



111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250)-914-8485
Fax: (250) 914-8490

23 December 2022

City of Campbell River

Development Services Department
301 St. Ann's Road
Campbell River, BC
V9W 4C7

RE: MAJOR DEVELOPMENT PERMIT WITH VARIANCE and MINOR DEVELOPMENT PERMIT (SPEA AND EAGLES NEST); 1650 GALERNO ROAD & 0 ALDER STREET

WestUrban Developments Ltd. is applying for 2 development permits:

- A. Major Form and Character Development Permit with variance to height; and
- B. Minor Development Permit for SPEA, Eagle's Nest, and Steep Slope.

A. Major Form and Character Development Permit with variance to height

WestUrban Developments Ltd. is proposing to develop the subject lands with 3 apartment buildings (proposed to be market rental units), totaling 200 units, with landscaping, an internal road, and the majority of parking to be underground (2 level underground parkade for each building – making use of density bonus provision 5.33.3 (a) which permits an additional 5 dwelling units per hectare where 80% or more of the required parking is underground).

Due to the significant environmental features on site, a large portion of the site is not developable, therefore, without compromising the density permitted under the Zoning, an additional storey on each building has been added and the development requires a height variance (from 10m to 16m) for Buildings A-C.

The Development Permit Guidelines state "Building height variances will be considered where the variance serves to enhance the overall architectural design of the building without negatively impacting key view corridors, sightlines or the pedestrian realm". WestUrban Developments Ltd. proposes this variance without compromising key view corridors, sightlines and the pedestrian realm. The additional height of each building allows for more compact, higher quality of design for the site. The RM-1 zoning permits ~3-storeys (10m) in height and the application proposes 4-storeys (16m) in height. A vegetated buffer is intended to remain at the rear of the development to provide buffering and screening for adjacent residential properties, as well the height has been stepped back at the rear of the building to mitigate the visual impacts of the massing of the building for the residential properties at the rear of the development.

The following items have been provided as part of the MJV application:

- i. Letter of intent (one letter for both the MJV and MIP)
- ii. Application form (one application for both the MJV and MIP)
- iii. Site Disclosure statement (2 – 1650 Galerno, 0 Alder St)
- iv. Completed checklists: CEED, MF DP Guidelines, General MF DP Guidelines
- v. Architectural plans



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- vi. Landscape plan
- vii. Landscape quote

B. Minor Development Permit for SPEA, Eagle’s Nest and Steep Slope

The subject properties are within the Streamside, Eagle’s Nest, and Steep Slope DP areas. A memo drafted by SNRC has been provided which confirms that an Eagle’s nest has not been present in the tree since 2014. A RAPR report has been provided and submitted to the Province for review. All development proposed on the site is designed and intended to stay outside of the SPEA setback area and located on the northern portion of the site. A Geotechnical memo has been submitted with the application and states “the land may be used safely for the use intended” (Ryzuk Geotechnical, Slope Assessment, October 2022).

The following items have been provided as part of the MIP application:

- i. RAPR report
- ii. Cost estimate for RAPR report
- iii. Eagle’s Nest memo
- iv. Geotechnical Slope Assessment

A zoning compliance table has been provided in Attachment #1.

Thank you for reviewing the discussed applications, should you have any questions please reach out to the undersigned at any point.

Regards,

Meghan Norman, MCP, RPP, MCIP
Development Manager
WestUrban Developments Ltd.
111-2036 Island Hwy S
Campbell River, BC Canada V9W 0E8
C: (250) 201-8864
www.westurban.ca

Attachment #1 – Zoning Compliance

Residential Multiple One (RM-1) Zone		
Existing	Proposed	Meet Bylaw?
Use: Apartment	Use: Apartment	Complies
Density: 25 uph; +5 uph for 80% underground parking	Density: 6.85 ha (1650 Galerno & 0 Alder St) 25 uph x 6.85 ha = 171 units 5 uph x 6.85 ha = 34 units (density bonus) 171 units + 34 units = 205 units permitted; 200 units proposed	Complies
Lot coverage: 50%	Lot coverage: well under 50%	Complies
Setbacks: Front – 7.5m Rear – 7.5m Side – 3.0m	Setbacks: Front – 7.5m Rear – 7.5m Side – 7.5m	Complies
Max. Height: 10m	Height proposed: 16.0m	Variance for height required.

GALERNO



DEVELOPMENT PERMIT DRAFT SET

DECEMBER 22, 2022

DRAWING LIST:

A.000	COVER	A.202	BUILDING B ELEVATIONS
A.001	SITE DETAILS	A.203	BUILDING B ELEVATIONS
A.002	SITE KEY PLAN	A.204	BUILDING C ELEVATIONS
A.100	SITE PLAN	A.205	BUILDING C ELEVATIONS
A.101	BUILDING A&C PARKADE PLAN L1	L.001	LANDSCAPE PLAN
A.102	BUILDING A&C PARKADE L2 / MAIN FLOOR PLAN	S.001	SURVEY
A.103	BUILDING A&C SECOND FLOOR PLAN		
A.104	BUILDING A&C THIRD FLOOR PLAN		
A.105	BUILDING A&C FOURTH FLOOR PLAN		
A.106	BUILDING A&C ROOF PLAN		
A.107	BUILDING B PARKADE PLAN L1		
A.108	BUILDING B PARKADE L2 / MAIN FLOOR PLAN		
A.109	BUILDING B SECOND FLOOR PLAN		
A.110	BUILDING B THIRD FLOOR PLAN		
A.111	BUILDING B FOURTH FLOOR PLAN		
A.112	BUILDING B ROOF PLAN		
A.200	BUILDING A ELEVATIONS		
A.201	BUILDING A ELEVATIONS		

PROJECT INFORMATION:

PARCEL ADDRESS

LEGAL: LOTS A, DISTRICT LOT 210 PLAN 20750, AND
 PACEL B OF THE FRACTIONAL SOUTHEAST $\frac{1}{4}$,
 SECTION 29, TOWNSHIP 1, PLAN 522, BOTH OF
 COMOX
 MUNICIPAL: 1650 GALERNO RD, CAMPBELL RIVER BC
 NEIGHBOURHOOD: WILLOW POINT

ZONING:

CURRENT: RM-1

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS BUILDING: A	GROSS BUILDING: B	GROSS BUILDING: C
MAIN	898 sm (9,674 sf)	986 sm (10,618 sf)	898 sm (9,674 sf)
SECOND	1,669 sm (17,967 sf)	1,672 sm (18,005 sf)	1,669 sm (17,967 sf)
THIRD	1,669 sm (17,967 sf)	1,672 sm (18,005 sf)	1,669 sm (17,967 sf)
FOURTH	1,073 sm (11,559 sf)	1,082 sm (11,649 sf)	1,073 sm (11,559 sf)
TOTAL:	5,310 sm (57,167 sf)	5,414 sm (58,277 sf)	5,310 sm (57,167 sf)

SETBACKS

	PERMITTED	PROPOSED
FRONT (EAST)	7.5m	7.5m
REAR (WEST)	7.5m	7.5m

VEHICULAR PARKING

PARKING PER BYLAW = 1.3/UNIT
 1 VISITOR STALL / 5 UNITS

BUILDING A = 103 STALLS PROPOSED
 BUILDING B = 94 STALLS PROPOSED
 BUILDING C = 103 STALLS PROPOSED
 EXTERIOR STALLS = 15 STALLS PROVIDED

TOTAL RESIDENTIAL STALLS (200 UNITS) = 315 STALLS PROPOSED
 300 STALLS REQUIRED

TOTAL COMPACT STALLS (OF 315 STALLS PROPOSED) = 95 STALLS PROPOSED
 95 STALLS ALLOWED



SHEET NOTES

- N.01** PROPOSED EMERGENCY VEHICLE ACCESS ONLY ROUTE WITH EMERGENCY BREAKAWAY FENCE SEE 5 | DP.001
- N.02** PROPOSED VISITOR PARKING WITH SIGN
- N.03** PRIMARY VEHICLE ACCESS
- N.04** EMERGENCY ACCESS ONLY SIGNAGE
- N.05** ACCESS TO PARKADE LEVEL 1/ MAIN LOBBY
- N.06** PROPOSED FIRE ACCESS ROUTE FIRE ACCESS ROUTE DESIGNED TO SUPPORT A 38,565kg / 85,000lbs
- N.07** PROPOSED LOADING STALL



1 OVERALL SITE KEY PLAN
A.002 1:1000



RELEASES

NO.	DESCRIPTION	DATE

02	REVISED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

PROJECT NAME

GALERNO

MUNICIPAL ADDRESS
1500 GALERNO ROAD, CAMPBELL RIVER B.C.

USA ADDRESS
LOT A DISTRIC LOT 216 PLAN D016 (EXCEPT PART PLAN D016); ZONE D216 (2018) INCLUDES THE PORTION SOUTHWEST OF THE FRACTIONAL SOUTH EAST 1/4 SECTION IN TOWNSHIP 11 PLAN D01 (EXCEPT PART PLAN D016) DISTRICT 216 DISTRICT AND SOUTH OF COURSE DISTRICT

PROJECT NO.
22.38.GALERNO

DRAWN
AD CCWR

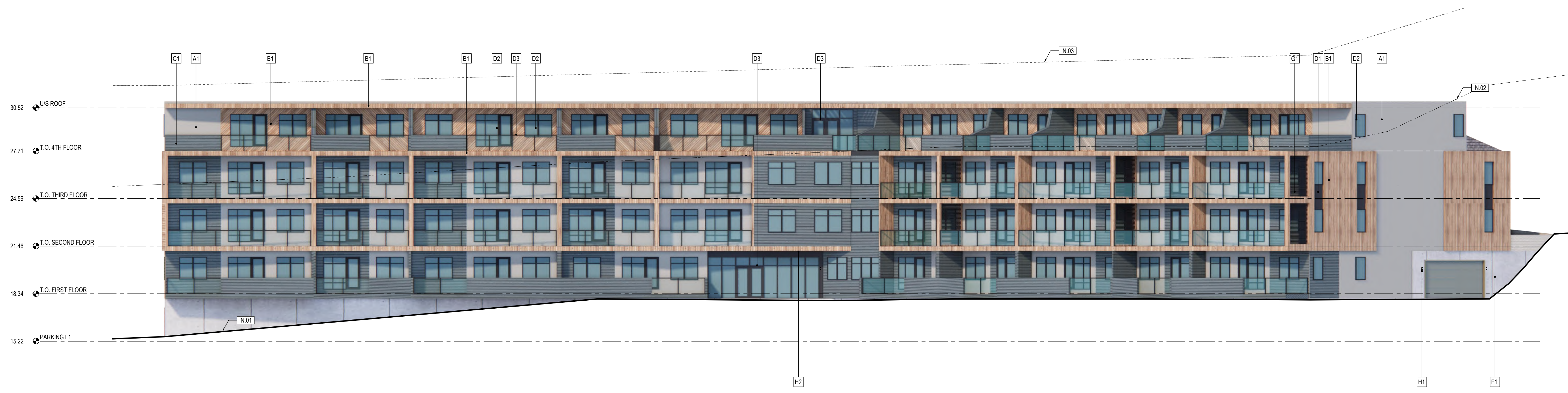
DATE
2022.12.22 AS NOTED

SITE KEY PLAN

DRAWING NUMBER

A.002

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SOUTH ELEVATION
A.200 3/32" = 1'-0"



2 NORTH ELEVATION
A.200 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL, COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR, COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL, COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF, COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING, COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE, TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01** EXISTING GRADE AT BUILDING FACE
- N.02** 10m BYLAW HEIGHT ENVELOPE
- N.03** 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊕ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
02	RE ISSUED FOR DP	22 12 2022
01	ISSUED FOR DP	14 07 2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

22.38 GALERNO

AD WRMK
2022.12.21 AS NOTED

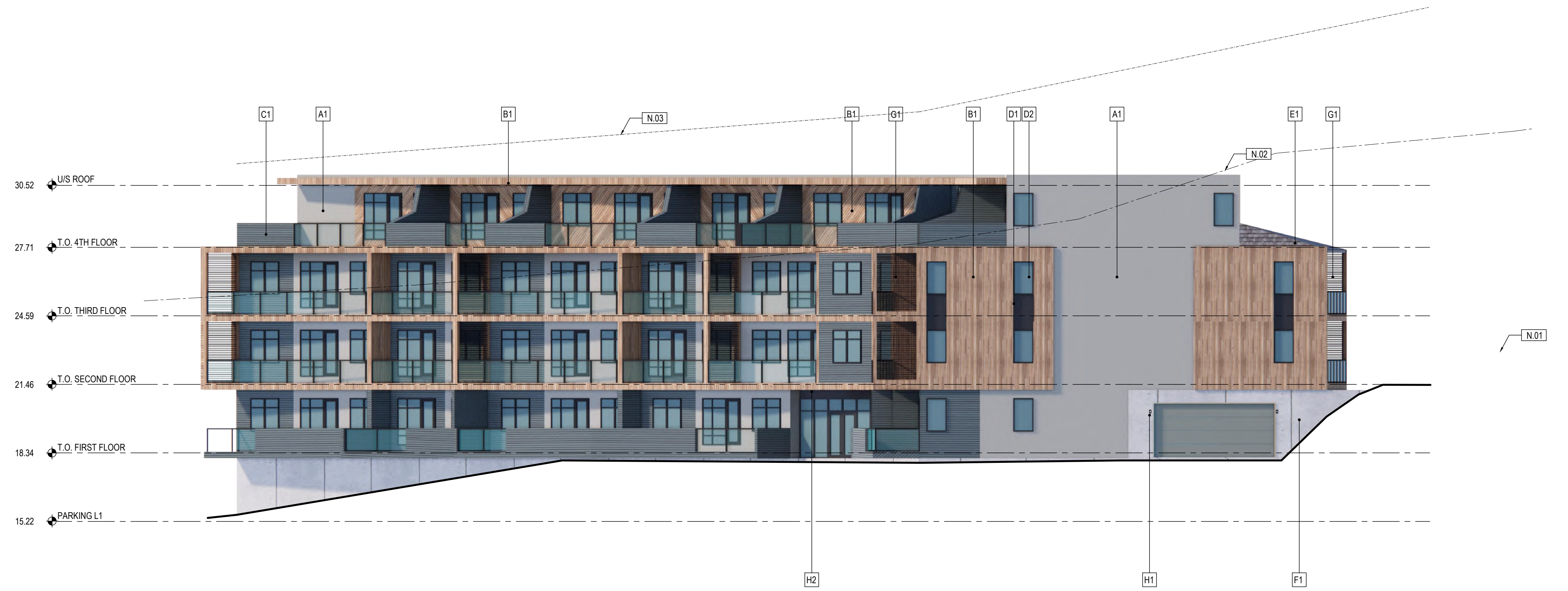
BLDG A. ELEVATIONS

A.200

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1 WEST ELEVATION
A.201 3/32" = 1'-0"



