)

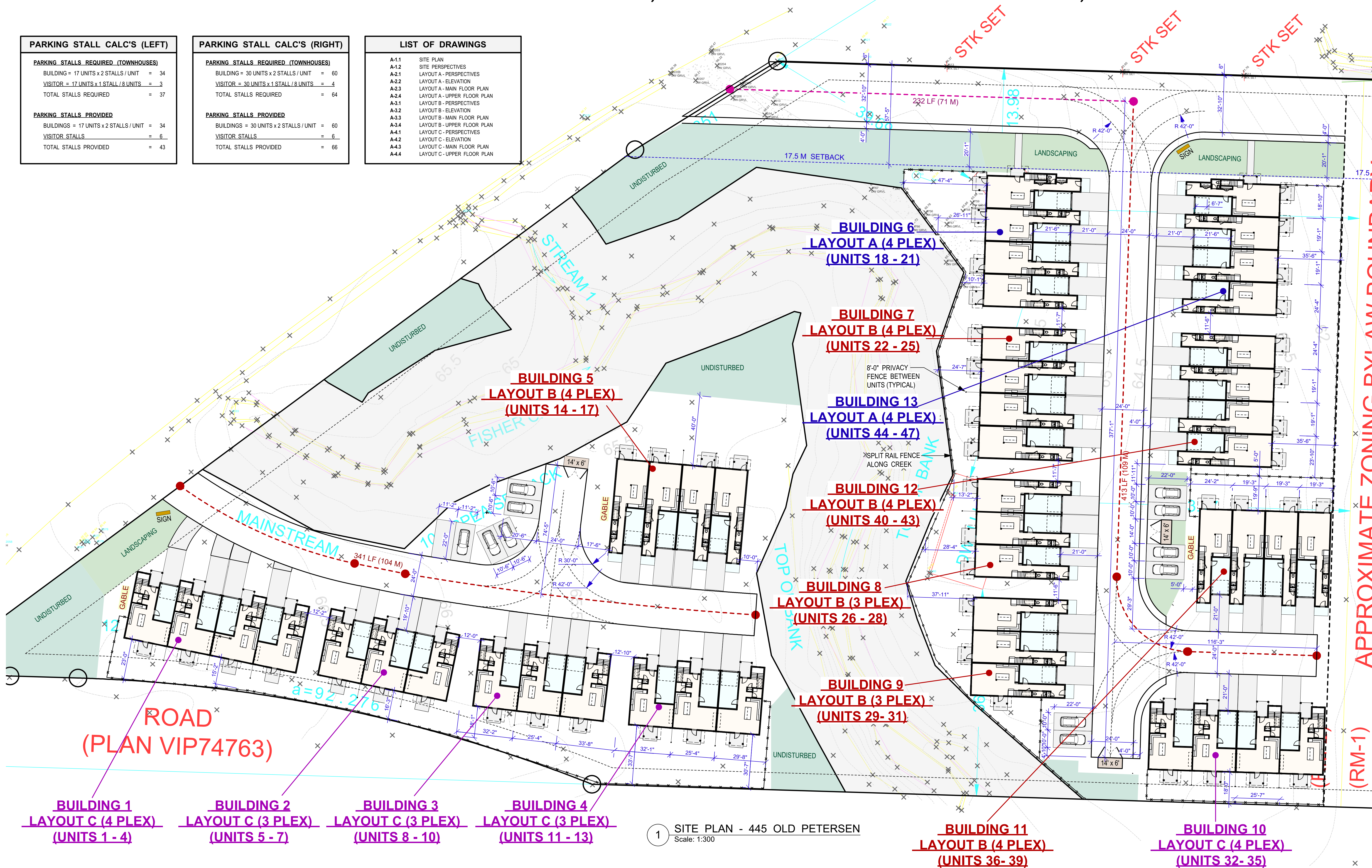
BUILDING = 30 UNITS x 2 STALLS / UNIT	= 60
VISITOR = 30 UNITS x 1 STALL / 8 UNITS	= 4
TOTAL STALLS REQUIRED	= 64

