

- Lot "A" -  
Revised Application for Rezoning  
City of Courtenay



submitted by

Rosebery Investments Ltd.

Revised October 23, 2019

- Lot “A” -  
Revised Application for Rezoning  
City of Courtenay

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City of Courtenay

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City of Courtenay

*Project Team*

*DEVELOPER ON BEHALF OF OWNERS*

ROSBERY INVESTMENTS LTD.  
2565 Rosebery Avenue  
West Vancouver, BC

*ARCHITECT*

JWT ARCHITECTURE AND PLANNING  
1-342 Esplanade, East,  
North Vancouver, BC.

*DEVELOPMENT CONSULTING ENGINEERS*

MCELHANNEY CONSULTING SERVICES LTD.  
1211 Ryan Road,  
Courtenay BC, V9N 3R6

*ENVIRONMENTAL CONSULTANT*

CURRENT ENVIRONMENTAL  
558 England Ave.  
Courtenay, BC, V9N 2N3

*GEOTECHNICAL CONSULTANT*

TERRAN GEOTECHNICAL CONSULTANTS LTD.  
#109 – 3011 Underhill Avenue  
Burnaby, BC V5A 3

*ARBORIST*

SKYLINE TREE SERVICE  
2792 Derwent Ave  
Cumberland BC

- Lot "A" -  
Revised Application for Rezoning

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City of Courtenay

***Application For Rezoning***



**CITY OF COURTENAY**  
**Planning Services**  
 830 Cliffe Avenue  
 Courtenay, BC, V9N 2J7  
 Tel: 250-334-4441 Fax: 250-334-4241  
 Email: [planning@courtenay.ca](mailto:planning@courtenay.ca)

# OCP & ZONING AMENDMENTS APPLICATION

For detailed requirements and process  
 See *Schedule 1 of Development Application Procedure*  
*Bylaw No. 2699, 2012*

**BEFORE SUBMITTING YOUR APPLICATION IT IS IMPORTANT TO NOTE THE FOLLOWING:**

1. Incomplete applications will be returned to the applicant;
2. It is the applicant's responsibility to be familiar and knowledgeable of all requirements, policies and applicable bylaws within the City of Courtenay, and to clearly represent how the application conforms to these requirements, policies and bylaws before the application will be accepted;
3. The coordinating professional must ensure that the submissions, including all plans are internally consistent. Plans that are not internally consistent will be returned to the coordinating professional with no further review;
4. Applications that are inactive for a period of 6 months or more may be closed at the discretion of the City.

APPLICANT INFORMATION	DESCRIPTION OF PROPERTY
Name(s): _____ Address: _____ _____ City: _____ Postal Code: _____ Phone: _____ Fax: _____ E-mail: _____	Civic address: _____ _____ Legal Description: _____ _____ _____

**If applicant is NOT the owner of property:**

Owner's Name(s): _____	Owner's phone/e-mail: _____
Owner's Address: _____	

**Written Strata Council Approval (if applicable) to be included with application.**

OFFICIAL COMMUNITY PLAN AMENDMENT	ZONING AMENDMENT
Current OCP Designation: _____	Current Zoning: _____
Proposed Designation: _____	Proposed Zoning: _____

**BRIEF PROJECT DESCRIPTION**


## SITE & BUILDING INFORMATION

	Existing:	Proposed:		Existing:	Proposed:
Front setback:	_____	_____	Parking Spaces:	_____	_____
Rear setback:	_____	_____	Loading Spaces:	_____	_____
Side setback:	_____	_____	Landscaped Area:	_____	_____
Side flanking street:	_____	_____	Useable Open Space:	_____	_____
Building height:	_____	_____	Fence height:	_____	_____
Landscape setbacks:	_____	_____			
<b>Proposed Gross Floor Area:</b>			<b>Site Coverage (including building coverage):</b>		

## APPLICANT/AGENT AUTHORIZATION

**Complete ONE of the following:**

**1. If the owners is applying personally:**

- a. I am the owner of the real property, legally described as: \_\_\_\_\_ and that I am registered as such in the Land Registry Office in Victoria, BC; and that
- b. I hereby agree to indemnify and save harmless the City of Courtenay and its employees against all claims, liabilities, judgements, costs and expenses of whatsoever which may in any way occur against the said City and its employees in consequence and of incidental to, the consideration of the application

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

**\*If multiple owners are listed or the property(ies) are owned by a company, the signatures of all owners or required company signatories must be included.**

**Please Initial here that all required signatures are shown on this form.** \_\_\_\_\_

**2. If an agent is applying on behalf of the owner:**

- a. I am the authorized agent of \_\_\_\_\_ who is the registered owner of the real property, legally described as: \_\_\_\_\_
- b. I hereby agree to indemnify and keep harmless the City of Courtenay and its employees against all claims, liabilities, judgements, costs and expenses of whatsoever which may in any way occur against the said City and its employees in consequence and of incidental to, the consideration of the application;

It is understood that until the City of Courtenay is advised in writing that I am no longer acting on behalf of the undersigned registered owner, the City of Courtenay shall deal exclusively with me with respect to all matters pertaining to the proposed application;

I hereby declare that the foregoing information is true and proper and I make this declaration knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

**October 23, 2019**

\_\_\_\_\_  
Signature of Registered Owner

\_\_\_\_\_  
Date

**October 23, 2019**

**This checklist outlines the mandatory requirements for a complete submission. Please ensure you have included all required documentation and drawings or your application will not be processed. Please note that further submission materials may be required during application processing.**