2 EAST ELEVATION
A.201 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

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 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
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 - B1 WOOD SIDING
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 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

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GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

22.38 GALERNO

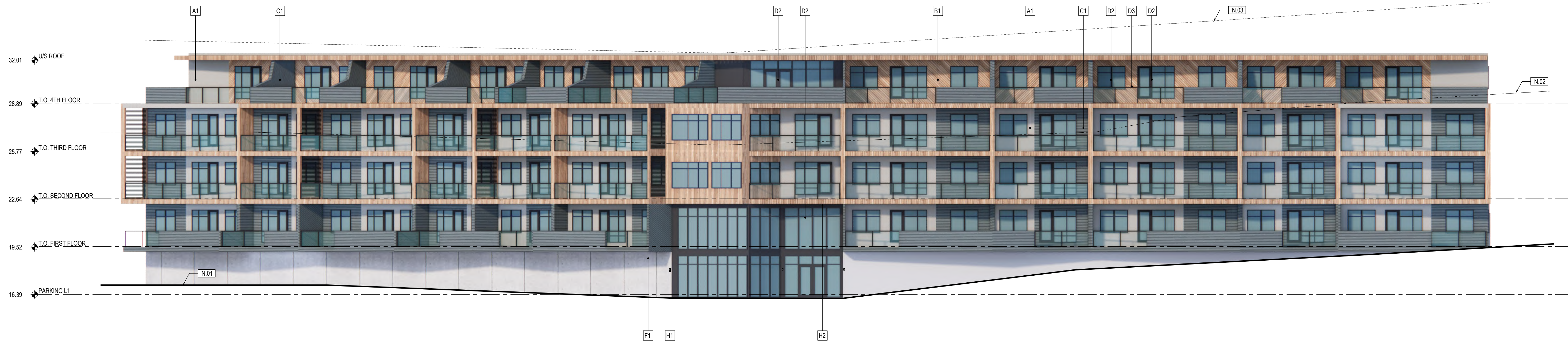
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2022.12.21 AS NOTED

BLDG. A. ELEVATIONS

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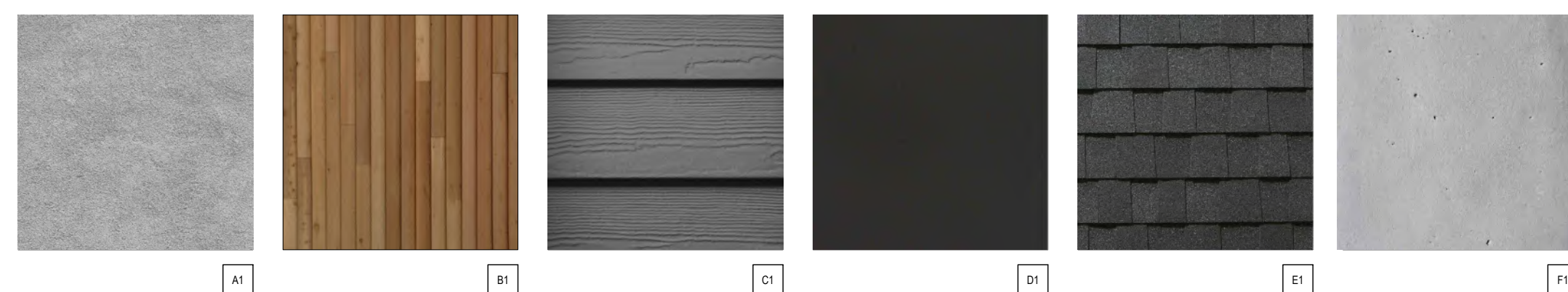
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A.202 3/32" - 1'-0"



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RELEASES

NO.	DESCRIPTION	DATE
02	REVISED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

GALERNO

1551 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS:

LOT 4 DISTRICT LOT 215, PLAN DEP'S EXCEPT PART IN PLAN 2022, 2205, 2206, 2207, 2208 AND 2209, AND PORTION 50% OF THE

FRACTIONAL SOUTH EAST 1/4 SECTION 26, TOWNSHIP 15, RANGE 50, DISTRICT 22, BRITISH COLUMBIA

PROJECT NO:

22.38.GALERNO

DRAWN: AD CHECKED: WSMK

DATE: 2022.12.21 SCALE: AS NOTED

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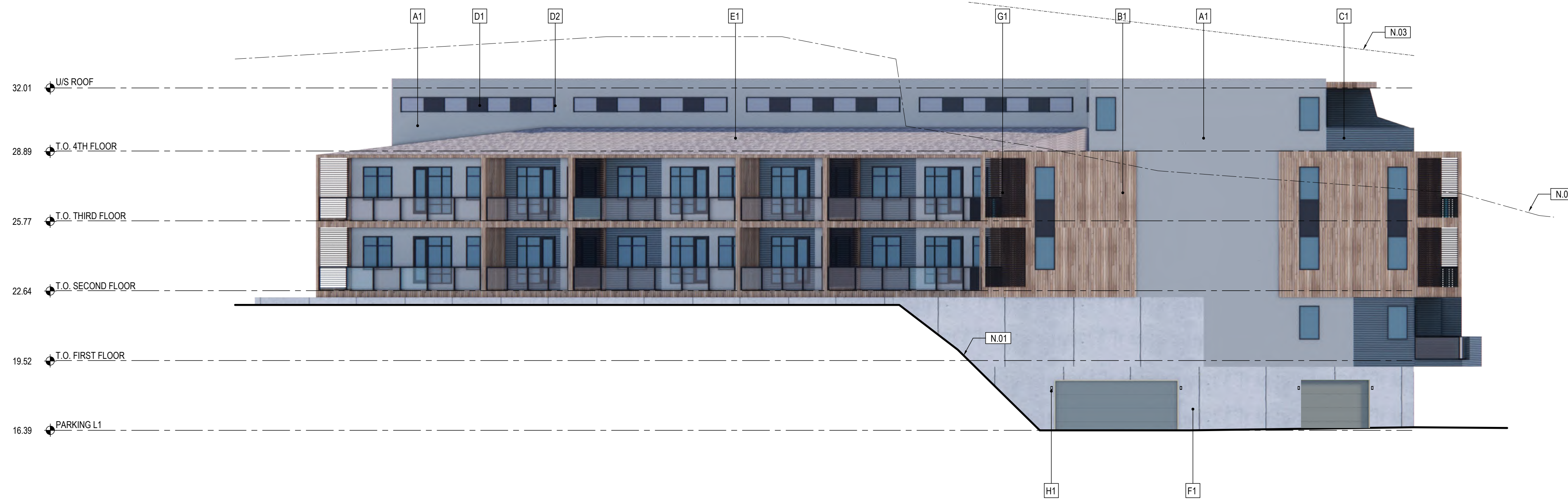
BLDG. B

ELEVATIONS

DRAWING NUMBER:

A.202

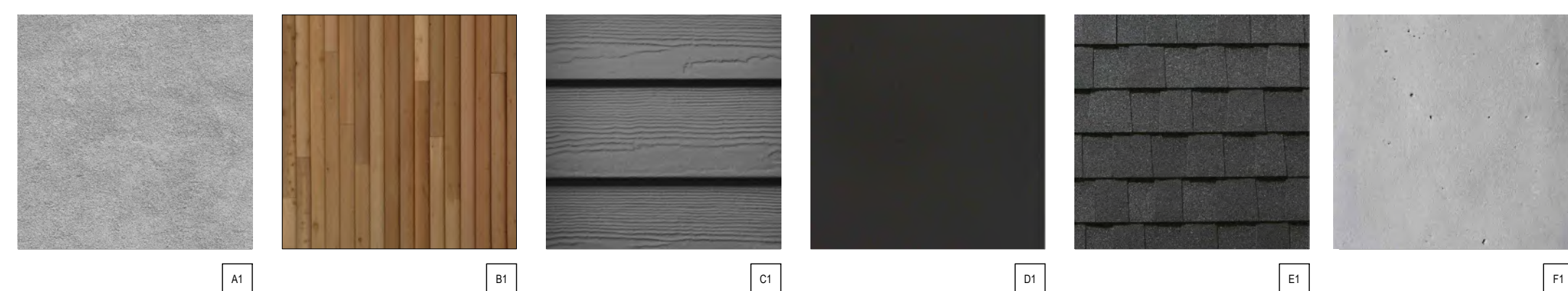
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A.204 3/32" - 1'-0"



2 SOUTH WEST ELEVATION
A.204 3/32" - 1'-0"



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D2 RE ISSUED FOR DP 22.12.2022
D1 ISSUED FOR DP 14.07.2022

PROJECT NAME

GALERNO

PARCEL ADDRESS

1551 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS

LOT 1, DISTRICT LOT 215, PLAN DEPT 5436 PART B1 PLAN DEPT 5436, DISTRICT LOT 215, PLAN DEPT 5436, AND THE EAST PORTION OF THE

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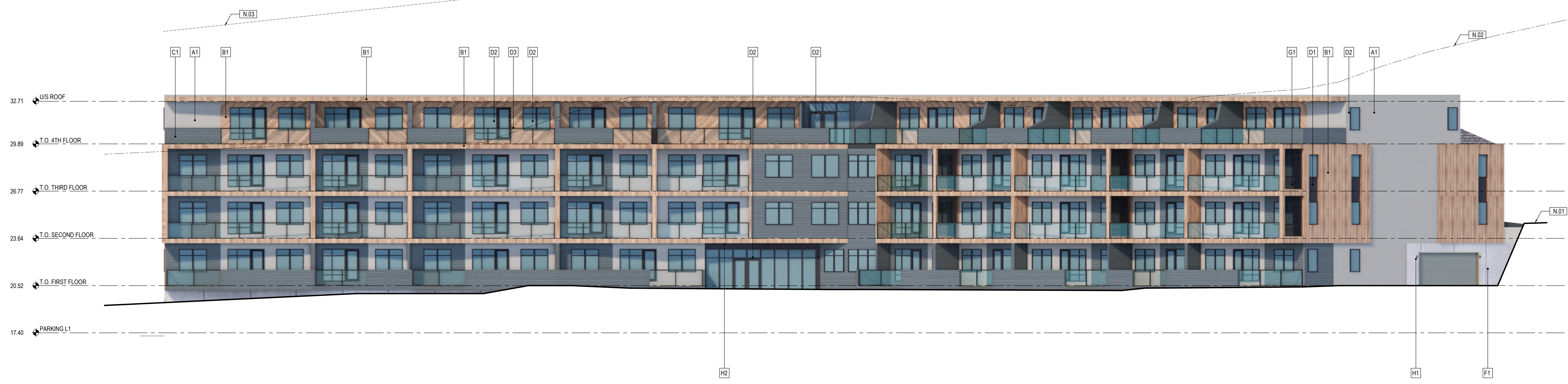
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A.203

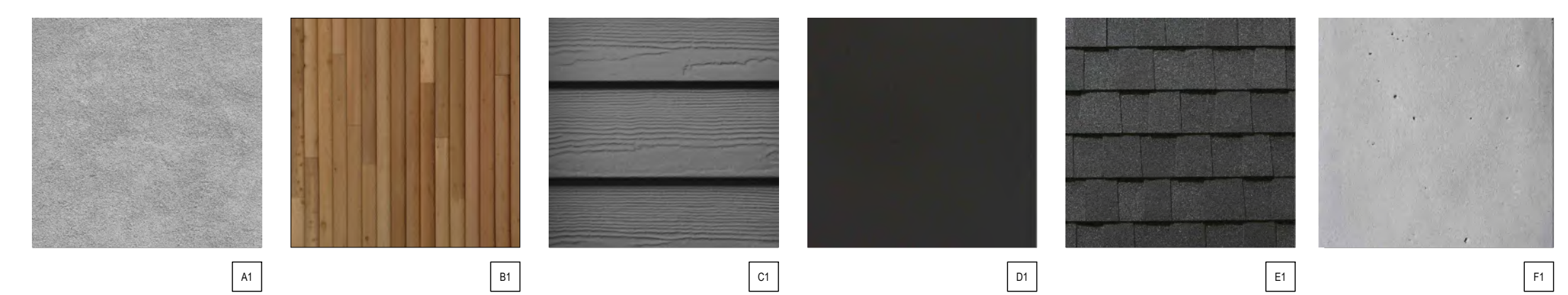
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- N.02 10m BYLAW HEIGHT ENVELOPE
- N.03 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊗ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
D2	RE ISSUED FOR DP	22 12 2022
G1	ISSUED FOR DP	14 07 2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

