



City of Castlegar
Development Services
460 Columbia Avenue
Castlegar BC V1N 1G7
devserv@castlegar.ca

Application File No: DPV-6-25
Date of Referral: May 14, 2025
Date for Response: **May 28, 2025**
Attachments: Location Map
Applicant Submission

You are requested to comment on the attached Development Application for potential effect on your agency's interests. We would appreciate your response **WITHIN 14 DAYS** or the above referenced date for response. If no response is received within that time, it will be assumed that your agency's interests are unaffected. This referral notice has also been provided to adjacent property owners within 60 meters or greater of the subject property for review and comment.

PURPOSE OF THE APPLICATION

The City has received an application for a development permit with variance for the construction of a 6-storey, 78-unit Residential Building located on the eastern portion of 901-925 Columbia Ave (former Pioneer Arena site). A variance to the maximum building height, from 12 m to 20 m, has been requested. The property is within the Steep Slope, Multi-Unit Residential and Regional Mixed-Use Development Permit Areas. The applicant proposes to access the site via 9th Street and is considering the provision of on-street parking spaces for visitors.

PROPERTY DETAILS

Civic Address	901-925 Columbia Ave
Legal Description	Lot 2 District Lot 181 Kootenay District Plan 2083, Except Plans 4397, 8488 and NEP64559
OCP Designation	Columbia Ave Corridor (CAC)
Zoning Designation	P-1: Public & Institutional

REFERRAL AGENCIES

INTER-DEPARTMENTAL

- ☒ ENGINEERING
- ☒ CIVIC WORKS
- ☒ FIRE DEPARTMENT
- ☒ BUILDING
- ☐ FINANCE

EXTERNAL AGENCIES

- ☒ TRANSPORTATION West Kootenay District
- ☐ HABITAT BRANCH
- ☐ FRONT COUNTER BC
- ☐ AGRICULTURAL LAND COMMISSION
- ☐ REGIONAL AGROLOGIST
- ☐ ENERGY & MINES
- ☐ MUNICIPAL AFFAIRS & HOUSING
- ☐ INTERIOR HEALTH HBE Team
- ☐ SCHOOL DISTRICT NO. 20
- ☐ CANADIAN PACIFIC RAILWAY (CPR)
- ☒ FORTIS BC
- ☒ SHAW CABLE
- ☒ TELUS
- ☐ REGIONAL DISTRICT OF CENTRAL KOOTENAY
- ☒ WASTE MANAGEMENT

FIRST NATIONS

- ☐ KTUNAXA NATION COUNCIL
 - YAQAN NU?KIY (LOWER KOOTENAY)
 - ?AKINK'UM?ASNUQ?I?IT (TOBACCO PLAINS)
 - ?AQ'AM (ST. MARY'S)
 - ?AKISQNUK (COLUMBIA LAKE)
- ☐ OKANAGAN NATION ALLIANCE
 - K?K'ER'M?WS (LOWER SIMILKAMEEN)
 - SNP?NTKTN (PENTICTON)
 - SUKNAQ?N (OKANAGAN)
 - SW?WS (OSOYOS)
 - SPAXOM?N (UPPER NICOLA)
- ☐ SHUSWAP NATION TRIBAL COUNCIL
 - KENP?SQT (SHUSWAP)
 - SEXQELTQ?N (ADAMS LAKE)
 - SKEMTSIN (NESKONLITH)
- ☐ QWELMINTE SECWPEMC
 - SPLATS?N FIRST NATION
- ☐ SINIXT NATION (COLVILLE CONFEDERATED TRIBES)

The feedback being collected as part of this referral is pursuant to *City of Castlegar Planning and Development Procedures and Fees Bylaw 1336* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the City's Privacy Officer.

Location Map



CASTLEGAR



Subject Property



Parcels



PROPOSAL SUMMARY

Project Name: LNBCHHS – Columbia Ave

Cover Project: 24055

Client Project: LNBCHHS

April 17, 2025



GENERAL

The follow Proposal Summary has been prepared on behalf of the Lu'ma Native BCH Housing Society for the LNBCHHS – Columbia Ave, 78-unit affordable housing project to be constructed at 901 Columbia Ave, Castlegar, BC V1N 1H4 (civic address pending subdivision designation).

This project is to conform to the following city bylaws and regulations:

- City of Castlegar Zoning Bylaw No. 1428 (June 2024).
- City of Castlegar Zoning Amendment Bylaw No. 1435 (February 2025).
- City of Castlegar Community Plan Bylaw No. 1427 (Version 5 2024).