PARKING STALLS PROVIDED

BUILDINGS = 30 UNITS x 2 STALLS / UNIT	= 60
VISITOR STALLS	= 6
TOTAL STALLS PROVIDED	= 66

LIST OF DRAWINGS

A-1.1	SITE PLAN
A-1.2	SITE PERSPECTIVES
A-2.1	LAYOUT A - PERSPECTIVES
A-2.2	LAYOUT A - ELEVATION
A-2.3	LAYOUT A - MAIN FLOOR PLAN
A-2.4	LAYOUT A - UPPER FLOOR PLAN
A-3.1	LAYOUT B - PERSPECTIVES
A-3.2	LAYOUT B - ELEVATION
A-3.3	LAYOUT B - MAIN FLOOR PLAN
A-3.4	LAYOUT B - UPPER FLOOR PLAN
A-4.1	LAYOUT C - PERSPECTIVES
A-4.2	LAYOUT C - ELEVATION
A-4.3	LAYOUT C - MAIN FLOOR PLAN
A-4.4	LAYOUT C - UPPER FLOOR PLAN



1 SITE PLAN - 445 OLD PETERSEN
Scale: 1:300

GENERAL NOTES

- THESE ARCHITECTURAL DRAWINGS ARE BASED ON THE 2018 BRITISH COLUMBIA BUILDING CODE (BCBC).
- OWNER RESPONSIBLE FOR SURVEY, ELECTRICAL, STRUCTURAL, TRUSS DESIGN, MECHANICAL, ETC.
- SITE / LOT GRADING IS APPROXIMATE ONLY FOR ILLUSTRATIVE PURPOSES. SURVEY, GRADING, AND SITE SLOPE DESIGN BY OTHERS. BUILDING HEIGHTS SHOWN ARE TO THE BEST OF THE ARCHITECTURAL DESIGNERS KNOWLEDGE USING APPROXIMATE GRADE.
- PLEASE ADVISE HELM DESIGN IMMEDIATELY OF ANY ERRORS OR OMISSIONS.
- WORK TO BE COMPLETED IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- IT IS THE OWNER & CONTRACTORS RESPONSIBILITY TO REVIEW AND VERIFY ALL DIMENSIONS AND DETAILS, AND ACCEPTS FULL RESPONSIBILITY FOR THEM.
- THESE DRAWINGS SHOULD NEVER BE SCALED. CONTACT HELM DESIGN TO CONFIRM ANY MISSING OR QUESTIONED DIMENSIONS TO ENSURE ACCURACY.
- THESE ARCH DRAWINGS WERE PREPARED WITH CONSIDERATION OF OTHER BUILDING SYSTEMS (ELEC, MECH, ETC). CONTRACTOR TO ADVISE HELM DESIGN IF ANY DESIGN ELEMENT RESTRICTS OR SERIOUSLY CHALLENGES THEIR ABILITY TO PERFORM WORK.
- HELM DESIGN OWNS COPYRIGHT OF THESE ARCHITECTURAL DESIGN DRAWINGS. NO REPRODUCING WITHOUT WRITTEN CONSENT.

DESIGNER



TRAVIS ALLAN HELM - OWNER & OPERATOR
CAMPBELL RIVER - VANCOUVER ISLAND - BC
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WWW.HELMDESIGN.NET & @HELMDESIGN
Drawn By: TH Project No: #263

ISSUE LOG

No.	Purpose	Date
1	CLIENT REVIEW	JAN 19, 2022
2	CLIENT REVIEW	FEB 15, 2022
3	CLIENT REVIEW	MAR 23, 2022
4	CLIENT REVIEW	AUG 02, 2022
5	CLIENT REVIEW	SEPT 13, 2022
6	CLIENT REVIEW	JAN 06, 2023
7	CLIENT REVIEW	MAR 20, 2023
8	CLIENT REVIEW	MAR 28, 2023
9	CLIENT REVIEW	MAR 29, 2023

PROJECT INFORMATION

Client: **AKERS PROPERTY SOLUTIONS**
Project Address: **445 OLD PETERSEN CAMPBELL RIVER, BC**

SITE PLAN

Sheet Number: **A-1.1**