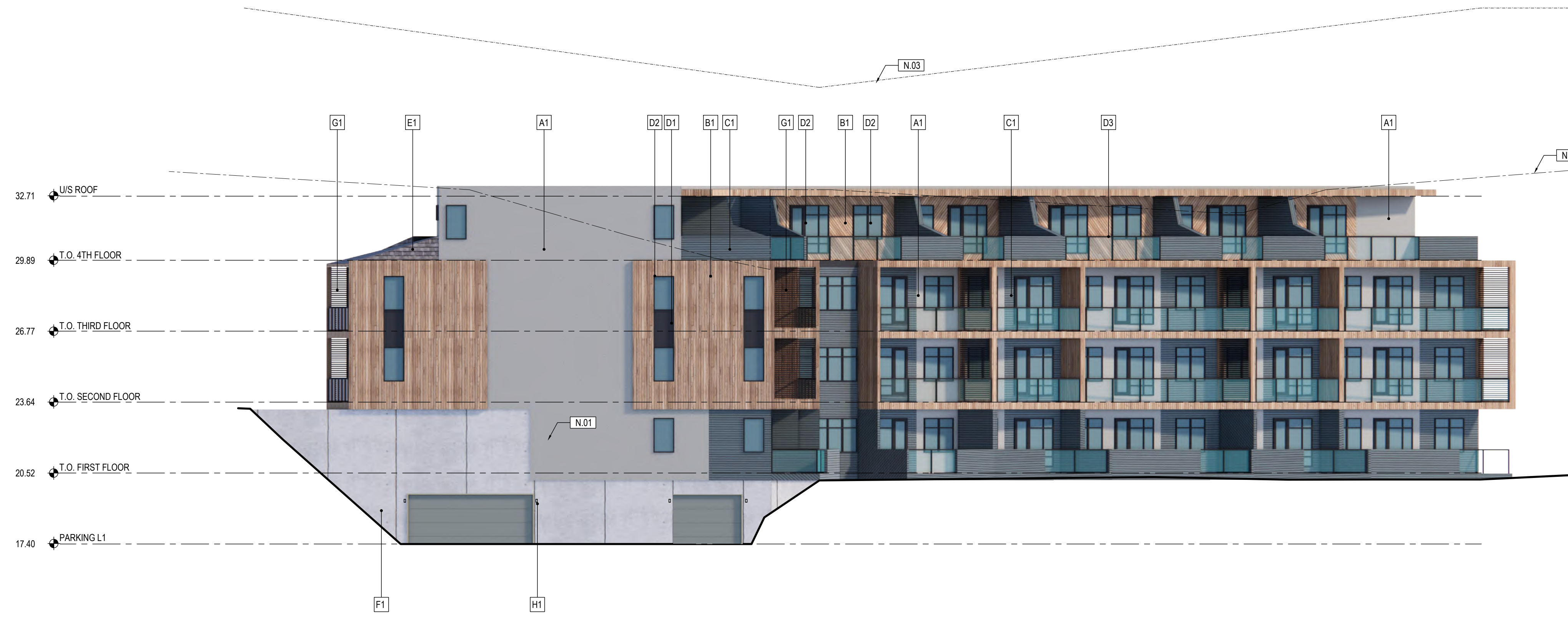
22.38 GALERNO

AD WSMK
2022.12.21 AS NOTED

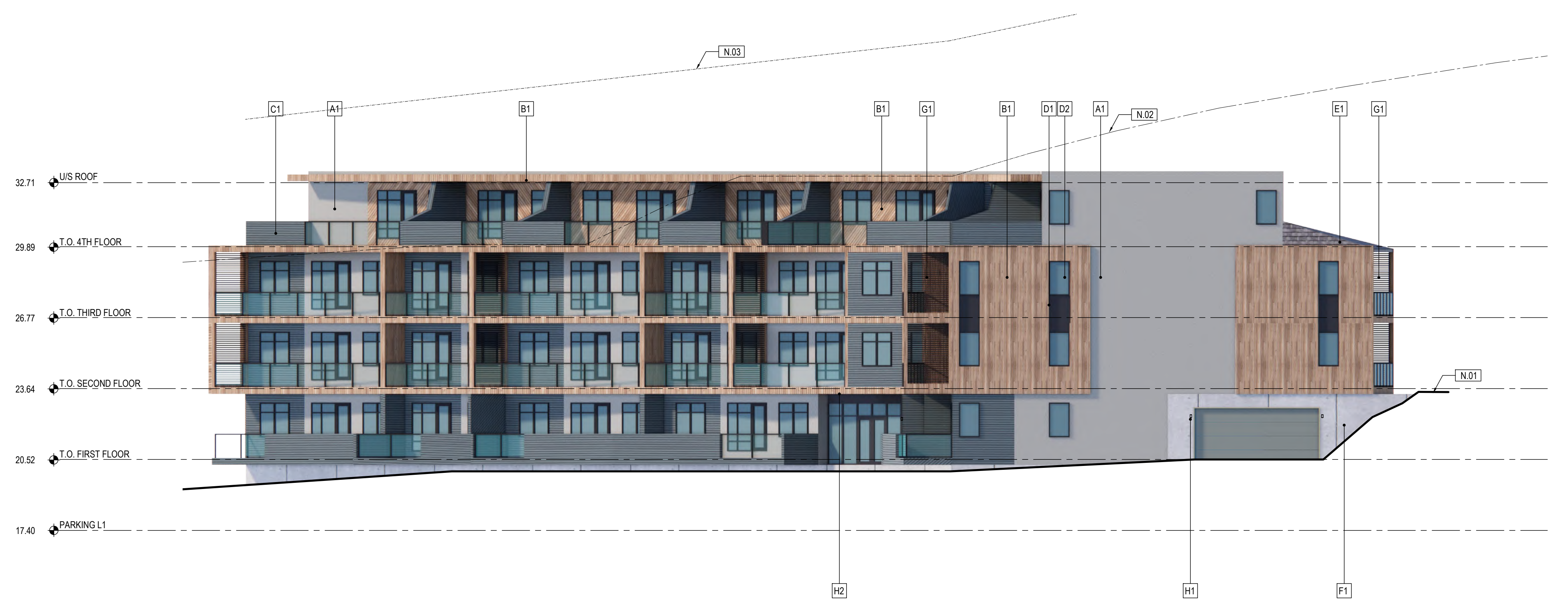
BLDG C. ELEVATIONS

A.204

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 WEST ELEVATION
A.205 3/32" - 1'-0"



2 EAST ELEVATION
A.205 3/32" - 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
- A1 ACRYLIC STUCCO; COLOUR: OFF GREY
- B - WOOD**
- B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
- C1 CEMENTIOUS SIDING; COLOUR: NIGHT GREY

- D - METAL**
- D1 METAL PANEL; COLOUR: BLACK
- D2 METAL FRAME WINDOW/DOOR; COLOUR: BLACK
- D3 METAL GUARD RAILING WITH GLASS PANEL; COLOUR: BLACK
- E - ROOFING**
- E1 ASPHALT SHINGLES ROOF; COLOUR: GREY

- F - CONCRETE**
- F1 PARGING
- G - SCREENING**
- G1 SCREENING; COLOUR: BLACK
- H - LIGHTING**
- H1 WALL MOUNTED SCIENCE TO BE MOUNTED APPROX. 6' A.F.F
- H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01** EXISTING GRADE AT PROPERTY FACE
- N.02** 10m BYLAW HEIGHT ENVELOPE
- N.03** 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ✎ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
D2	RE ISSUED FOR DP	22 12 2022
G1	ISSUED FOR DP	14 07 2022

GALERNO

WORKING ADDRESS
1551 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS
LOT 4 DISTRICT LOT 311, PLAN DEPS, EXCEPT PART BY PLAN DEPS, 2260, 2262, 2264 AND 2266, AND THE UNDIVIDED SHARE OF THE FRACTIONAL CO-OWNERSHIP IN SECTION 26, TOWNSHIP 1, PLAN G2, DISTRICT LOT 311 AND 312, 1001 AND 1003, 1005, 1007, 1009, 1011, 1013 AND 1015, DISTRICT LOT 311

PROJECT NO: **22.38 GALERNO**

DRAWN	CHECKED
AD	WRMK
DATE	SCALE
2022.12.21	AS NOTED

DRAWING TITLE
BLDG C. ELEVATIONS

DRAWING NUMBER

A.205

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

GALERNO



DEVELOPMENT PERMIT DRAFT SET

DECEMBER 22, 2022

DRAWING LIST:

A.000	COVER	A.202	BUILDING B ELEVATIONS
A.001	SITE DETAILS	A.203	BUILDING B ELEVATIONS
A.002	SITE KEY PLAN	A.204	BUILDING C ELEVATIONS
A.100	SITE PLAN	A.205	BUILDING C ELEVATIONS
A.101	BUILDING A&C PARKADE PLAN L1	L.001	LANDSCAPE PLAN
A.102	BUILDING A&C PARKADE L2 / MAIN FLOOR PLAN	S.001	SURVEY
A.103	BUILDING A&C SECOND FLOOR PLAN		
A.104	BUILDING A&C THIRD FLOOR PLAN		
A.105	BUILDING A&C FOURTH FLOOR PLAN		
A.106	BUILDING A&C ROOF PLAN		
A.107	BUILDING B PARKADE PLAN L1		
A.108	BUILDING B PARKADE L2 / MAIN FLOOR PLAN		
A.109	BUILDING B SECOND FLOOR PLAN		
A.110	BUILDING B THIRD FLOOR PLAN		
A.111	BUILDING B FOURTH FLOOR PLAN		
A.112	BUILDING B ROOF PLAN		
A.200	BUILDING A ELEVATIONS		
A.201	BUILDING A ELEVATIONS		

PROJECT INFORMATION:

PARCEL ADDRESS

LEGAL: LOTS A, DISTRICT LOT 210 PLAN 20750, AND
 PACEL B OF THE FRACTIONAL SOUTHEAST ¼,
 SECTION 29, TOWNSHIP 1, PLAN 522, BOTH OF
 COMOX
 MUNICIPAL: 1650 GALERNO RD, CAMPBELL RIVER BC
 NEIGHBOURHOOD: WILLOW POINT

ZONING:

CURRENT: RM-1

PROPOSED GROSS BUILDING AREA

FLOOR	GROSS BUILDING: A	GROSS BUILDING: B	GROSS BUILDING: C
MAIN	898 sm (9,674 sf)	986 sm (10,618 sf)	898 sm (9,674 sf)
SECOND	1,669 sm (17,967 sf)	1,672 sm (18,005 sf)	1,669 sm (17,967 sf)
THIRD	1,669 sm (17,967 sf)	1,672 sm (18,005 sf)	1,669 sm (17,967 sf)
FOURTH	1,073 sm (11,559 sf)	1,082 sm (11,649 sf)	1,073 sm (11,559 sf)
TOTAL:	5,310 sm (57,167 sf)	5,414 sm (58,277 sf)	5,310 sm (57,167 sf)