DESIGN BRIEF AND NARRATIVE

The LNBCHHS – Columbia Ave project is a new construction, 78-unit affordable housing building to be erected on the site of the current Pioneer Arena in Castlegar. The arena will first be demolished and the site subsequently subdivided into two properties, with the proposed lot being operated by Lu'ma Native BCH Housing Society for this residential development. The proposed project conforms to the current P1 – Public and Institutional zone for non-market housing (Bylaw No. 1435) and will provide much needed affordable housing to the residents of Castlegar.

Located along the growing Columbia Ave Corridor, the site borders a range of zoning types including institutional, mixed-used, and low density residential. This broad spectrum of development, and proximal location contribute to the relevance for higher density affordable housing in the area. Residents of the LNBCHHS project will live at a nexus in relation to the health centre, parks, schools, and local businesses, thus receiving support from, and bolstering, the community.

For this residential development, the single building will consist of 78 units of affordable housing (17 studios, 37 one-bedroom units, and 24 two-bedroom units) across 6 storeys utilizing a primarily light wood frame structural system. The total Gross Floor Area for the building is 5350.3m² with all 6 storeys containing a GFA of 891.7m² each. There will be 8 residential dwelling units on the main floor (4 barrier-free), along with residential amenity spaces (multi-purpose room, kitchenette, universal w/c, outdoor covered patio), common laundry, entrance, bicycle storage, service spaces, and building office. Floors 2 to 6 generally have a common layout with 14 dwelling units per floor. The proposed development will have 44 at-grade parking spaces located on the property, which exceeds bylaw requirements. Additional provisions are being considered for visitor parking stalls on the street, and a temporary parking agreement on the other subdivided lot.

Site development will include paved parking for the stalls located on the property, including an access lane and visitor parking from the street. An exterior barrier-free path of travel will be created from the property edge to the primary entrance and emergency exits with concrete paving. Outdoor common and individual patio areas will be fenced, as will the west and south property lines to the adjacent subdivision. There is a steep embankment to the east of the property that is intended to be minimally disturbed to preserve its natural condition. The landscape design has a theme focussing on a 'return to nature' with low intensity naturalized elements blending the hard edges of the built environment. As the project contains two-bedroom family housing units, there will be an outdoor play space on the property, again with a natural theme, described as emulating a 'forest floor.'

The proposal conforms to the majority of zoning regulations, including setbacks, lot dimensions, and coverage for the existing zone. In consideration of the property features, viability of the project, and to support further density, we are requesting a height variance from 18.0m to 20.0m. The floor-to-floor heights of the project have been designed to an efficient standard in accordance with the BCH Design Guidelines, however the relatively flat natural grade surrounding the proposed structure lends to a height for this 6-story building proposal outside of what is permitted. While this represents a significant height for a structure in Castlegar, the apparent size may be diminished somewhat by the tall adjacent slope at the east of the property, and its distance from neighbouring arterial roads and properties.