### REQUIRED SUBMISSIONS

- Completed Application signed by the registered owners, or written authority for an agent to act on behalf of the owner and written Strata Council approval (if applicable)
- Certificate of Title \* dated no more than 5 business days prior to the date of the application  
**\* Copy of Certificate of Title shall also include copies of any easements and covenants (this information is available from the Land Title Office).**
- Application Fee
- BC Land Surveyors sketch plan in **metric** including any existing buildings on the property in relation to legal property boundaries
- Site Profile for Contaminated Sites
- Written statement on conformance to *Sustainability Evaluation Checklist*
- Written statement on conformance to the *Affordable Housing Policy*
- Written summary, including description of proposed development and reasons/rationale for the proposal. The written summary must explain how the proposal complies with the applicable development permit guidelines. When an element of the proposal does not comply with a guideline a justification stating the divergence and the reason shall be included
- Electronic submissions of all drawings to be provided with all applications (must be in PDF format)

### ARCHITECTURAL SUBMISSIONS

*See Schedule 8 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information*

- Three copies of professionally drawn Architectural Submissions (one large copy, one reduced color 11 x 17 copy and one electronic/pdf copy) and must include the following:
  - Location Map
  - Elevations, sections, floor plans (and roof plans where requested)
  - North arrow and drawing scales
  - Dimensions, in **metric** or metric conversions, for all elevations and site plans
  - Geodetic elevation
  - Comprehensive building site layout
  - Exterior building materials and colours
  - Zoning bylaw compliance
  - Parking lot layout in accordance with City standards, including bicycle parking
  - Waste and recycling storage and pickup areas, for commercial, institutional, industrial and multi-residential
  - Vehicle/pedestrian circulation and turning radius for delivery and emergency vehicles including waste and recycling pick up services
  - Road widening
  - Fire hydrant locations
  - Open space
  - All watercourses and riparian areas, trees to be retained and any other sensitive environmental features including required setback areas
  - For applications within a Tree Management and Protection area, location of all existing trees greater than 20cm DBH shall also be included



## LANDSCAPE SUBMISSIONS

**These requirements will vary depending on the nature of the application. Please discuss these requirements with Planning staff prior to submission.**

*See Schedule 9 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information*

- Three copies of professionally drawn Landscape Submissions (one large copy, one reduced color 11 x 17 copy and one electronic/pdf copy) and must include the following:
  - Location of existing trees 20 cm calliper and greater and proposed methods of preservation for trees to be retained
  - Indication of all plant material and landscaping, features at installed sizes, accurate location and spacing and dimensions of planting areas in **metric**
  - All watercourses, riparian areas and all sensitive environmental features including required setback areas
  - Property lines, surrounding streets, limit of contract lines, setbacks, easements
  - Existing site features, retention/preservation areas
  - Vehicular and pedestrian paving, planting, fencing and landscape structures
  - Location of all engineering services (overhead, underground, light standards, etc) which may affect landscaping
  - Adjacent landscape/development features, where applicable
  - Indication of all plant material and landscaping features at installed sizes, accurate location and spacing and dimensions of planting areas in **metric**
  - Underground irrigation system plan showing water source, type and details of system
  - Plant list naming all recommended plant material and size specification, location, spacing and dimensions
  - Area of site to be landscaped in **metric**
  - Include references to the most recent BCSLA/BCNTA landscape standard for all landscape construction
  - Minimum soil depths for planting
  - Detailed Landscape and maintenance specifications

Underground irrigation system plan showing water source, type of system, details of system
- Detailed landscaping cost estimate itemizing quantities, areas, sizes, equipment and labour costs, including supervision, monitoring and approvals, required for the total cost of the construction of the plan, including fencing, sidewalks, decorative paving areas, retaining walls, recreation equipment, and irrigation system where applicable. For phased projects, a detailed landscape cost estimate which indicates the area and work to be undertaken for each phase must be provided

## ADDITIONAL STUDIES

**The following studies may be required to support your application. Please contact Planning and or Engineering staff prior to submission.**

*See Part 6 of Development Application Procedure Bylaw No. 2699, 2012 for detailed information*

<input type="checkbox"/> Environmental Impact Assessment including Environmentally Sensitive Features	<input type="checkbox"/> Acoustical Impact Study
<input type="checkbox"/> Construction and Environmental Management Plan	<input type="checkbox"/> Hydrological Study including Groundwater Management Assessment
<input type="checkbox"/> Tree Assessment Study including Wind Study	<input type="checkbox"/> Stormwater Management and Drainage Study
<input type="checkbox"/> Geotechnical Study	<input type="checkbox"/> Soil Agrology Study
<input type="checkbox"/> Transportation and Traffic Impact Study	<input type="checkbox"/> Greenhouse Gas emission profile
<input type="checkbox"/> Site Access and Servicing including Municipal Infrastructure Impacts	<input type="checkbox"/> Wildfire Hazard Assessment
<input type="checkbox"/> Demand for Local Community Service Study	<input type="checkbox"/> Archaeological Assessment
<input type="checkbox"/> Visual Impact Study	<input type="checkbox"/> Other Studies as Deemed Necessary

**TITLE SEARCH PRINT**

2017-10-14, 09:42:37

File Reference:

Requestor: Timothy Nye

Declared Value \$450000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

VICTORIA

Land Title Office

VICTORIA

**Title Number**

CA5667728

From Title Number

B97751

**Application Received**

2016-11-24

**Application Entered**

2016-12-06

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ROSEBERY INVESTMENTS LTD., INC.NO. BC0437755  
2565 ROSEBERY AVENUE  
WEST VANCOUVER, BC  
V7V 3A1  
AS TO AN UNDIVIDED 1/2 INTEREST