SETBACKS

	PERMITTED	PROPOSED
FRONT (EAST)	7.5m	7.5m
REAR (WEST)	7.5m	7.5m

VEHICULAR PARKING

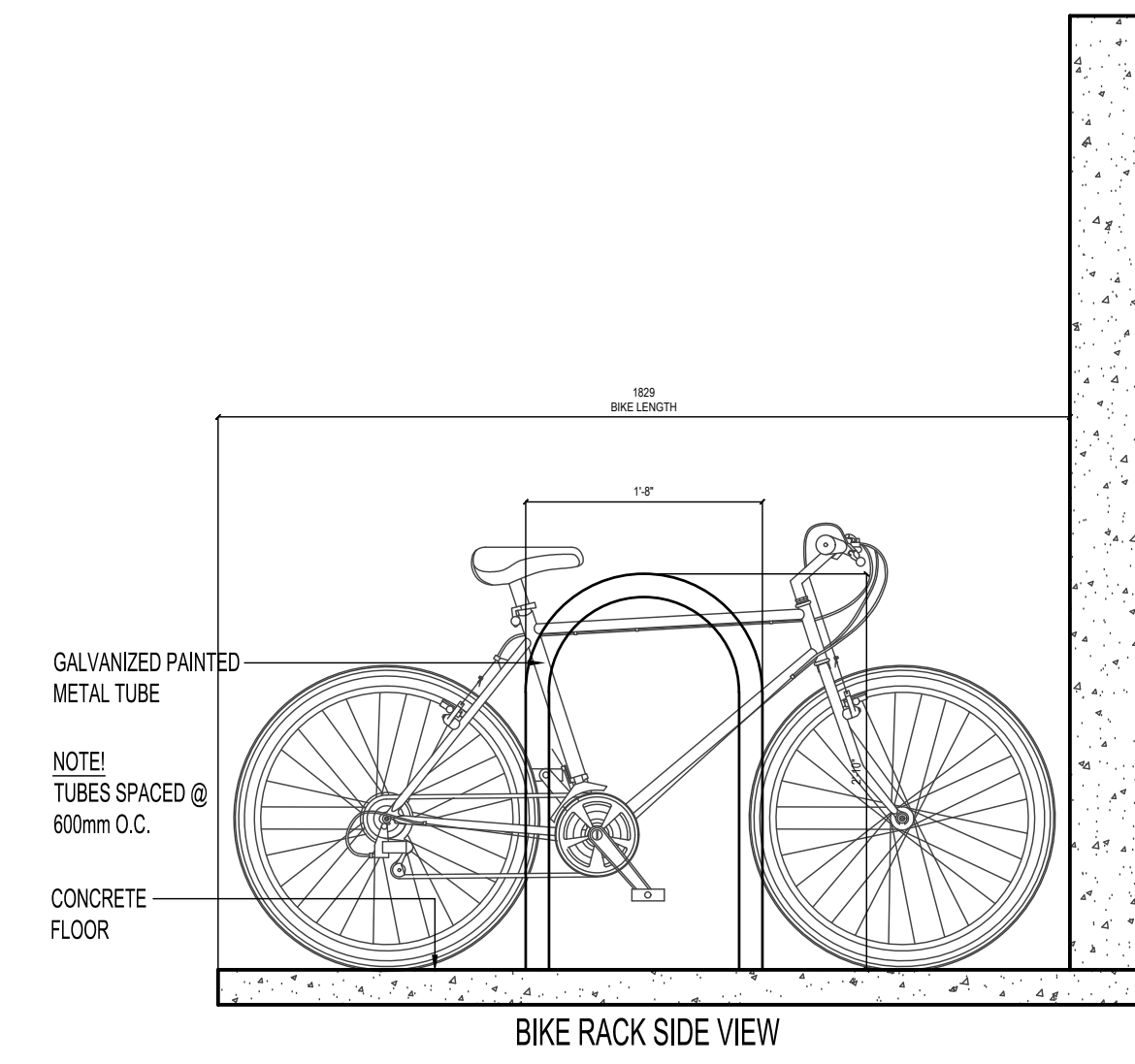
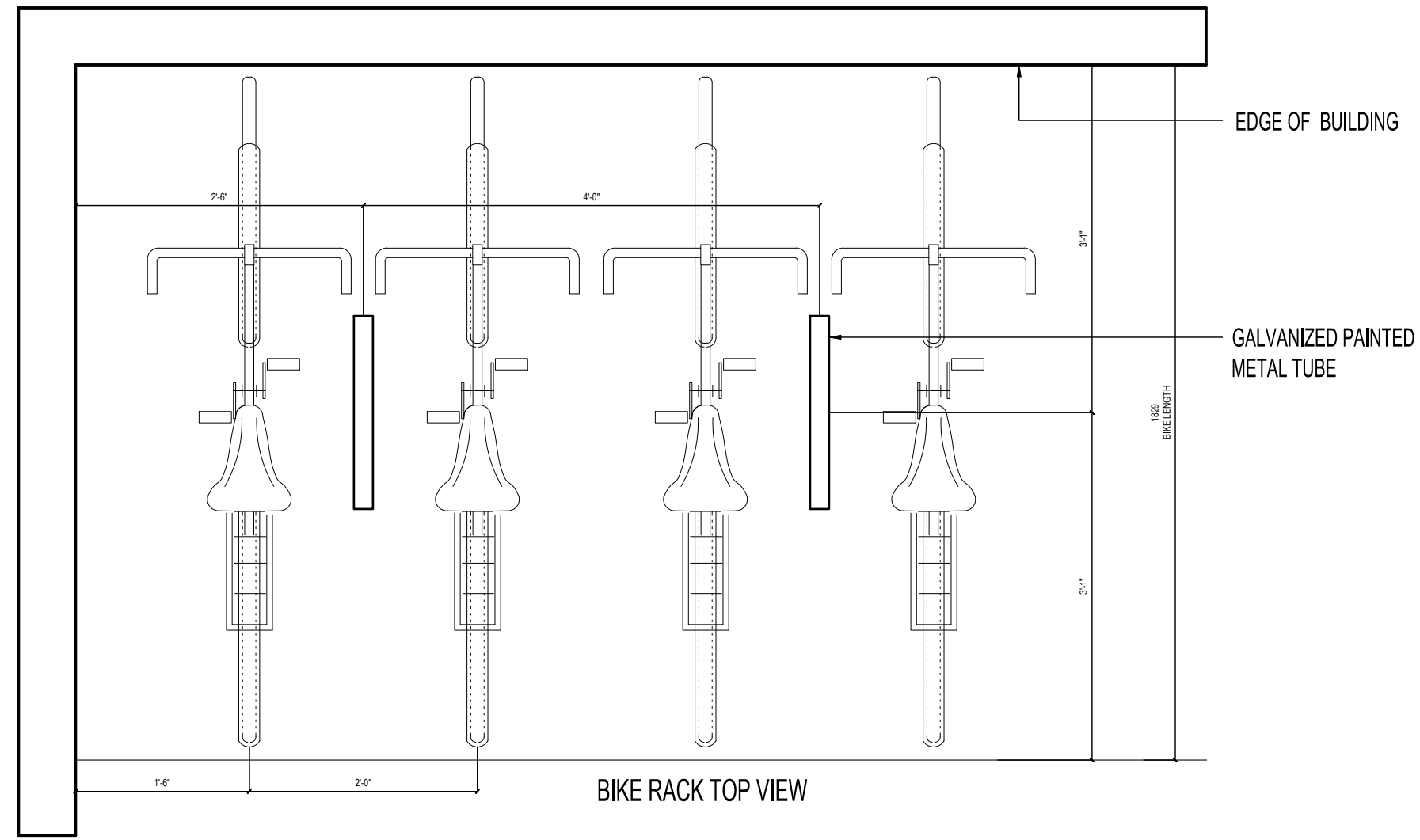
PARKING PER BYLAW = 1.3/UNIT
 1 VISITOR STALL / 5 UNITS

BUILDING A = 103 STALLS PROPOSED
 BUILDING B = 94 STALLS PROPOSED
 BUILDING C = 103 STALLS PROPOSED
 EXTERIOR STALLS = 15 STALLS PROVIDED

**TOTAL RESIDENTIAL STALLS (200 UNITS) = 315 STALLS PROPOSED
 300 STALLS REQUIRED**

**TOTAL COMPACT STALLS (OF 315 STALLS PROPOSED) = 95 STALLS PROPOSED
 95 STALLS ALLOWED**





1 HORIZONTAL BIKE RACK
A.001 34" x 1'-0"

AETHER 3.5" LED Shallow Housing

WAC LIGHTING Responsible Lighting®

Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION
Designed to fit in tight plenum

TRIMS (ORDER HOUSING SEPARATELY)

	HR-3LED-T120-WT <i>Round</i>
	HR-3LED-T720-WT <i>Square</i>
	HR-3LED-TL220-WT <i>Round Trimless</i>
	HR-3LED-TL820-WT <i>Square Trimless</i>

FEATURES

- Energy Star® rated
- Wet location listed for trims
- 3.5" trim aperture, 3.5" housing height
- 35° cut-off angle
- Universal input voltage (120V-277V)

SPECIFICATIONS

Construction: Powder coated finish on die-cast aluminum.
Dimming: 100% - 10% with 0 - 10V dimmer (120V - 277V)
 100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Input: 120V-277V AC
Light Source: Bridgelux Vera 10
 Total power consumption of 22.5W with included driver

Mounting: Retention clips firmly hold trim to housing.
Finish: White (WT) powder coat paint.
Standards: ETL & cETL Listed, Airtight, Wet location.
Ceiling thickness: 1/2" - 1 1/2"

HOUSINGS	Beam	Max CBCP	Max Lumen	Color Temp	CRI
	N	25°	480	1,875	27
	F	40°	265	1,875	30
	N	25°	480	1,875	35
	F	40°	265	1,875	40

Example: HR-3LED-H20AC-F-930

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. OCT 2015

2 POTLIGHT DETAIL
A.001 NTS

Square Column Outdoor LED Bollard

By SONNEMAN Lighting



Call Us (877) 445-4486

Product Options

Finish: Textured Gray,
Size: 22-inch

Details

- 12VAC Power supply required (sold separately)
- 8W 12VAC MR16 GU5.3 LED bulb may be used
- Suitable for wet locations
- Designed by Robert Sonneman in 2018
- Material: Metal
- Shade Material: UV-Stabilized Polycarbonate
- UL/ETL Listed
- Warranty: Limited 1 Year
- Made in China

Dimensions

22-inch Option Base: Width 4", Depth 4"
 22-inch Option Fixture: Width 3", Height 22", Depth 3", Weight 8Lbs
 22-inch Option Shade: Width 3", Height 6", Depth 3"

Lighting

Lamp Type	LED	Color Temp	3000 (Soft White)
Total Lumens	435.0	Average Lifespan	35000.00
# of Bulbs	1 (Not Included)	CRI	95
Bulb Type	8W MR16 GU5.3	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes
Volts	12		

Notes:

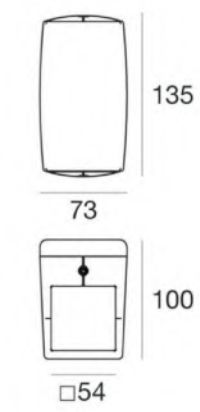


Prepared by: _____
 Prepared for: _____
 Project: _____
 Room: _____
 Placement: _____
 Approval: _____

4 LANDSCAPE BOLLARD LIGHT DETAIL
A.001 NTS

Vedette_Q

Wall Lights | 180-300 V | 2 x powerLED 8 W 350 mA | CRI 80
 96116W30



Technical data	
Collection	I-Ed
Installation position	Wall lights
Installation environment	Outdoor
Light Source	LED
Optic	30°
Light emission direction	downward and upward
Power	8 W
Luminous flux (source)	866 lm
	50 - 60 Hz
CCT / Tonality	3000 K
Colour rendering index	80 Ra
AC / DC	DC
Safety class	1
IP	IP65
IK	05
Glow wire test	850°
Direct mounting on normally flammable surfaces	Yes
CE	Yes
Driver included	Yes
Emergency mode	No
Directional	No
Tilting	No
Walk-over	No
Drive-over	No
Cable included	Yes
Cable length	1 m
Resin potting	No

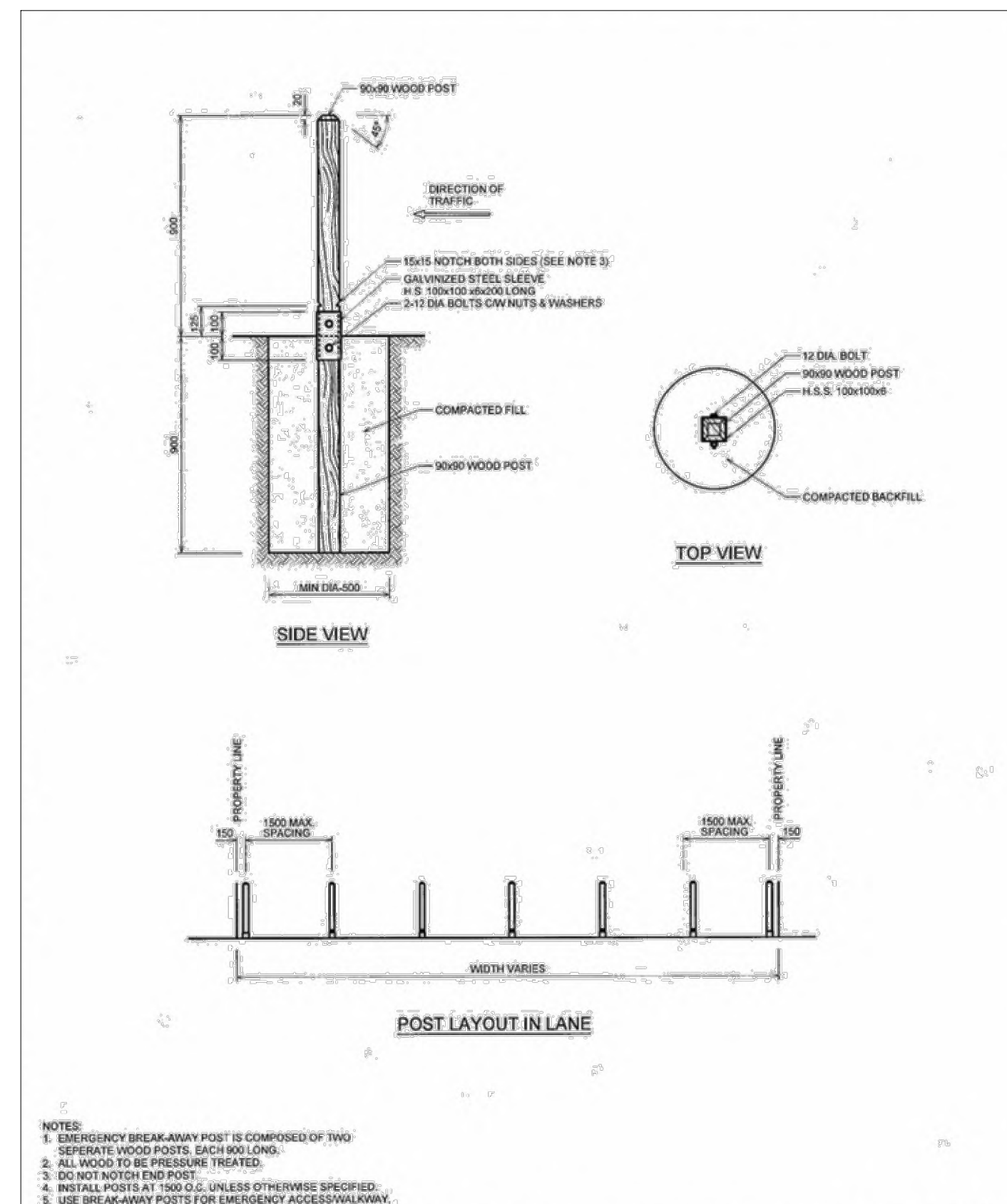
Finishing casing	
Material	Aluminium
Colour	grey RAL 9006
Processing	Coating

1/2

21.11.2016

linealight.com

3 WALL SCENCE DETAIL
A.001 NTS



5 EMERGENCY BREAKAWAY FENCE DETAIL
A.001 NTS

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
02	RE-ISSUED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

GALERNO

WARCHIT. ADDRESS
 1550 GALERNO ROAD, CAMPBELL RIVER B.C.

USA ADDRESS
 LOT 4 DETECT LOT 216 PLAN 2016 (EXCEPT PART PLAN 2012);
 2022.0125.0000 (INCLUDE ARCHITECTS' RIGHTS OF THE
 FRACTIONAL SOUTH EAST 1 SECTION IN TOWNSHIP 1 PLAN 02)
 DESCRIBED IN PLAN 2016, 2018, 2020 AND 2021 SOUTH OF
 COXES STREET.