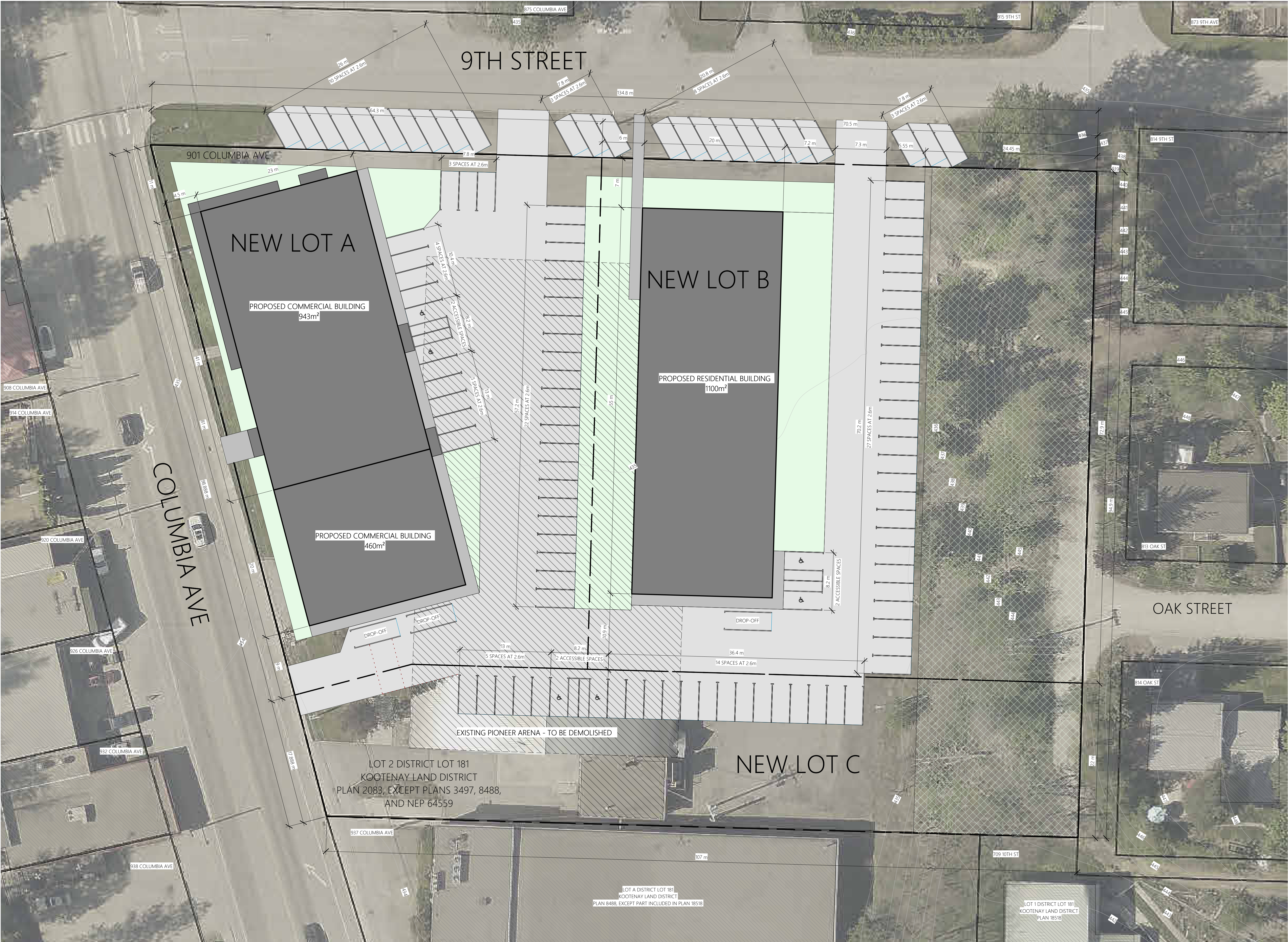
DESIGN RATIONALE

The proposed project is sited within the Regional Mixed Use DPA, and although it represents a multi-unit residential typology, the design takes steps to integrate itself within the surrounding context of low-density residential, commercial, and institutional uses. While the building form was outlined in an efficient footprint and floor area to height ratio, the design attempts to strike a balance between efficacy and architectural expression with carefully considered, and intentional, decision-making.

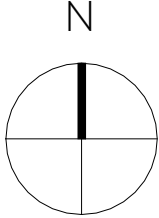
Characteristically, the exterior building form maintains the appearance of traditional residential roof forms with dormer projections and overhangs protecting the suite balconies (OCP 7.7.8. & 7.7.15.). All metal wall cladding profiles have been selected for durability and wildfire protection considerations, however consisting of some typical residential patterns such as lap and plank siding, along with wood-print metal soffits for a more welcoming feel on approach. A contemporary palette has been selected for a colour scheme indicative of the project utilizing three main colours across the façade (and others for the soffits, roof, and other areas), along with six different textures of metal (plus other materials) to create visual distinction and variation across all facades (OCP 7.7.16.).

The design further captures street appeal with the division of balconies and canopies at the second-floor level to differentiate the stories above from the main level, as is more iconically typified by mixed-use projects (OCP 7.7.14.). All residential suites have either a private balcony with privacy dividers between balconies, or patios (at grade) with privacy fencing, for a feeling of safety within the home environment; as well, there is an indoor/outdoor common amenity area and children's play space for the use of the residents to socialize.

Given the high visibility of the proposed site and institutional zoning, the building has been located with significant setbacks from all property lines, allowing for additional distance from 9th Ave and the adjacent residences (OCP 7.7.10.). Three sides of the property are visible from the street, making parking screening more challenging, however locating the parking lot adjacent to the east slope reduces the main visual impact from Columbia Ave across the neighbouring subdivision (OCP 7.7.4.). Along the connecting street frontage of 9th Ave, the landscape design incorporates a pedestrian walkway with street tree coverage from the site, along with other permeable and natural design elements across the site (OCP 7.7.21. - 7.7.25.).