Registered Owner/Mailing Address:

SERVICE SECURITIES LTD., INC.NO. BC0033430  
4796 THE HIGHWAY  
WEST VANCOUVER, BC  
V7W 1J5  
AS TO AN UNDIVIDED 1/2 INTEREST

**Taxation Authority**

Courtenay Assessment Area

**Description of Land**

Parcel Identifier:

006-341-969

Legal Description:

LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607,  
EXCEPT PARTS IN PLANS 312 R, 14210 AND 29833

**Legal Notations**

NONE

**TITLE SEARCH PRINT**

2017-10-14, 09:42:37

File Reference:

Requestor: Timothy Nye

Declared Value \$450000

**Charges, Liens and Interests**

Nature:

EXCEPTIONS AND RESERVATIONS

Registration Number:

M76300

Registered Owner:

ESQUIMALT AND NANAIMO RAILWAY COMPANY

Remarks:

INTER ALIA

A.F.B. 9.693.7434A

45134G;

SECTION 172(3)

FOR ACTUAL DATE AND TIME OF

REGISTRATION SEE ORIGINAL GRANT

FROM E & N RAILWAY COMPANY

FOR ACTUAL DATE AND TIME OF REGISTRATION SEE

ORIGINAL GRANT FROM E & N RAILWAY COMPANY

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

# SKETCH PLAN OF LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607, EXCEPT PARTS IN PLANS 312-R, 14210 AND 29833

PARCEL IDENTIFIER: 006-341-969

SCALE 1:2000

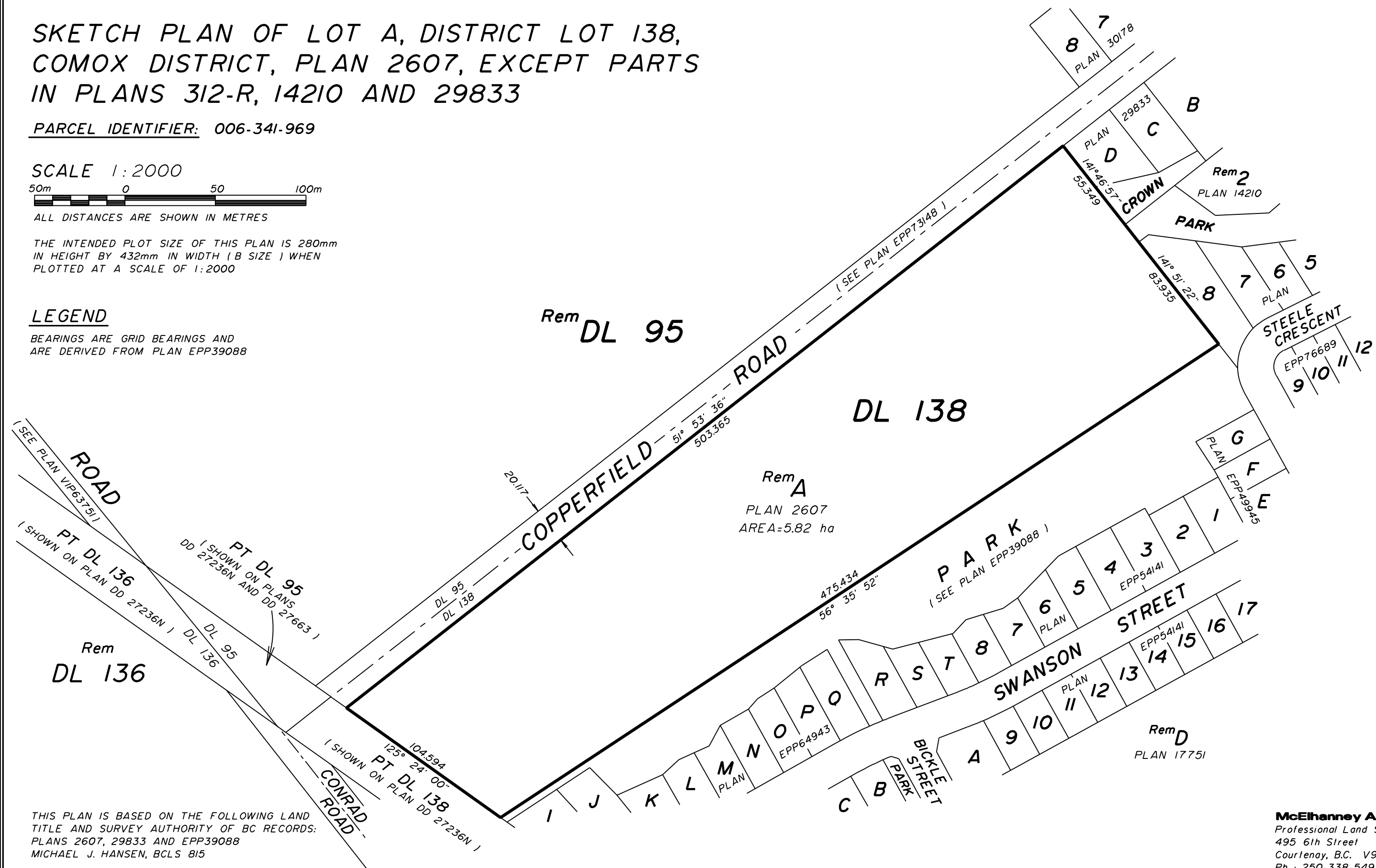


ALL DISTANCES ARE SHOWN IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm  
IN HEIGHT BY 432mm IN WIDTH ( B SIZE ) WHEN  
PLOTTED AT A SCALE OF 1:2000