PROJECT NO.
22.38.GALERNO

DRAWN BY
 AD

CHECKED BY
 CCWR

DATE
 2022.12.22

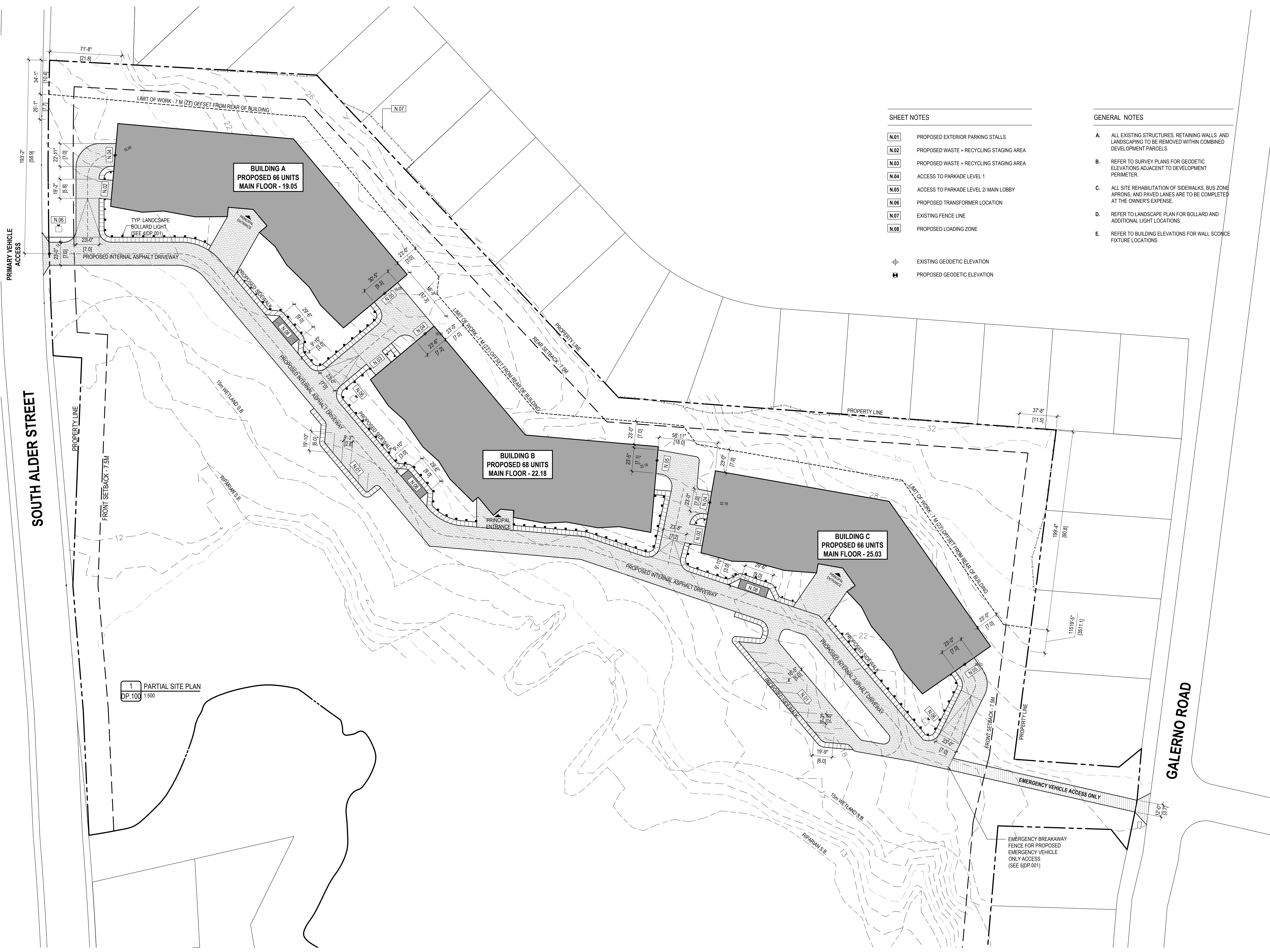
SCALE
 AS NOTED

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER

A.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



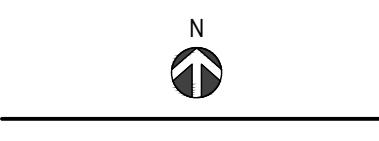
N.01	PROPOSED EXTERIOR PARKING STALLS
N.02	PROPOSED WASTE + RECYCLING STAGING AREA
N.03	PROPOSED WASTE + RECYCLING STAGING AREA
N.04	ACCESS TO PARKADE LEVEL 1
N.05	ACCESS TO PARKADE LEVEL 2/ MAIN LOBBY
N.06	PROPOSED TRANSFORMER LOCATION
N.07	EXISTING FENCE LINE
N.08	PROPOSED LOADING ZONE
\oplus	EXISTING GEODETIC ELEVATION
$\opl�$	PROPOSED GEODETIC ELEVATION

A.	ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.
B.	REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.
C.	ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.
D.	REFER TO LANDSCAPE PLAN FOR BOLLARD AND ADDITIONAL LIGHT LOCATIONS
E.	REFER TO BUILDING ELEVATIONS FOR WALL SCONCE FIXTURE LOCATIONS

1 PARTIAL SITE PLAN
DP.100 1:500

SOUTH ALDER STREET

GALERNO ROAD



RELEASES

NO.	DESCRIPTION	DATE

GALERNO

MUNICIPAL ADDRESS
 1550 GALERNO ROAD, CAMPBELL RIVER B.C.
 USA ADDRESS
 LOT A DISTRICT LOT 216 PLAN DP.100 EXCEPT PARTIAL PLANS DP.100, 2022.0122, 2022.0122 AND PARCELS 10000070 OF THE FRACTIONAL SOUTH EAST 1/4 SECTION 26, TOWNSHIP 1, PLAN 022 DESCRIBED IN PLAN 2022.0122, 2022.0122 AND PARCELS 10000070 OF CORNER DISTRICT.
 PROJECT NO:
22.38.GALERNO
 DRAWN: CCWR
 CHECKED: CCWR
 DATE: 2022.12.22
 SCALE: AS NOTED
 DRAWING TITLE

SITE PLAN

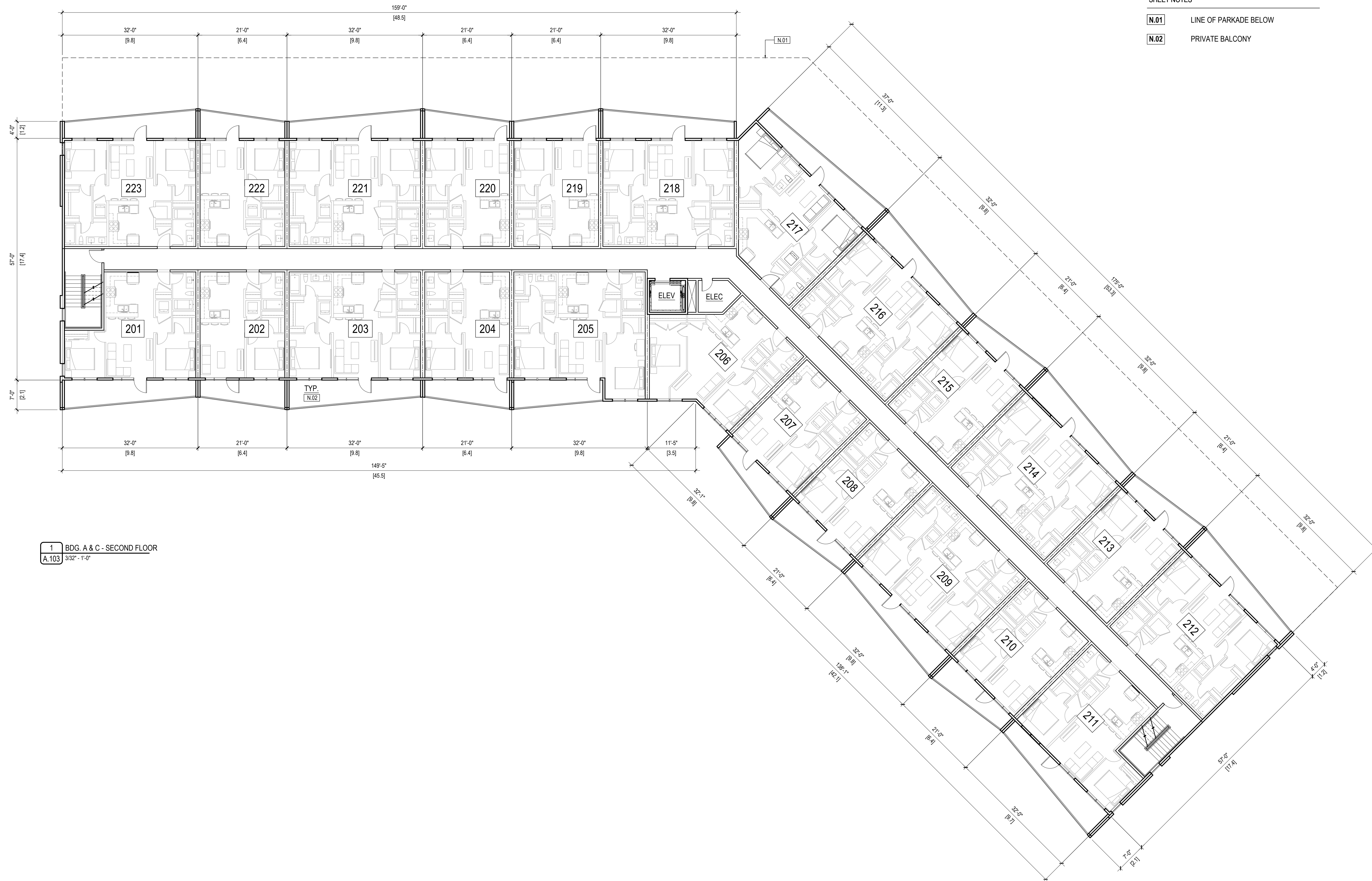
DRAWING NUMBER

A.100

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SHEET NOTES

- N.01** LINE OF PARKADE BELOW
- N.02** PRIVATE BALCONY



1 BDG. A & C - SECOND FLOOR
A.103 3/32" = 1'-0"



RELEASES

NO.	DESCRIPTION	DATE
02	REV. ISSUED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