PRELIMINARY SUBDIVISION/ SITE UTILIZATION PLAN





LANDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-02	RAISED PLANTER Model: Wishbone Urban Form Self Watering Planter UFSW-58R Material/Colour: 100% Recycled Plastic Lumber (Redwood) & Powdercoated Framework (Modern Khaki)
	5 LD-01	CONCRETE PATIO Border: Light Sandblast Finish, Tinted Concrete Inlay: Light Sandblast Finish Refer to Detail for scoring pattern
		SOD See Critical Landscape Notes for Specifications
		SHRUB CLOUD
		9MM CRUSH GRAVEL
	10 LD-01	1.2M ALUMINUM PICKET FENCE
	9 LD-01	1.8M TIMBER PRIVACY FENCE
	8 LD-02	GARDEN STORAGE SHED Model: 845-530V00GY Manufacturer: Outsunny Material: Galvanized Steel
	9 LD-02	HARVEST TABLE Model: MultiplCITY Table & Benches Manufacturer: Landscape forms Material: Domestically Sourced Thermally Modified Ash LF80 & Powdercoat Forest
	2 LD-02	MODULAR TABLE Model: ELLT-33C Manufacturer: Victor Stanley Material & Colour: Recycled Plastic Slats (Wheat) & Heritage Green Powdercoat
		MOVEABLE CHAIRS Model: SE-22-P Manufacturer: Victor Stanley Colour: Tavern Square Green Powdercoat
	7 LD-02	POTTING TABLE
	3 LD-01	GRAVEL DRIP-STRIP 12MM MINUS CLEAR-DRAIN PEA GRAVEL
	4 LD-01	CONCRETE WALKWAY Border: Stamped Concrete Cobble Stone Running Bond Inlay: Light Sandblast Finish Refer to Detail for scoring pattern
	6 LD-01	HYDROSEED See Critical Landscape Notes for Specifications
	10 LD-02	BIKE RACK Model: MBR-2300-00001 Manufacturer: Maglin Colour: Reseda Green
		PIP RUBBER SURFACING Colour & Pattern Varies, Refer to L-05

- NOTES:
- Site Plan hatches for graphic representation only, refer to landscape details for final patterns.
 - Refer to project arborist for tree protection measures and critical root zones.

TREE LEGEND

Cercis canadensis 'Forest Pansy'	Nyssa sylvatica 'Wildfire'	Pinus ponderosa
Quercus macrocarpa 'Urban Pinnacle'	Existing Tree	

TREE SCHEDULE					
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
5	see legend	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B&B: 6cm caliper; 1.8m std	As shown
3	see legend	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B: 6cm caliper; 1.8m std	As shown
12	see legend	Pinus ponderosa	Ponderosa Pine	B&B: 3.0m height; Single Leader	As shown
2	see legend	Quercus macrocarpa 'Urban Pinnacle'	Urban Pinnacle Oak	B&B: 6cm caliper; 1.8m std	As shown

Project:
LN BCHHS COLUMBIA AVE

Location:
**901 COLUMBIA AVE.
CASTLEGAR, BC
V1N 1H4**

Drawn:
MM

Approved:
MM

Key Plan:

Scale:
1:200

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No.	By	Description	Date: DD/MM/YY
1	MM	Issued for Development Permit	17/04/2025

REVISIONS TABLE FOR DRAWINGS

PROFESSIONAL STAMP/SEAL



Drawing Title:

TREE & LANDSCAPE PLAN

Project #:

C25-06

Drawing #:

L-02

LN BCHHS - COLUMBIA AVE

ISSUED FOR DEVELOPMENT PERMIT APPLICATION
2025-04-24



ARCHITECT
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REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED FOR
1	2024-12-20	100% SD
2	2025-03-03	100% DD
3	2025-04-24	DP APPLICATION

LN BCHHS - COLUMBIA AVE

ADDRESS
901 COLUMBIA AVE, CASTLEGAR, BC V1N 1H4

PROJECT #
24055

DATE
2025-04-24

REV.
3

CHECKED BY RS
DRAWN BY MVC
SHEET
COVER PAGE

A000

NOT FOR CONSTRUCTION



REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED FOR
1	2024-12-20	100% SD
2	2025-03-03	100% DD
3	2025-04-24	DP APPLICATION