## LEGEND

BEARINGS ARE GRID BEARINGS AND  
ARE DERIVED FROM PLAN EPP39088



THIS PLAN IS BASED ON THE FOLLOWING LAND  
TITLE AND SURVEY AUTHORITY OF BC RECORDS:  
PLANS 2607, 29833 AND EPP39088  
MICHAEL J. HANSEN, BCLS 815

DATED OCTOBER 13, 2017

**McElhanney Associates**  
Professional Land Surveyors  
495 6th Street  
Courtenay, B.C. V9N 6V4  
Ph : 250-338-5495  
File 47226-01-DP-SK

*- Lot "A" -  
Application for Rezoning  
City of Courtenay*

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**Letter of Authorization**

October \_\_, 2017

City of Courtenay  
830 Cliffe Avenue  
Courtenay BC V9N 2J7

To Whom It May Concern

Re: LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607, EXCEPT  
PARTS IN PLANS 312 R, 14210 AND 29833

Please be advised that we hereby authorize McElhanney Consulting Services Ltd. to act on behalf of Rosebery Investments Ltd. as authorized agent in all dealings with the City of Courtenay in respect of the rezoning, development permits, and subdivision of the above noted property.

Yours truly,

Rosebery Investments Ltd.  
2565 Rosebery Ave.  
West Vancouver, BC  
V7V 3A1

per:



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\_\_\_\_\_  
President

(Title)

*- Lot "A" -  
Application for Rezoning  
City of Courtenay*

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**Letter of Authorization**

October \_\_, 2017

City of Courtenay  
830 Cliffe Avenue  
Courtenay BC V9N 2J7

To Whom It May Concern

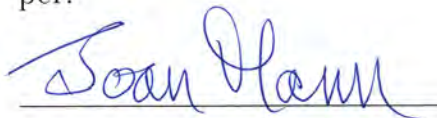
Re: LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607, EXCEPT  
PARTS IN PLANS 312 R, 14210 AND 29833

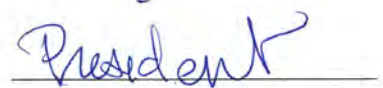
Please be advised that we hereby authorize McElhanney Consulting Services Ltd. to act on behalf of Rosebery Investments Ltd. as authorized agent in all dealings with the City of Courtenay in respect of the rezoning, development permits, and subdivision of the above noted property.

Yours truly,

Service Securities Ltd.  
4976 The Highway.  
West Vancouver, BC  
V7W 1J5

per:





(Title)

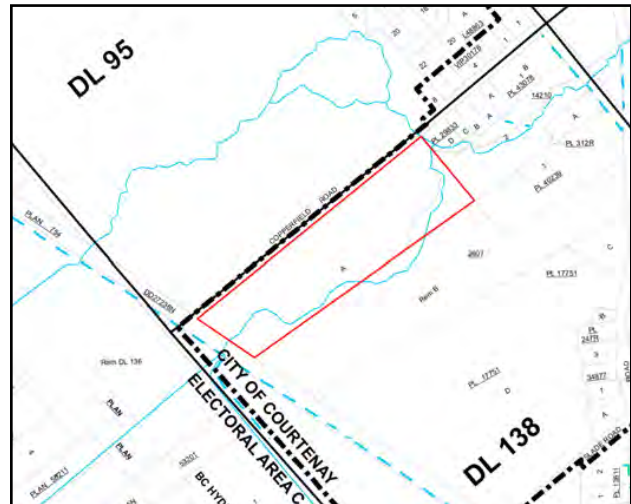
# - Lot "A" - Revised Application for Rezoning City of Courtenay

## *Executive Summary*

The owners of Lot "A", are submitting this application for a rezoning of the property from the current R-1A zone to a Comprehensive Development (CD) zone in order that the property can be developed as outlined herein.

### **Lot "A"**

Lot "A" is an undeveloped 5.82 ha (14.53 ac.) parcel of land located in the City of Courtenay at its western boundary. The subject property is currently zoned Residential 1A (R-1A) and Suburban Residential OCP designation. This zoning bylaw amendment application seeks conversion from R-1A to a comprehensive development zone suitable for creation of lots as shown below.



### **Proposed Development**

Working with JWT Architecture and Planning and Current Environmental and using their Environmental Constraints Map as a base, the plan shown below was developed .

The proposed rezoning and development plan includes the creation of 35 lots (15 townhomes; 2 duplexes; 18 single family) within the 5.82 ha property while maintaining and preserving key environmentally sensitive habitats.

# - Lot "A" -

## Revised Application for Rezoning

---

### City of Courtenay



*Proposed Rezoning and Development Plan*

### **Environmental Assessment**

Due to the existence of several environmentally sensitive areas on the property, Current Environmental Ltd. was retained to provide an environmental inventory, impact assessment, and impact mitigation plan to facilitate project planning and to assist with securing approval from regulatory agencies. The Environmental Assessment and Protection Plan is attached as Appendix B. Preserved areas included within the site plan include four seasonal wetlands, Piercy Creek mainstem and Tributary 11, all with associated setbacks prescribed according to the City's Arden Local Area Plan (LAP) and the Riparian Areas Regulation (RAR) of the BC Fisheries Protection Act.