GALERNO

1650 GALERNO ROAD, CAMPBELL RIVER B.C.

PROJECT NO: 22.38.GALERNO

DATE: 2022.12.22

SCALE: AS NOTED

TITLE: BUILDING A & C SECOND FLOOR

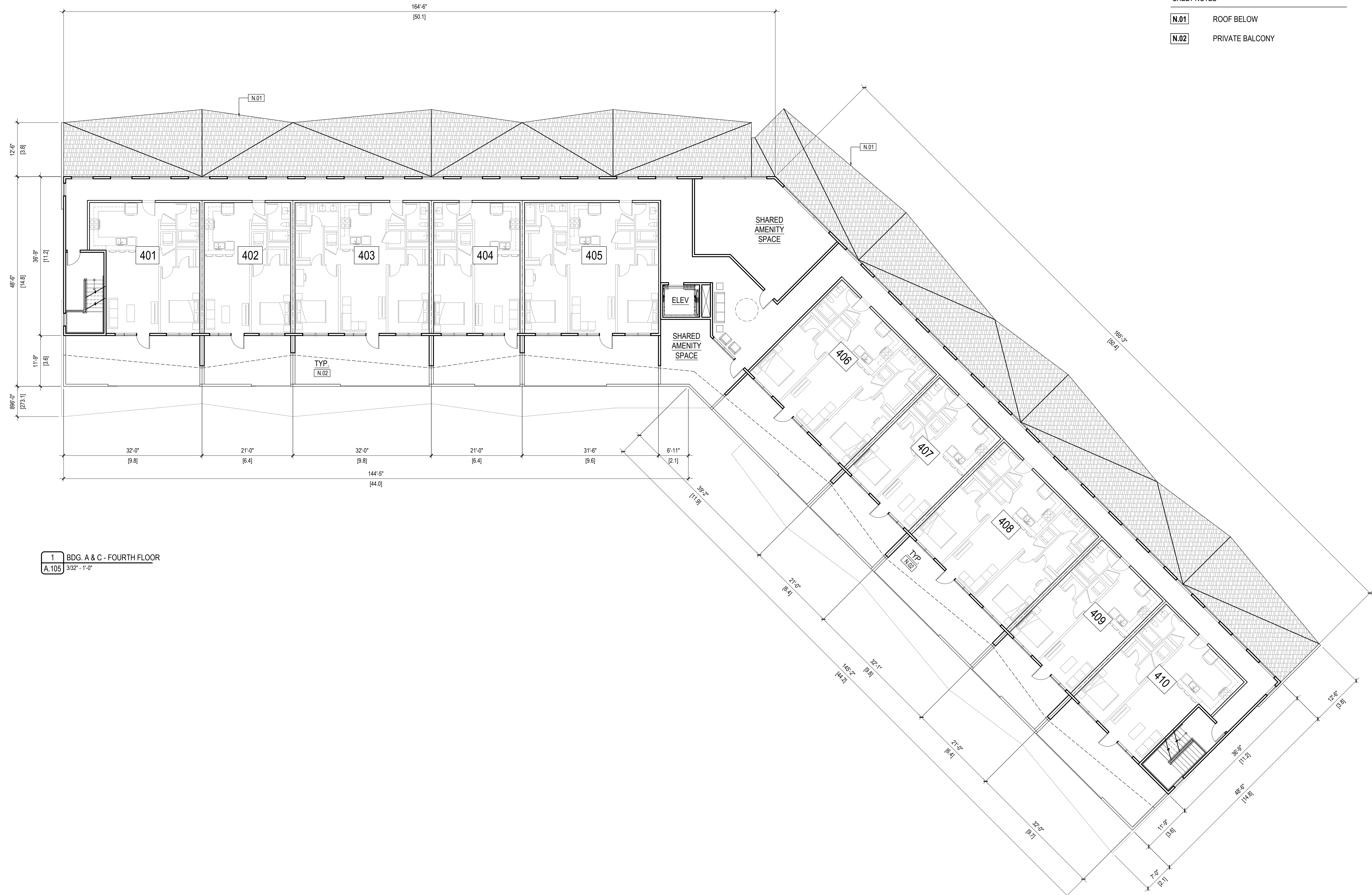
DRAWING NUMBER

A.103

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

SHEET NOTES

- N.01** ROOF BELOW
- N.02** PRIVATE BALCONY



1 BDG. A & C - FOURTH FLOOR
 A.105 3/32" - 1/4"



RELEASES

NO.	DESCRIPTION	DATE
02	REV. ISSUED FOR DP	22.13.2022
01	ISSUED FOR DP	14.07.2022

GALERNO

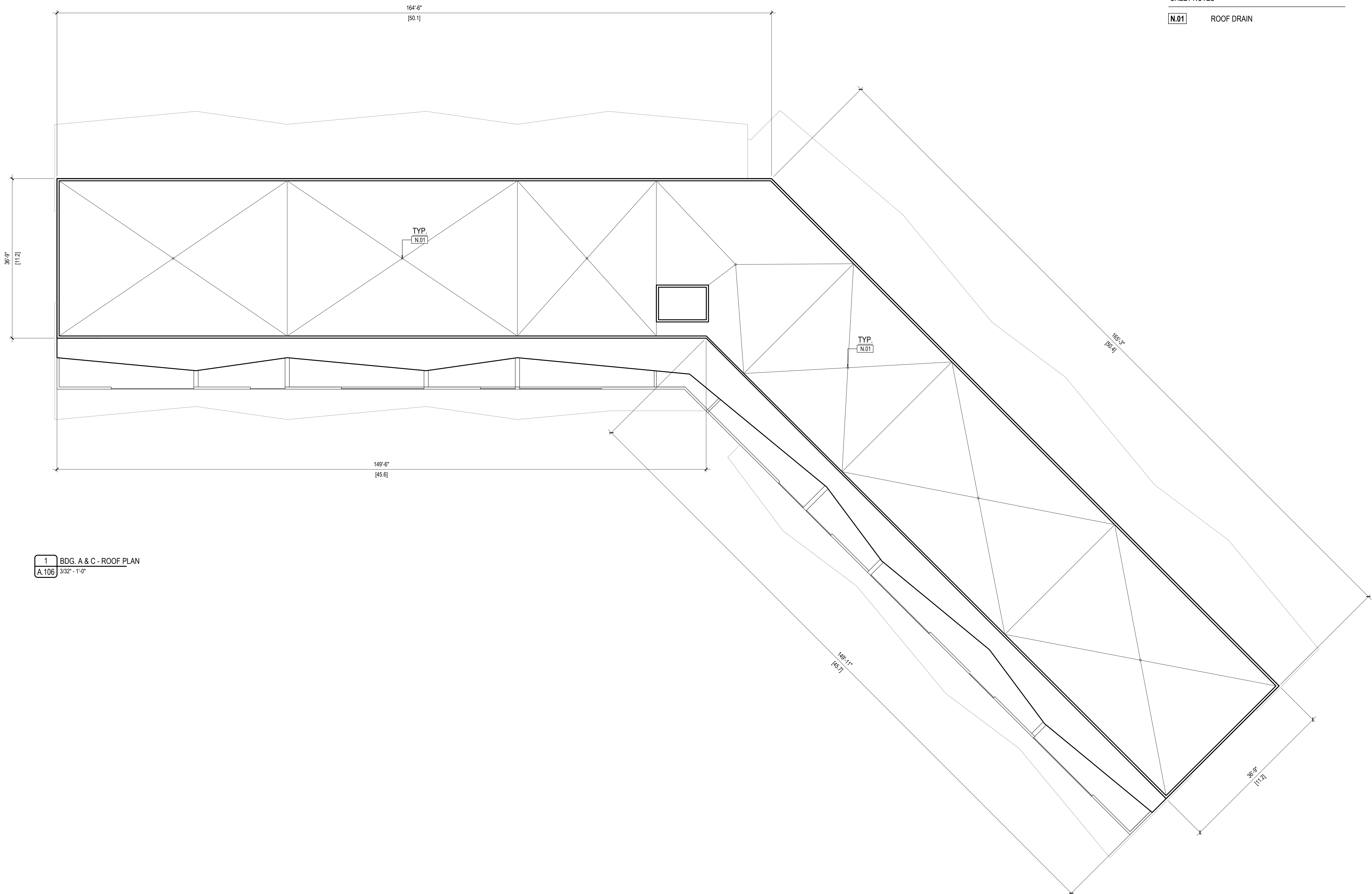
1650 GALERNO ROAD, CAMPBELL RIVER B.C.

PROJECT NO:
 22.38.GALERNO

DATE: 2022.12.22
 SCALE: AS NOTED

BUILDING A & C
 FOURTH FLOOR

A.105



SHEET NOTES

- N.01 ROOF DRAIN

1 BDG. A & C - ROOF PLAN
A.106 3/32" - 1'-0"



RELEASES

NO.	DESCRIPTION	DATE

02	REV. ISSUED FOR DP	22.11.2022
01	ISSUED FOR DP	14.07.2022

PROJECT NAME

GALERNO
 MUNICIPAL ADDRESS
 1650 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS
 LOT A DISTRICT LOT 218 PLAN 5709 EXCEPT PART NE 1/4 AND 2182
 2182 1214 2188 AND 2186 AND PARTS B OF 2181 OF THE
 PROVISIONAL SOUTH EAST 1/4 SECTION 26 TOWNSHIP 14 RANGE 12
 EXCEPT PART NE 1/4 AND 2184 2185 2187 AND PART OF
 2188 2189 2190 2191 2192

PROJECT NO.

22.38.GALERNO

DRAWN
 AD CC/MR

DATE
 2022.12.22

SCALE
 AS NOTED

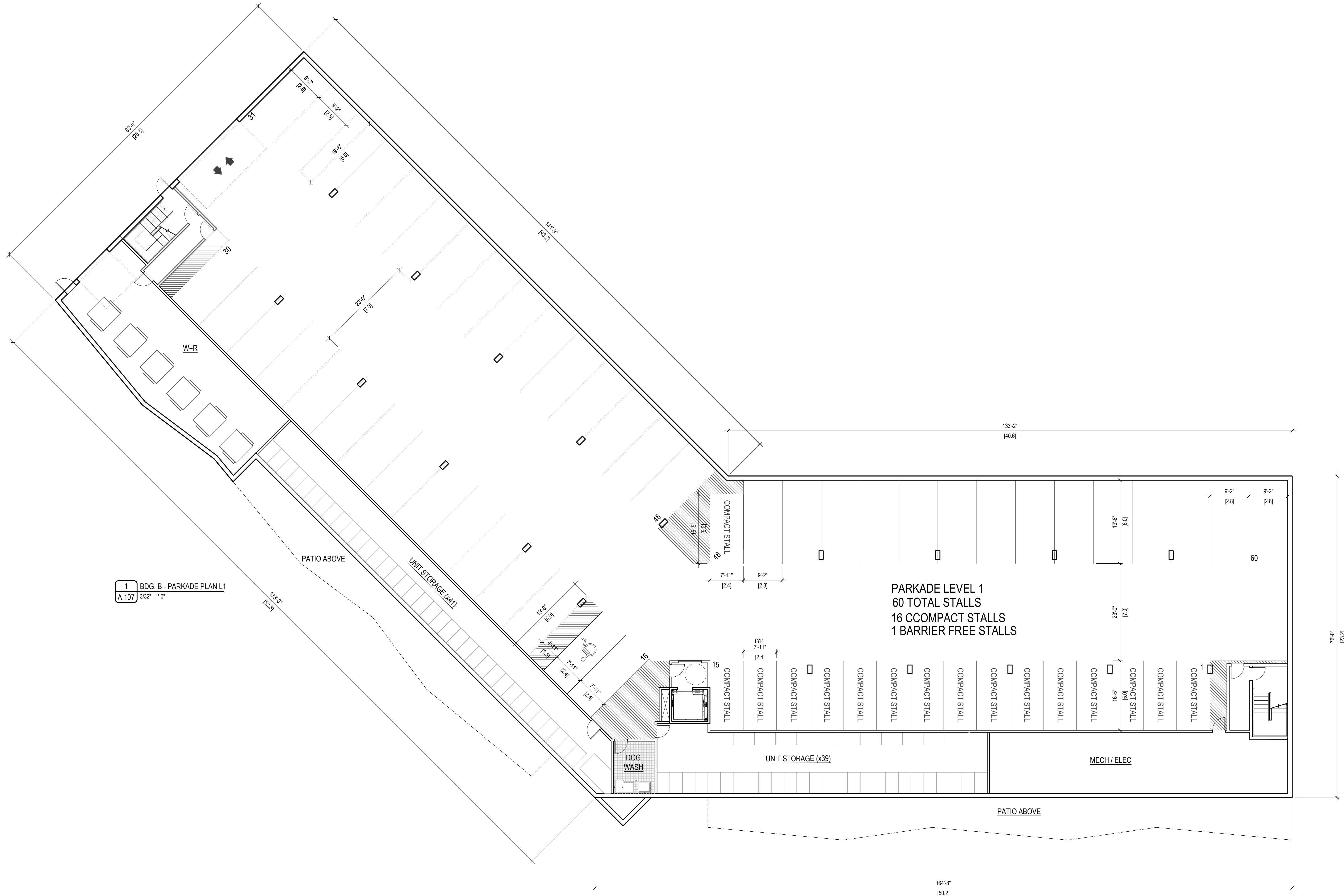
DRAWING TITLE

**BUILDING A & C
 ROOF PLAN**

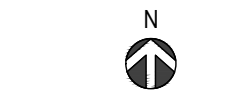
DRAWING NUMBER

A.106

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 BDG. B - PARKADE PLAN L1
A.107 3/32" = 1'-0"



RELEASES

NO.	DESCRIPTION	DATE
01	ISSUED FOR DP	22.12.2022
02	ISSUED FOR DP	14.07.2022

GALERNO

UNIFORM ADDRESS
1650 GALERNO ROAD, CAMPBELL RIVER B.C.

USA ADDRESS
LOT A DISTRICT LOT 210 PLAN 2016 EXCEPT PART UNLAWFUL PER 2160 (2) (2) (2) AND THE BALANCE IS BOUNDARY OF THE PROJECT (COURTNEY) SECTION IS: TOWNSHIP P. PLAN 2016 EXCEPT PART AND THE BALANCE IS BOUNDARY OF THE PROJECT (COURTNEY)

PROJECT NO.
22.38.GALERNO

DRAWN BY: AD
CHECKED BY: CC/WR

DATE: 2022.12.22
SCALE: AS NOTED

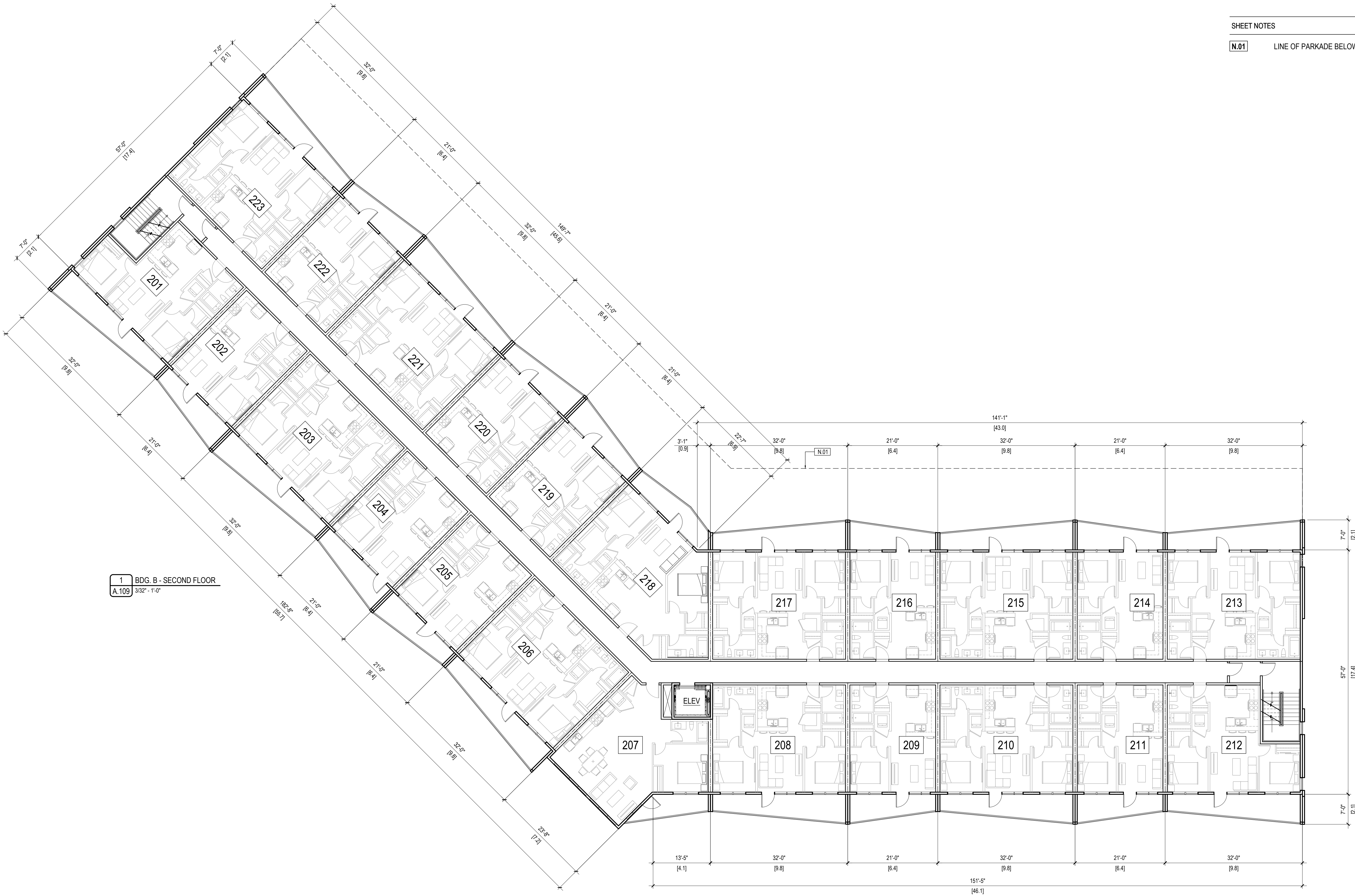
DRAWING TITLE
BUILDING B
PARKADE L1

DRAWING NUMBER

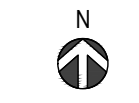
A.107

SHEET NOTES

N.01 LINE OF PARKADE BELOW



1 BDG. B - SECOND FLOOR
A.109 3/32' - 1'-0"



RELEASES

NO.	DESCRIPTION	DATE

02	REV. ISSUED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

PROJECT NAME

GALERNO

MUNICIPAL ADDRESS

1650 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS

LOT 6 DISTRICT LOT 216 PLAN 2016 EXCEPT PART UNLAWLED 2018

FROM DIST. 2008 AND DIST. 2009 & 2010 OF THE

PROVISIONAL (ZONING) SECTION 26. 'COMBINATION' PLAN 1852

EXCEPT PART UNLAWLED 2018, 2019, 2020 AND 2021

OF DISTRICT 2016

PROJECT NO.