LNBCCHS - COLUMBIA AVE

ADDRESS
901 COLUMBIA AVE, CASTLEGAR, BC V1N 1H4

PROJECT #
24055

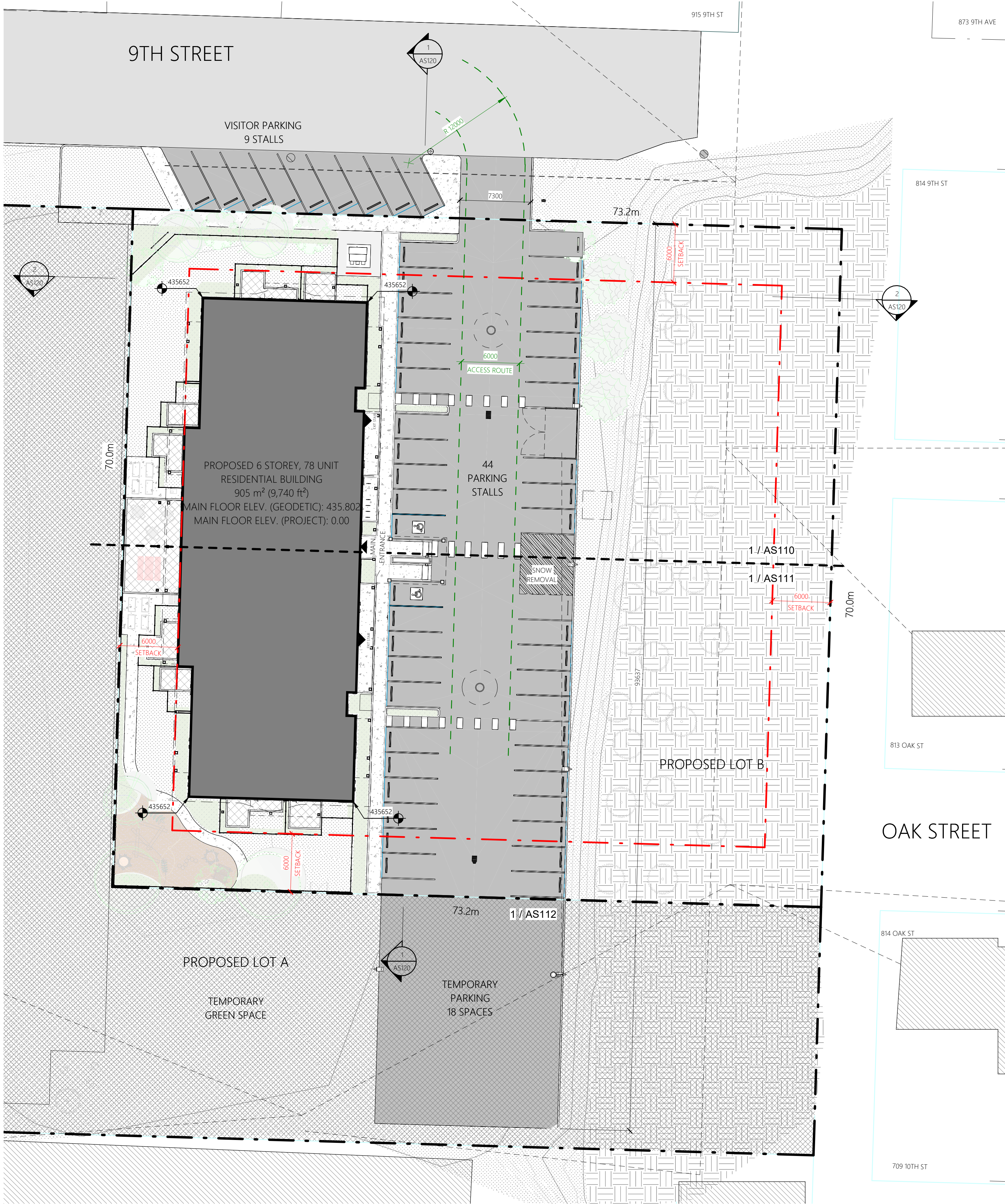
DATE
2024-04-24

REV.
3

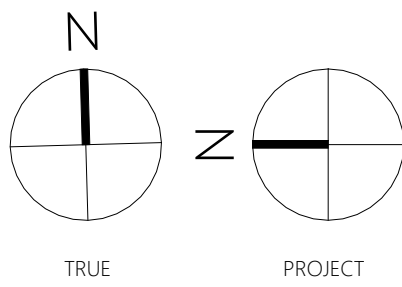
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SHEET
OVERALL SITE PLAN & BYLAW REVIEW