# - Lot “A” - Revised Application for Rezoning City of Courtenay

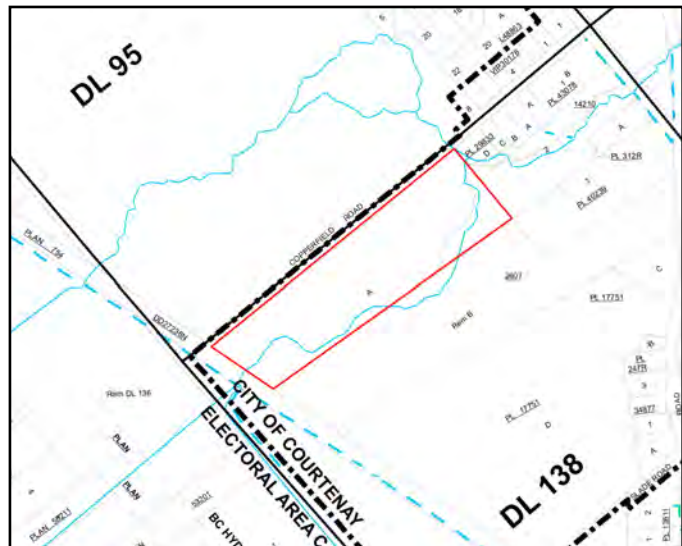
## *Application Support Documentation*

### *1. Lot “A”*

Development within this neighbourhood includes a mixture of single family homes and small acreage parcels. To the west of the property are a mixture of small and larger acreage properties, typically improved with older single family homes while to the immediate east along Arden Road are single family dwellings on a mixture of large and small holdings. To the southeast across Cumberland Road are small acreage properties, some of which that have recently been re-developed as a strata-titled townhouse project.

### **Site Description**

Lot “A” is an undeveloped 5.82 ha (14.53 ac.) parcel of land located in the City of Courtenay. As can be seen on the plan below, the property is located at the western boundary of the City. It is bounded by the Copperfield Road right-of-way to the north, the Comox Lake Road to the west and the Copperfield Ridge Development to the south.



1.

# - Lot "A" - Revised Application for Rezoning City of Courtenay

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## **Vehicular Access**

The development site is accessed by Copperfield Road via Arden Road.

There is currently no actual vehicular access to the property as the paved portion of Copperfield Road terminates at the north-east corner. The

existing full-width Copperfield ROW runs along the top of the property and connects the existing Copperfield Road to the Comox Logging Road to the west.



*Copperfield Rd. from Arden Rd.*

## **Pedestrian Access**

Pedestrian access to the property is provided via Copperfield Road to an existing informal trail through the property connecting Copperfield Road to the Comox Logging Road. There is also an existing access via from the south connecting the property to the trail connecting the Comox Logging Road to the trail network to the east.



*Existing Trail*

# - Lot "A" -

## Revised Application for Rezoning

---

### City of Courtenay

## **Utilities and Street Improvements**

### **Potable Water**

There is an existing 150mm diameter water main stubbed at the end of Copperfield Road which is proposed to service the site.

### **Sanitary Sewer**

The project site is currently serviced via a 200 mm diameter PVC main which travels east down Copperfield Road, south along Arden Road and then east down 20th Street to manhole P-28 where it connects to the recently upgraded Central Arden Trunk Sewer.

## **Topography**

The site grades are relatively flat with a gentle slope of less than 3% gradient. In general, the site slopes down towards the northeast corner of the subject property.

## **Storm Drainage**

Drainage catchments impacting the study area are defined by the surrounding roads and creeks. Comox Logging Road defines the western limits, 20th Street defines the south limit, and Piercy Creek and Tributary 10 define the east limit.

## **Hydrology**

There are identified wetland areas in each corner of the property except for the southwest corner. Piercy Creek flows from the south west corner towards the north east corner of the property.

# - Lot "A" -

## Revised Application for Rezoning

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### City of Courtenay

#### **Geotechnical Assessment**

Terran Geotechnical Consultants Ltd. were retained to conduct a geotechnical investigation of the property.

The soils represent the regional till that consist of glacial deposited clay, silt, sand, gravel and cobbles. A till-like layer is nearly hydraulically impervious, and it is expected that the groundwater is perched and the water table is deeper in depth.

In their Geotechnical Investigation Report Terran stated

*“Based on our experience and site investigation, it is our opinion that subject property are (sic) suitable for subdivision site development for typical lightly loaded residential dwellings. The proposed development is geotechnically feasible and the land can be used safely for their intended purposes with provided that the recommendations ... are followed.”*

The Geotechnical Investigation Report is attached as Appendix D.