22.38.GALERNO

DRAWN

AD

2022.12.22

2022.12.22

SCALE

AS NOTED

DATE

2022.12.22

PROJECT TITLE

BUILDING B

SECOND FLOOR

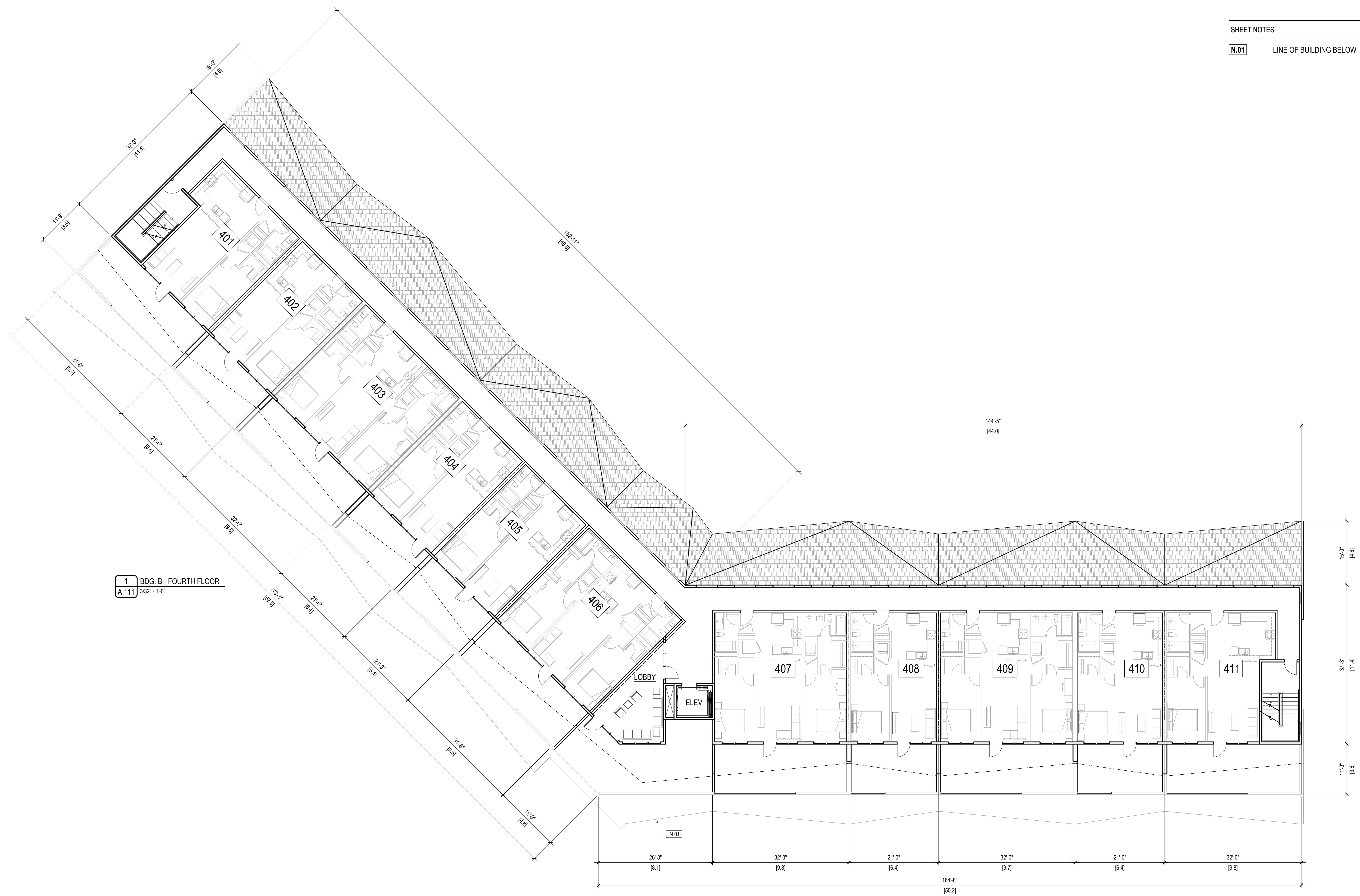
DRAWING NUMBER

A.109

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SHEET NOTES

N.01 LINE OF BUILDING BELOW



1 BDG. B - FOURTH FLOOR
A.111 3/32" - 1'-0"



RELEASES

NO.	DESCRIPTION	DATE
02	REVISED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022

PROJECT NAME

GALERNO

MUNICIPAL ADDRESS
1650 GALERNO ROAD, CAMPBELL RIVER B.C.

USA ADDRESS
LOT A DISTRICT LOT 216 PLAN 2016 EXCEPT PART PLAN 216/12/22
2022 0127 2022 ARCHITECTURE INC. PARTIAL RIGHTS OF THE
FRONTAL SOUTH EAST 1 SECTION IN TOWNSHIP 1 PLAN 022
0207 0127 2022 ARCHITECTURE INC. DISTRICT AND AREA SOUTH OF
COLUMBIA STREET

PROJECT NO.
22.38.GALERNO

DRAWN
AD

CHECKED
CCWR

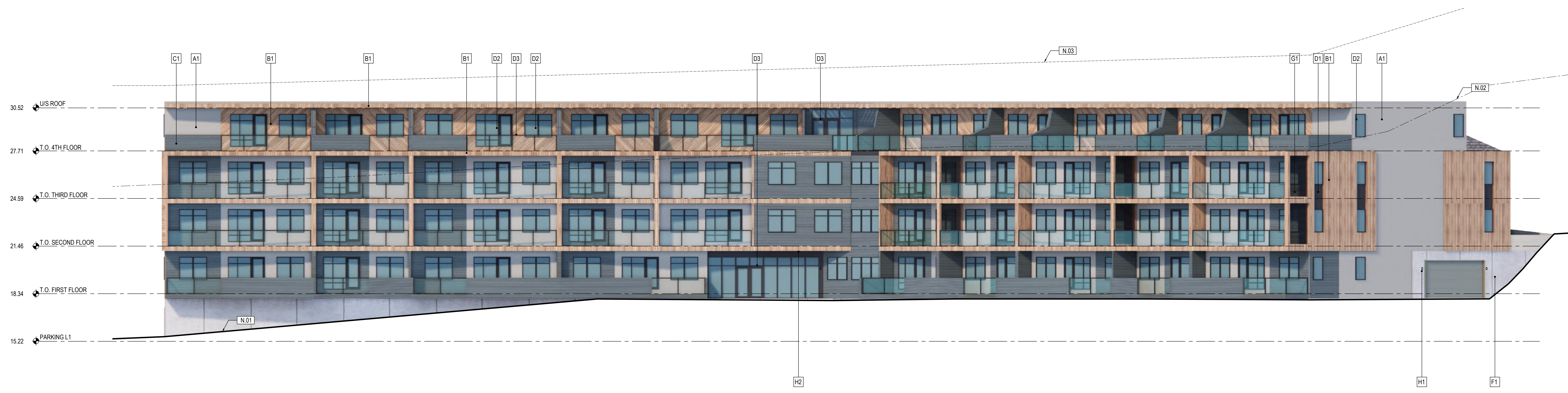
DATE
2022.12.22

SCALE
AS NOTED

DRAWING TITLE
**BUILDING B
FOURTH FLOOR**

DRAWING NUMBER
A.111

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO
REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT
AND MAY NOT BE USED OR REPRODUCED WITHOUT
PROOF WRITTEN CONSENT.



1 SOUTH ELEVATION
A.200 3/32" = 1'-0"



2 NORTH ELEVATION
A.200 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL, COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR, COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL, COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF, COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING, COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE, TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01** EXISTING GRADE AT BUILDING FACE
- N.02** 10m BYLAW HEIGHT ENVELOPE
- N.03** 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊕ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
02	RE ISSUED FOR DP	22 12 2022
01	ISSUED FOR DP	14 07 2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

22.38 GALERNO

AD WRMK
2022.12.21 AS NOTED

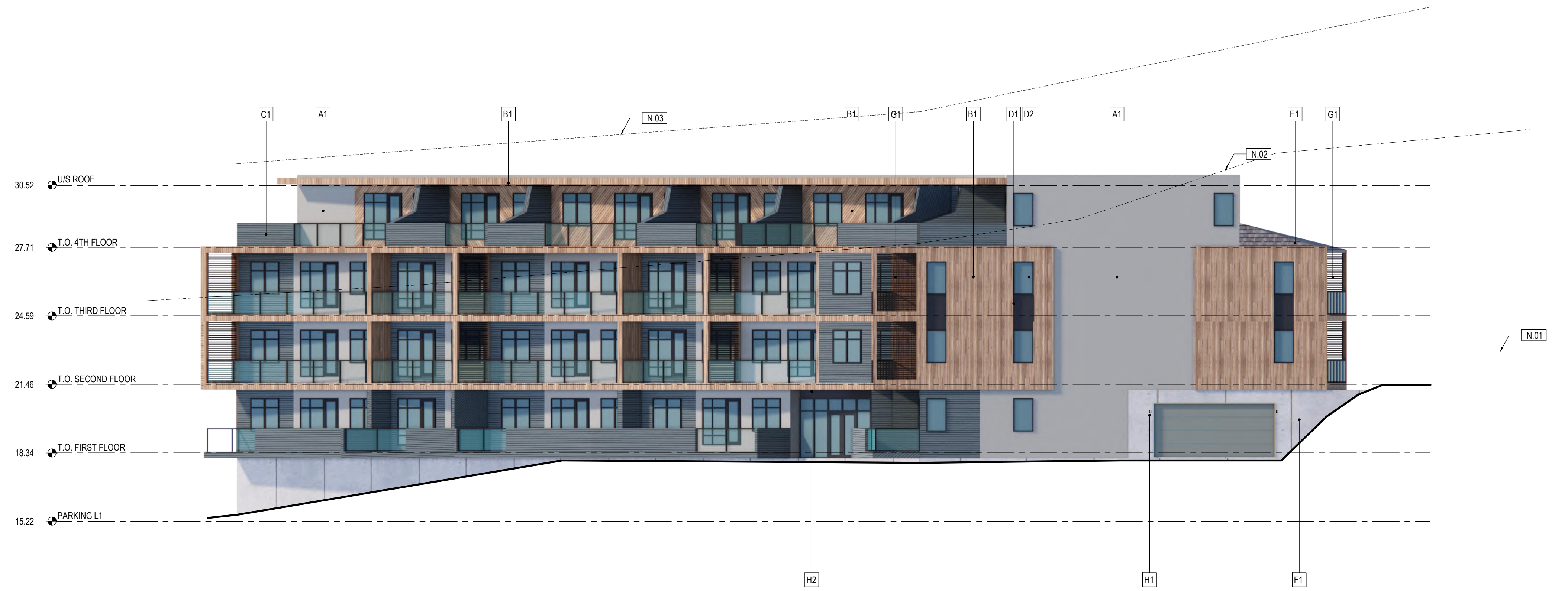
BLDG A. ELEVATIONS

A.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 WEST ELEVATION
A.201 3/32" = 1'-0"



2 EAST ELEVATION
A.201 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL, COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR, COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL, COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF, COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING, COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE, TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01 EXISTING GRADE AT PROPERTY FACE
- N.02 10m BYLAW HEIGHT ENVELOPE
- N.03 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊕ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
02	REV ISSUED FOR DP	22 12 2022
01	ISSUED FOR DP	14 07 2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