AS101



1 SITE PLAN
1:250



BYLAW REVIEW

References: City of Castlegar: Zoning Bylaw No. 1428 (June, 2024)
City of Castlegar: Zoning Amendment Bylaw No. 1435 (February, 2025)
City of Castlegar: Community Plan Bylaw No. 1427 (Version 5, 2024)

PROPERTY INFORMATION	
Civic Address:	901 Columbia Ave, Castlegar, BC V1N 1H4 *PENDING SUBDIVISION*
Legal Address:	LOT 2 DISTRICT LOT 181 KOOTENAY DISTRICT PLAN 2083, EXCEPT PLANS 4397, 8488, AND NEP64559
Current Zoning:	P1 - Public and Institutional
Authority Having Jurisdiction:	City of Castlegar
Current Use:	Recreational Facility & Surface Parking Lot
Lot Size:	1.265 acres
Development Permit Area:	Regional Mixed Use
REGULATIONS	
Proposed Use:	Multi-Unit Non-Market Residential (Bylaw 1435)
Lot Dimensions:	Area - 6592 sq.m (min. 1000 sq.m) Width - 73.2m (min. 24m) Depth - 70.0m (min. 27m)
Lot Coverage:	Structures - 905 sq.m coverage/ 5121 sq.m lot area = 18% (max. 75%) Structures & Impermeable Surfaces - 2551 sq.m coverage/ 5121 sq.m lot area = 50% (max. 85%)
Minimum Setbacks:	Front lot line: 6.0m Rear lot line: 6.0m (Accessory Building - 1.5m) Exterior side lot line: 6.0m (Accessory Building - 1.5m) Interior side lot line: 6.0m (Accessory Building - 1.5m)
Building Height:	Principal: 20.0m (max. 18.0m) *VARIANCE REQUESTED* Accessory: 3.0m (max. 12.0m)
Permitted Projections Into Setbacks:	Signs, Fences/ Screening, and Off-Street Parking Spaces are permitted within setbacks. Roof Overhangs/ Projections - min. 1.0m from any lot line. Balconies, Decks, Patios, Awnings - min. 2.0m from any lot line. Landscape Features - min. 1.0m from any lot line.
Fencing/ Screening:	Max. 1.8m in all yards for Public (P) Zones. Min. 2.0m landscape screen required for garbage enclosure.
Retaining Walls:	None proposed.
Vehicle Parking:	Non-Market Housing: 0.25 spaces/ dwelling unit (78 * 0.25 = 19.5) Proposed: 40 Resident Parking Spaces (20 Required)
Accessible Parking:	1 Accessible Parking Space required for 20 parking spaces required. Proposed: 2 Accessible Parking Spaces
Loading Spaces:	None proposed or required.