#### **Tree Inventory and Assessment**

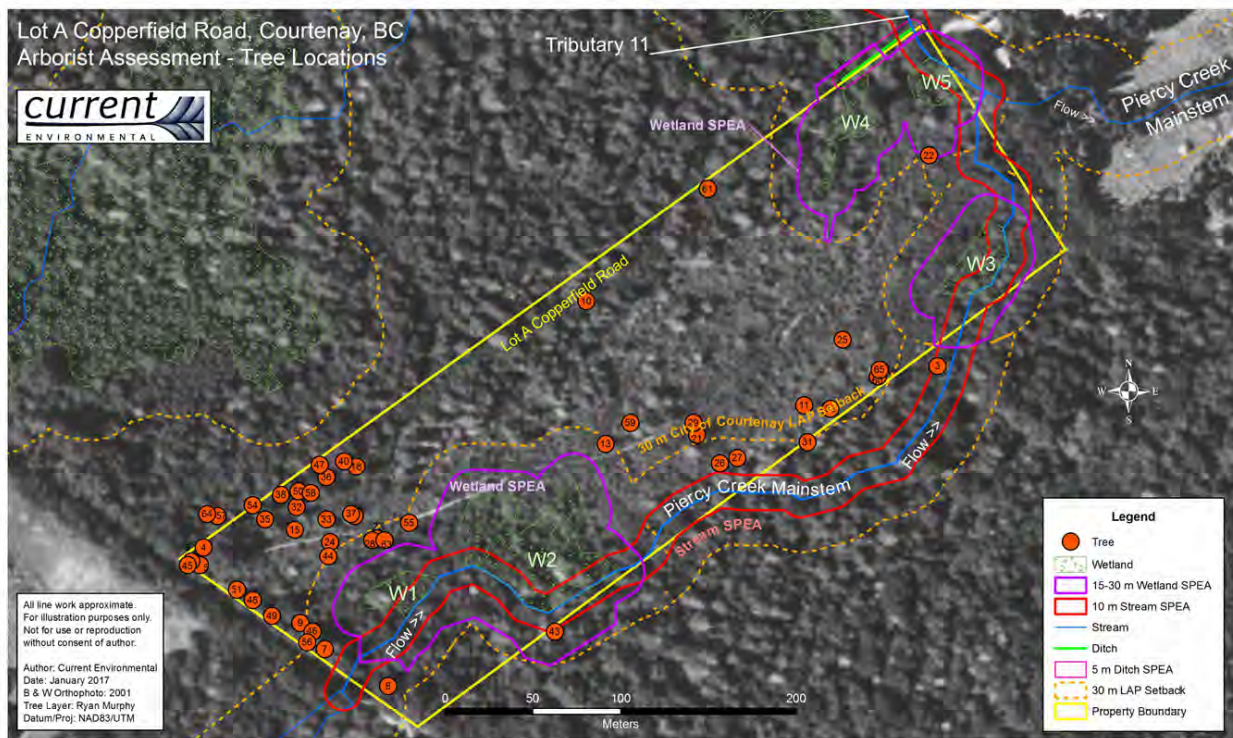
Ryan Murphy, an ISA Certified Arborist, was retained to catalogue and assess the trees on Lot A for overall health and stability.

He noted that the forest appears to have been cleared 60-70 years prior as indicated by the size of the largest trees. The property is now treed with a mixture of second growth coastal species. The understory varies from areas of typically thick brush to areas of thinner salal and fern. Overall, no wide spread tree-related hazards were observed on Lot A. No evidence of widespread root-rot was observed nor was any prior incidence of wind-throw.



# - Lot "A" - Revised Application for Rezoning City of Courtenay

Individual 'feature' trees, or mature trees in low density stands were mapped and are shown on the following plan. It is planned that building envelopes will be defined for each lot to save these trees to the greatest extent possible.



Map of Mature Trees

The Tree Inventory and Assessment is attached as Appendix E.

## Environmental Assessment

Current Environmental was retained to provide environmental consulting services in support of the planning for the development of Lot "A". The first objective was to complete an environmental constraints map based primarily on the BC Riparian Areas Regulation (RAR) and the City of Courtenay Official Community Plan (OCP) bylaw.

# - Lot "A" -

## Revised Application for Rezoning

### City of Courtenay

The map of Protected and Developable Areas delineates the existing water courses and wetlands on the property . It also shows the 30 m. setbacks as required by the City of Courtenay OCP.



*Protected and Developable Areas*

### **Wetland and Riparian Area Conservation**

The site development plan includes 100% retention of Wetlands 1-3 & 5 and their associated riparian habitat through the implementation of a 30 m LAP setback. The proposed setbacks will help ensure adequate shade, water quality maintenance, LWD recruitment, and water retention/infiltration to sustain fish habitat values remain intact over the longterm. These values will improve as the riparian communities mature. This wide buffer also provides important habitats and a continuous migration corridor for terrestrial and semi-aquatic species.

# - Lot “A” -

## Revised Application for Rezoning

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### City of Courtenay

Wetland 4 and its riparian area will be impacted by development of the City ROW off the end of Copperfield Road and the access road into the site. The loss of wetland and riparian areas will require approval from the City of Courtenay, DFO via request for review, and by MFLNRO under Section 11 of the Water Sustainability Act.

#### **Protected vs. Encroachment Areas**

LAP setbacks the proposed development layout will include 3.2 ha (55 % of the total area) of the site set aside for environmental protection. The total LAP protected area will exceed RAR-mandated setback areas (2.1 ha) by 1.1 ha (or an increase of 19 % more than RAR protected areas). In addition to prescribed LAP setback areas the proposed development will include the dedication of 0.26 ha of protected area to partially offset 0.34 ha of encroachment into wetland and riparian setbacks.

## *2. Planning Context*

### **City of Courtenay Official Community Plan**

Within the City of Courtenay Official Community Plan, the property is designated as “Suburban Residential” as shown on the following map.

### **Local Area Plan**

In December of 2013 the City of Courtenay adopted the Arden Road Local Area Plan. As stated in the OCP Amendment Bylaw “The objective of the LAP is to project and respond to anticipated growth in the Arden Corridor through regulation of land use and servicing that is in keeping with the values of the community, the identity of the City and the City’s commitment to environmental protection.”