22.38 GALERNO

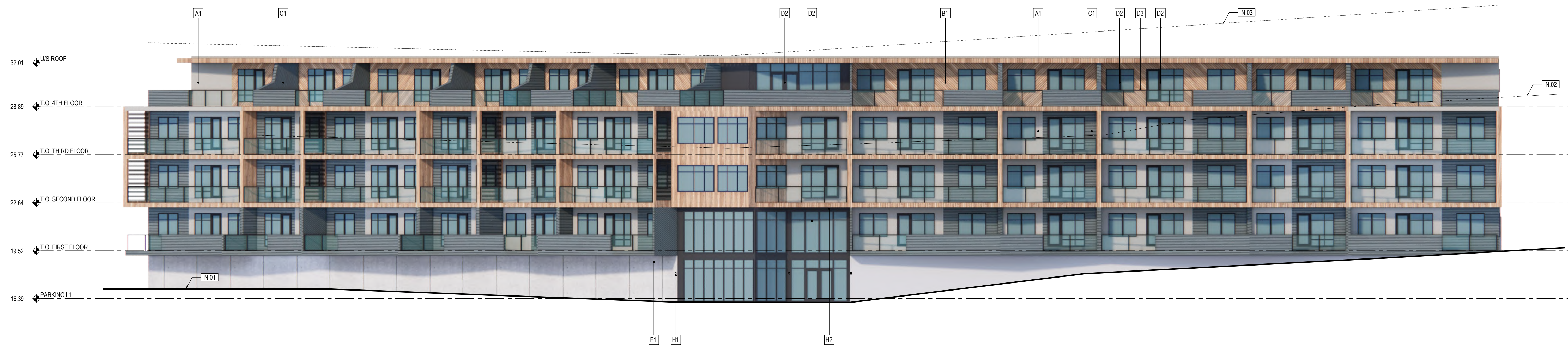
AD WRMK
2022.12.21 AS NOTED

BLDG. A. ELEVATIONS

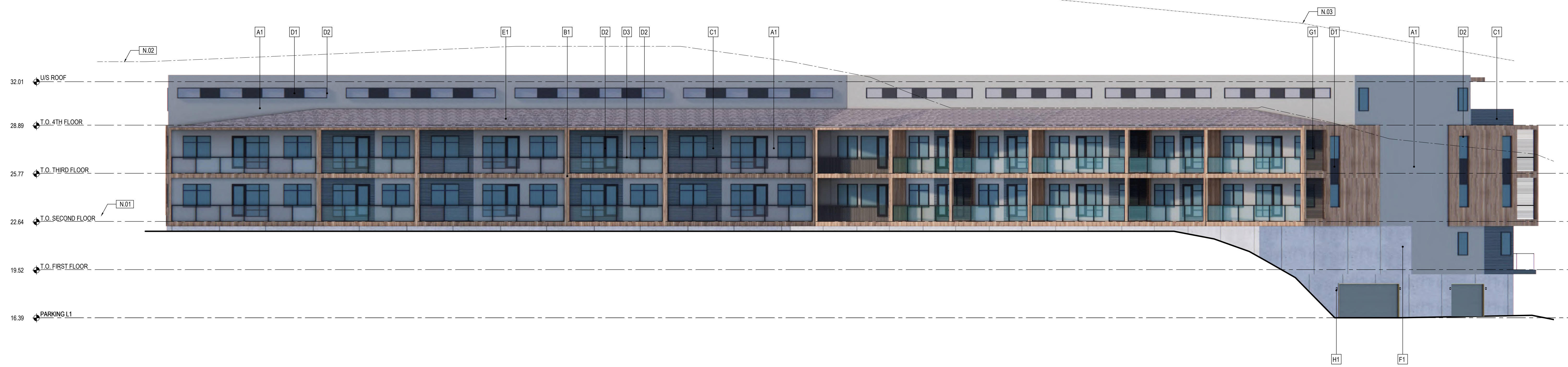
DRAWING NUMBER

A.201

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SOUTH EAST ELEVATION
A.202 3/32" = 1'-0"



2 NORTH ELEVATION
A.202 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL, COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR, COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL, COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF, COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING, COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE, TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01 EXISTING GRADE AT PROPERTY FACE
- N.02 10m BYLAW HEIGHT ENVELOPE
- N.03 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊕ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
D2	RE-ISSUED FOR DP	22.12.2022
G1	ISSUED FOR DP	14.07.2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

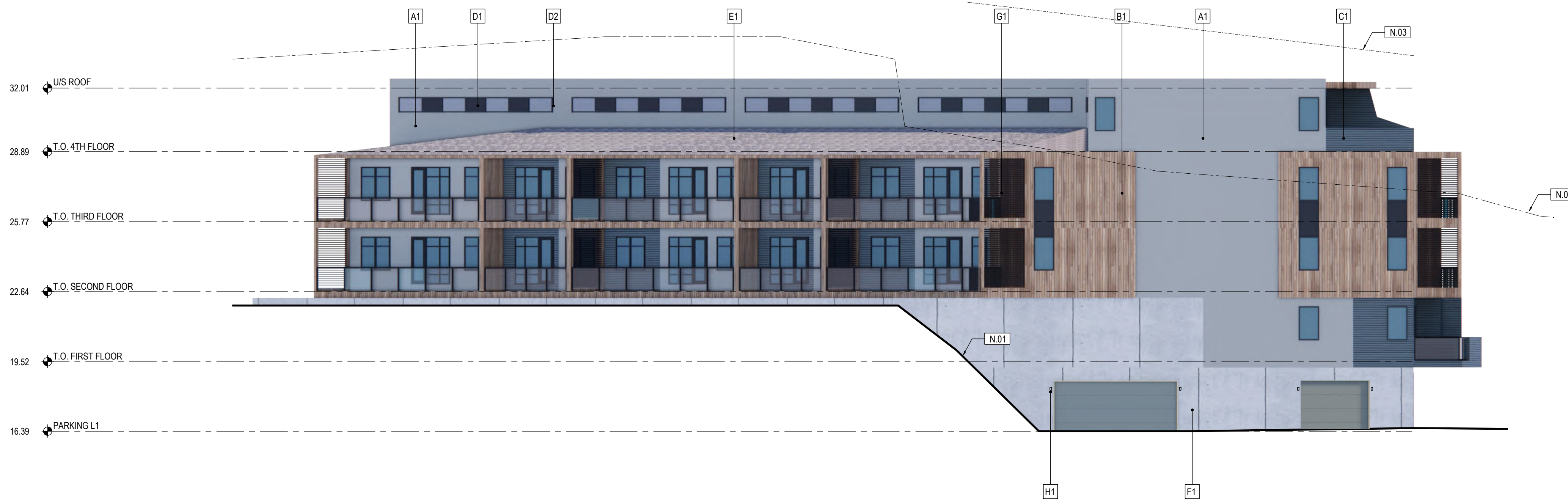
PROJECT NO: 22.38.GALERNO

DATE	BY	REVISION
2022.12.21	AD	AS NOTED

BLDG. B ELEVATIONS

A.202

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1 NORTH ELEVATION
A.204 3/32" - 1'-0"



2 SOUTH WEST ELEVATION
A.204 3/32" - 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL, COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR, COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL, COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF, COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING, COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE, TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01 EXISTING GRADE AT PROPERTY FACE
- N.02 10m BYLAW HEIGHT ENVELOPE
- N.03 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊗ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
02	RE ISSUED FOR DP	22.12.2022
01	ISSUED FOR DP	14.07.2022
PROJECT NAME		

GALERNO

1551 GALERNO ROAD, CAMPBELL RIVER B.C.

LEGAL ADDRESS

22.38 GALERNO

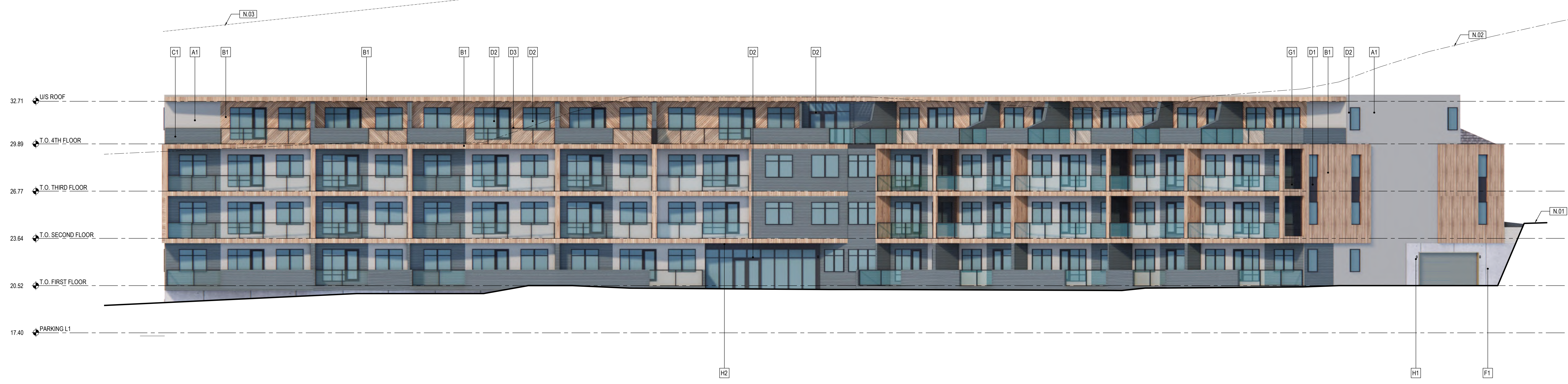
DATE 2022.12.21 AS NOTED
DRAWN AD
CHECKED WSRMK

BLDG B. ELEVATIONS

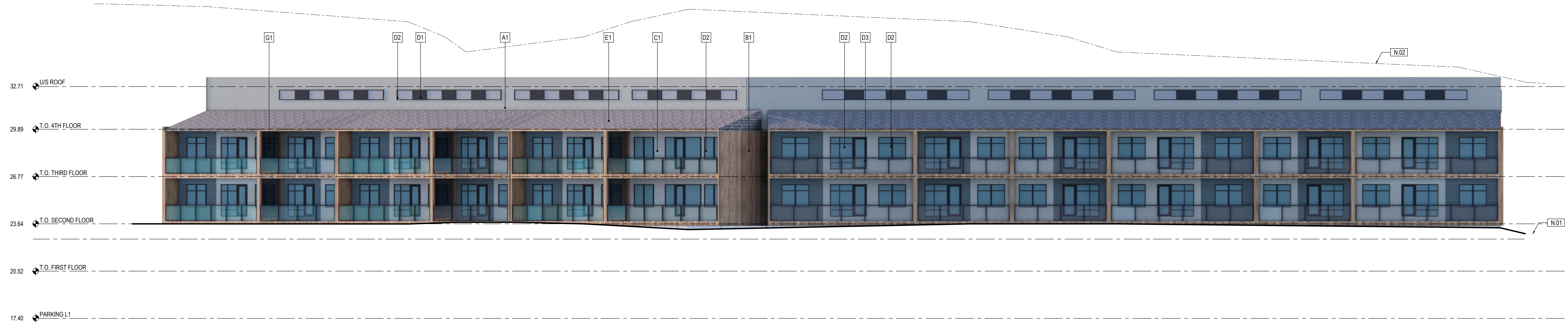
DRAWING NUMBER

A.203

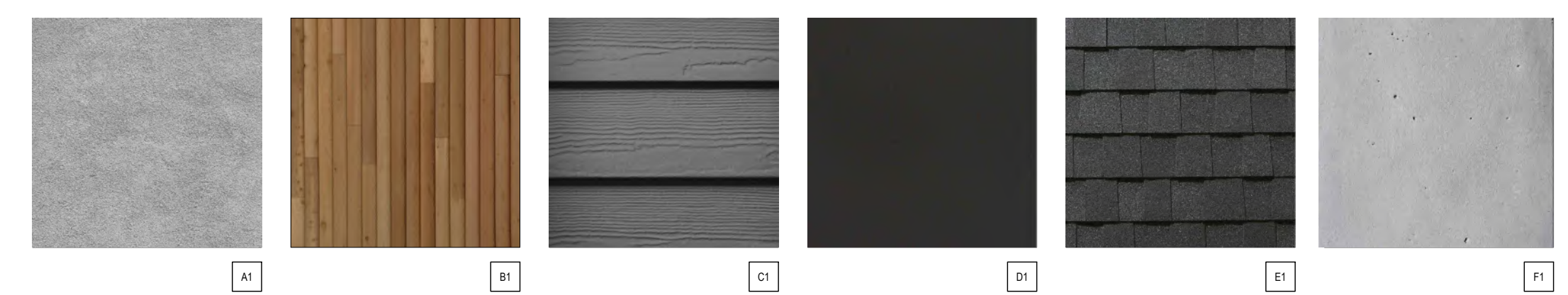
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1 SOUTH ELEVATION
A.204 3/32" = 1'-0"



2 NORTH ELEVATION
A.204 3/32" = 1'-0"



EXTERIOR FINISHES LEGEND

- A - STUCCO**
 - A1 ACRYLIC STUCCO, COLOUR: OFF GREY
- B - WOOD**
 - B1 WOOD SIDING
- C - CEMENTIOUS SIDING**
 - C1 CEMENTIOUS SIDING, COLOUR: NIGHT GREY

- D - METAL**
 - D1 METAL PANEL; COLOUR: BLACK
 - D2 METAL FRAME WINDOW/DOOR; COLOUR: BLACK
 - D3 METAL GUARD RAILING WITH GLASS PANEL; COLOUR: BLACK
- E - ROOFING**
 - E1 ASPHALT SHINGLES ROOF; COLOUR: GREY

- F - CONCRETE**
 - F1 PARGING
- G - SCREENING**
 - G1 SCREENING; COLOUR: BLACK
- H - LIGHTING**
 - H1 WALL MOUNTED SCONCE TO BE MOUNTED APPROX. 6' A.F.F
 - H2 CANOPY POT LIGHTING

SHEET NOTES

- N.01 EXISTING GRADE AT PROPERTY FACE
- N.02 10m BYLAW HEIGHT ENVELOPE
- N.03 16m BYLAW HEIGHT ENVELOPE BASED ON ORIGINAL AVERAGE GRADE
- ⊕ EXISTING GEODETIC ELEVATION
- ⊕ PROPOSED GEODETIC ELEVATION

RELEASES

NO.	DESCRIPTION	DATE
02	RE ISSUED FOR DP	22 12 2022
01	ISSUED FOR DP	14 07 2022

GALERNO

1550 GALERNO ROAD, CAMPBELL RIVER B.C.

PROJECT NO.

22.38 GALERNO

AD WRMK
2022.12.21 AS NOTED

BLDG C. ELEVATIONS

DRAWING NUMBER

A.204

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