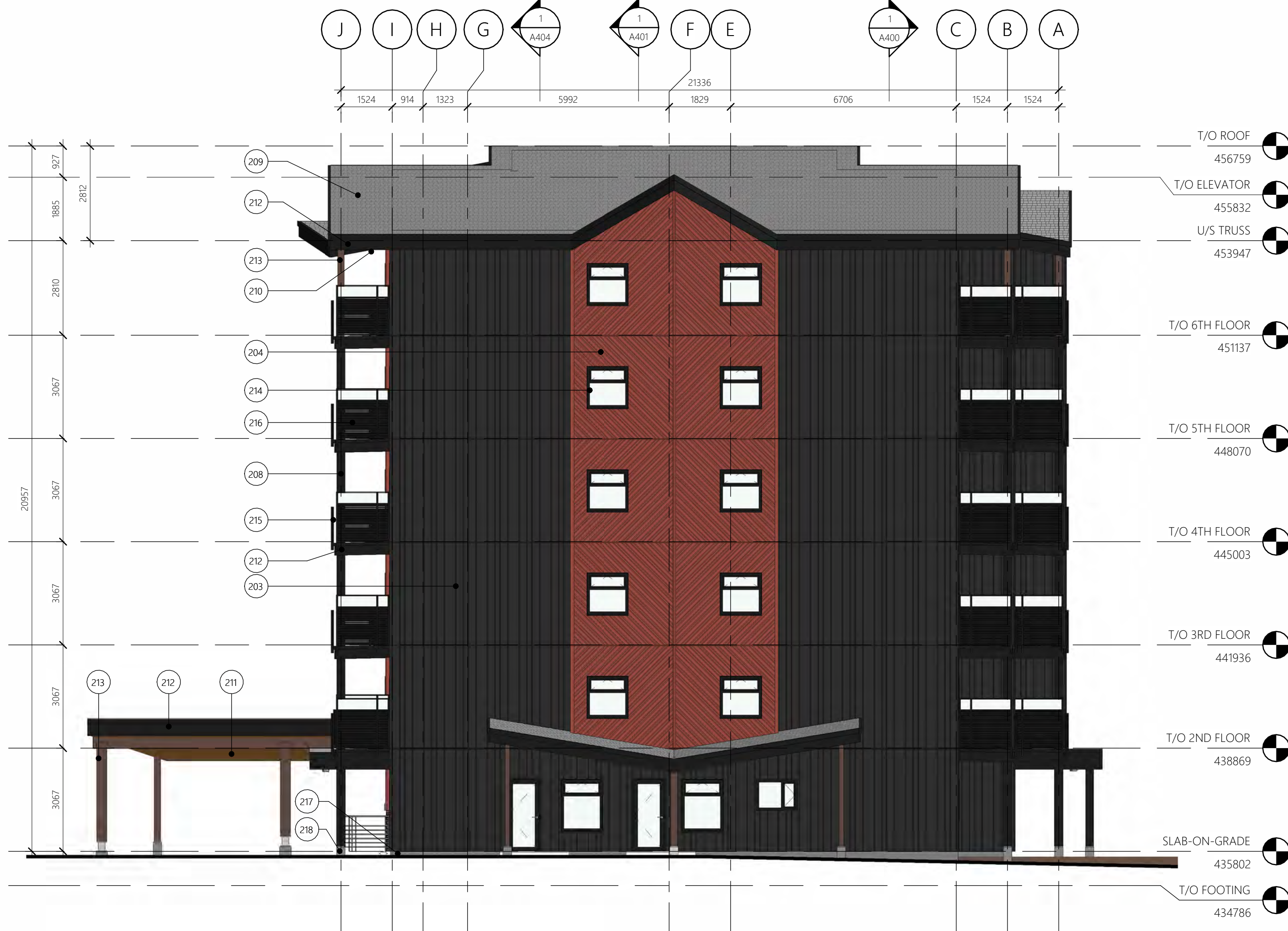
SITE PLAN LEGEND	
TYPE	DESCRIPTION
	RIGHT OF WAY
	PROPERTY LINE
	PROPERTY SETBACK
	ACCESS ROUTE
	OVERHEAD
	FIRE HYDRANT
	ASPHALTIC CONCRETE PAVING
	CONCRETE SIDEWALK
	PATIO PAVED AREA
	LANDSCAPING AREA

PARKING SCHEDULE	
PARKING SPACE	COUNT
ACCESSIBLE	2
DROP-OFF	1
RESIDENT	40
STAFF	1
VISITOR	9
Grand total: 53	



2 SOUTH ELEVATION - CLADDING

1:100



1 NORTH ELEVATION - CLADDING

1:100

KEYNOTE LEGEND	
203	EC2 - METAL VARIABLE PLANK VERTICAL CLADDING (IRON ORE)
204	EC3 - METAL WF-636R WAVE SHEET DIAG. CLADDING (DARK RED)
208	EC6 - BRAKE FORMED METAL FLASHING CLAD COLUMNS (BLACK)
209	RC1 - ASPHALT ROOF SHINGLES (TWILIGHT GREY)
210	SC1 - WOOD PRINT METAL WF-HF-6P PERF. SOFFIT (LIGHT PINE)
211	SC2 - STAINED & SEALED CEDAR SOFFIT
212	BRAKE FORMED METAL FLASHING (BLACK)
213	STAINED & SEALED EXPOSED WOOD STRUCTURE
214	VINYL WINDOW & DOOR FRAMES (MATTE BLACK)
215	HORIZ. TIGHT SLAT ALUM. BALCONY GUARD (SATIN BLACK) w/ TEMPERED GLASS INSERT
216	HORIZ. TIGHT SLAT ALUM. PRIVACY GUARD (SATIN BLACK) w/ TEMPERED GLASS INSERT
217	CONCRETE-FACED INSULATION BOARD
218	EXPOSED CONCRETE POST BASE