# - Lot "A" - Revised Application for Rezoning City of Courtenay



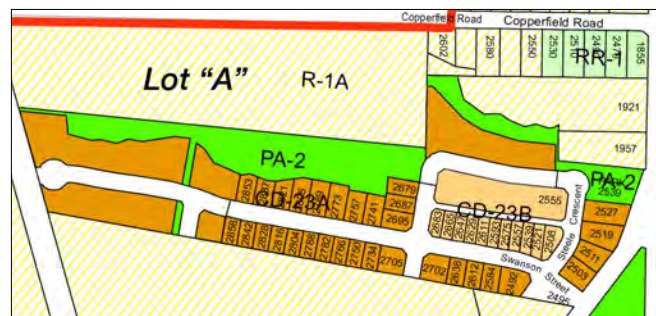
LAP Map 2

*Demonstration Plan and High Level Design Principles*

## Current Zoning

The subject property is currently zoned Residential 1A (R-1A). This is a single family zone mandating a minimum lot size of 1 ha.

The current zoning is becoming increasingly out of context with the surrounding properties as they are rezoned to permit greater density. This is particularly so with CD-23A and CD-23B zoning of the Copperfield Ridge development immediately below Lot "A".



*Copperfield Ridge CD Zoning*



- Lot “A” -  
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City of Courtenay

### 3. *Proposed Development Of Lot “A”*

#### **Development Objectives**

##### **1. Conformity with the Arden Corridor Local Area Plan**

The development of Lot “A” in a manner that responds to the strategy, principles, housing policy and Conceptual Land Use Plan of the Local Area Plan.

##### **2. Housing Affordability**

Provision of affordable housing by developing small lots thereby reducing the land and servicing costs per dwelling unit.

##### **3. Minimal Environmental Impact**

Development of the property in a manner that limits the extent of site disturbances on:

- critical habitats of rare and endangered species;
- fish, the waters they inhabit and the riparian areas that support them;
- nesting birds and the nests of all raptors;
- hydrological features and function.

##### **4. Marketability**

Provision of a diversity of housing types that are attractive to young couples, families, and seniors.

# - Lot "A" -

## Revised Application for Rezoning

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#### 5. Respond to Local Neighbourhood Context

Maintain the character of a single family neighbourhood while providing the option of more affordable multi-family dwellings.

#### Development Planning

The results of the environmental assessment were used to support planning efforts specific to the development of the property and to inform land use decisions with regard to buildable areas, stormwater management, and the retention of ecologically significant features.

#### Proposed Development Plan



*Proposed Rezoning and Development Plan*

Using the RAR Setbacks Map as a base, numerous conceptual development plans were prepared, resulting in the proposed development plan as shown above. This plan is envisioned as a bare land strata.

Care has been taken in crafting the layout of building parcels. Parcels are strategically located based on building typology to create both interest and coherence to the

# - Lot "A" -

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neighbourhood's design. irregular shaped parcels are designated as cottage lots to encourage creative house plans. Interior lots are narrower in width and include townhouse parcels (with interior lot lines) and 33' wide and alley loaded single family lots.

## **Major Components of the Plan**

### Dwelling Types

Unit types include:

- 33' wide single family lane access lots with carriage units at the lane;
- duplex(s);
- town homes (lane access) - designed to read as larger single family homes, or character townhomes with unique street appearances for each unit;
- manor homes or triplexes - also designed to read as larger single family homes.

### Cottage Lots/ Small Lot Single Family

Smaller home-sites make for affordable design solutions. They foster smaller yet more creatively developed floor plans and gardens. Smaller homes are by nature more affordable. The plan proposes a variety of single family home-sites, including homes serviced by alleys, homes facing into green spaces and smaller irregular lots which beg for creative design solutions.



# - Lot "A" - Revised Application for Rezoning City of Courtenay

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## Carriage Homes

Carriage homes are typically residential suites located above detached garages. By making provisions for carriage homes through flexible and creative zoning, builders and home owners can develop them when economic conditions are favourable. They can be rented out as revenue suites (aka mortgage helpers) or become "granny flats" facilitating multi-generational living within one single family lot. These units would not carry separate title and would be permitted as secondary detached suites.





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## Duplex

One duplex parcel is planned for Lot A. It is located adjacent to the park. Its design is intended to be in the character of a single family home.

The idea behind the character of typical duplex building design is to maintain the character of a single duplex family building home design while providing for two units sharing a common and party wall. When from the street it would be difficult to discern that this unit is occupied by two units.

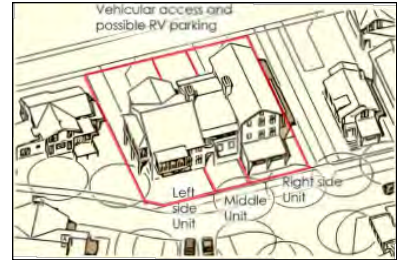
Each duplex will sit on its own strata lot with shared walls being the common element. By sharing a common wall building lots can be smaller and more affordable.



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## Townhomes

Two townhome (TH) parcels are planned for Lot A. Their design is intended to be sympathetic to the scale and character of a single family home, while being in the form of three distinct townhome units. Each TH unit will sit on its own strata lot with shared walls being the common element. Townhomes are a form of multi-family housing. Each unit would share common walls and have privately controlled front and rear yards. Townhomes offer an affordable and safe housing typology. Sharing common walls lowers the cost of construction as well as the cost the cost of upkeep and heating and cooling. Garages would be detached, and they can be car ports or surface parking.



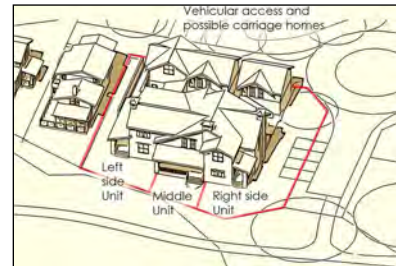
Character Sketch - Concept only to illustrate character and scale



# - Lot "A" - Revised Application for Rezoning City of Courtenay

## Manor Homes/Triplexes

Three triplex parcels are planned for Lot A. Their design is intended to be in the character of a single family home. Each triplex unit will sit on its own strata lot with shared walls being the common element.