CLADDING MATERIAL LEGEND

EC1		EC1 - HORIZ. METAL LAP SIDING COLOUR: SURF WHITE (REFER TO SPEC.)
EC1a		EC1a - HORIZ. METAL LAP SIDING COLOUR: DARK RED (REFER TO SPEC.)
EC2		EC2 - VERT. METAL VARIABLE PLANK COLOUR: IRON ORE (REFER TO SPEC.)
EC3		EC3 - DIAG. METAL WF-636R SHEET COLOUR: DARK RED (REFER TO SPEC.)
EC4		EC4 - VERT. METAL WF-HF-12R2 PLANK COLOUR: DARK RED (REFER TO SPEC.)
EC4a		EC4a - VERT. METAL WF-HF-12W PLANK COLOUR: DARK RED (REFER TO SPEC.)
EC5		EC5 - THIN BRICK VENEER COLOUR: DARK IRONSPOT (REFER TO SPEC.)
EC6		EC6 - METAL FLASHING COLUMN WRAP COLOUR: MATTE BLACK (REFER TO SPEC.)
EC6a		EC6a - METAL FLASHING COLUMN WRAP COLOUR: MATTE BLACK (REFER TO SPEC.)



ARCHITECT

#196 Baker Street
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CLIENT



Luma Native Housing Society

CONSULTANTS



SEAL



REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED FOR
3	2025-04-24	DP APPLICATION

LNBCCHS - COLUMBIA AVE

ADDRESS
901 COLUMBIA AVE, CASTLEGAR, BC V1N 1H4

PROJECT #
24055

DATE
2025-04-24

REV.
3

CHECKED BY RS
DRAWN BY MVC
SHEET
EXTERIOR BUILDING
ELEVATIONS - CLADDING

A302

NOT FOR CONSTRUCTION



KEYNOTE LEGEND	
201	EC1 - METAL LAP SIDING (SURF WHITE)
202	EC1a - METAL LAP SIDING (DARK RED)
203	EC2 - METAL VARIABLE PLANK VERTICAL CLADDING (IRON ORE)
205	EC4 - METAL WF-HF-12R2 WALL CLADDING (DARK RED)
206	EC4a - METAL WF-HF-12W WALL CLADDING (DARK RED)
207	EC5 - THIN BRICK VENEER (DARK IRONSPOT)
208	EC6 - BRAKE FORMED METAL FLASHING CLAD COLUMNS (BLACK)
209	RC1 - ASPHALT ROOF SHINGLES (TWILIGHT GREY)
210	SC1 - WOOD PRINT METAL WF-HF-6P PERF. SOFFIT (LIGHT PINE)
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217	CONCRETE-FACED INSULATION BOARD
218	EXPOSED CONCRETE POST BASE

2 WEST ELEVATION - CLADDING
1:100



CLADDING MATERIAL LEGEND	
EC1	EC1 - HORIZ. METAL LAP SIDING COLOUR: SURF WHITE (REFER TO SPEC.)
EC1a	EC1a - HORIZ. METAL LAP SIDING COLOUR: DARK RED (REFER TO SPEC.)
EC2	EC2 - VERT. METAL VARIABLE PLANK COLOUR: IRON ORE (REFER TO SPEC.)
EC3	EC3 - DIAG. METAL WF-63R SHEET COLOUR: DARK RED (REFER TO SPEC.)
EC4	EC4 - VERT. METAL WF-HF-12R2 PLANK COLOUR: DARK RED (REFER TO SPEC.)
EC4a	EC4a - VERT. METAL WF-HF-12W PLANK COLOUR: DARK RED (REFER TO SPEC.)
EC5	EC5 - THIN BRICK VENEER COLOUR: DARK IRONSPOT (REFER TO SPEC.)
EC6a	EC6 - METAL FLASHING COLUMN WRAP COLOUR: MATTE BLACK (REFER TO SPEC.)

1 EAST ELEVATION - CLADDING
1:100

NOT FOR CONSTRUCTION



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REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED FOR
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LNBCCHS - COLUMBIA AVE

ADDRESS
901 COLUMBIA AVE, CASTLEGAR, BC V1N 1H4

PROJECT #
24055

DATE
2025-04-24
REV.
3

CHECKED BY
DRAWN BY
RS
MVC

SHEET
EXTERIOR BUILDING ELEVATIONS - CLADDING

A303