Manor Homes are a type of multi-family housing that are similar to townhomes, The primary difference is they are designed to appear like a larger single family home that has several apartments located within it. They are an appropriate housing type for infill development where sensitivity to neighbourhood context is an important factor to consider during the design process. They add character and affordability to a neighbourhood. Each unit would share common walls and have privately controlled front and rear yards. They offer an affordable and safe housing typology for families with single parents, retirees, singles



# - Lot "A" -

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with satellite families as well as the traditional nuclear family. Garages would be detached.

#### **Park**

At the centre of the plan is a 15,600sf park. It is flanked by townhomes and single family homes with front porches. Strategically located adjacent to the larger greenway



park of Percy Creek, this community amenity space will serve as a gathering place for the neighbourhood. Parks need not be large to be functional and it is often said the best designed neighbourhood parks are large enough to provide for playground equipment, park benches and passive green space, yet small enough to feel safe and



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connected to the adjacent homes.

#### **Rain Gardens**

Rain gardens are designed to capture and cleanse storm water as it comes off the areas of vehicular traffic within a neighbourhood street network. They are located close to but lower than the roadway's curb and gutter. Rain gardens are populated with river washed stone, native and ornamental



*Rain Garden*

grasses, ground covers and perennials. Drain inlets are often located in rain gardens and can direct cleansed water into detention areas downhill of the garden. Our design locates two rain gardens uphill of the proposed storm water detention area.

#### **Street Trees**

While lots may be small, the opportunities to create a leafy new enclave of affordable homes remain large. Trees are located in concept within areas of the strata road right-of ways. In a few select areas trees are shown within the lots. While this is a concept plan only, and not a prescriptive tree planting plan, it is intended to be a framework for the detailed design that will follow rezoning.

# - Lot "A" -

## Revised Application for Rezoning

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*Conceptual Street Tree Planting Plan*

### **Vehicular Access**

Copperfield Road is proposed as the main and only entrance to the site. Access will be provided by extending Copperfield Road along the existing road right-of-way to Ministry of Transport and Infrastructure standards. The access drive is terminated by a hammerhead turn-around. The access road will upgrade an existing culvert crossing of Tributary 11 by replacing the closed-bottom culvert with an arched design that will include re-instating natural stream bed substrates and profile. The access drive will be owned and maintained by the bare-land strata corporation.

Within the project site one main road and one spur road are terminated with a round-about and cul-de-sac. A series of laneways provides access to rear loaded garages as well as, in select places, RV parking pads. Guest parking is proposed in both parallel and head-in configurations.

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*Vehicular and Pedestrian Movement Plan*

### **Pedestrian Access**

Parts of the existing trail currently traverse sections of RAR mandated SPEAs, and as noted in the Arden LAP: encroachment into SPEAs is prohibited. Those portions of the trail will be realigned outside the SPEA but within the LAP setback.

As shown on the plan above, the existing trail is proposed to be relocated outside the riparian buffer areas. This new neighbourhood is connected to the existing trail network to the south by way of an existing stream crossing. This trail network connects to an internal sidewalk and trail system giving trail users access to the Copperfield ROW and lands beyond.

Maintaining the connection to the Comox Logging Road will effectively create a "loop" trail in connection with the neighbouring property to the south. An additional trail access to the north will provide a connector from the pedestrian bridge in the south.

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## Dedication of Park and Environmental Reserve

Of the 5.82 ha. of total site area, 3.32 ha. or 57% of the site will be dedicated to the City as park /environmental reserve as shown in green on the plan below.



*Portion of Site to be Dedicated as Park*

## Development Statistics

Site Area	5.82 ha.	
less wetland & environmental reserve	-3.23 ha.	55%
net Developable Area	2.59 ha.	45%
less park dedication (5.4% of net developable area)	0.14 ha.	
proposed developable area	2.45 ha.	42%
 Number of Lots	 35	
 Parking		
on-site parking	2 per lot	
visitor parking	37	

# - Lot "A" -

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#### **Conformity With Local Area Plan**

The Proposed Rezoning and Development Concept reflects that portion of the Conceptual LUP covering Lot "A", as shown in the Map 8 excerpt below. With its proposal of a discrete development cluster and dedication of 57% of the land as



*Local Area Plan - Map 8 (excerpt)*



*Proposed Rezoning and Development Plan*

environmental reserve and park, it conforms with the strategy, principles, housing policy and Conceptual Land Use Plan of the Local Area Plan.

#### **Local Area Plan Design Principles**

The Local Area Plan promotes a number of community design principles, which together enable a development pattern that supports the vision described in the Plan. These principles, and how they are applied, are as follow:

Design Principle	How Addressed in the Proposed Development Concept
Where infill development is permitted, it is in keeping with existing neighbourhood character.	The design takes into account the context of single family homes on Copperfield Road and the adjacent Copperfield Ridge development.
Public trail networks should be secured especially along Piercy and Morrison Creeks and connect to key destinations within and beyond the study area.	This new neighbourhood is connected to the existing trail network to the south by way of an existing stream crossing. This trail network connects to an internal sidewalk and trail system giving trail users access to the MOT ROW and lands beyond.



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Design Principle	How Addressed in the Proposed Development Concept
Multiple mobility modes are provided along major roads including Arden Road, Cumberland Road and Lake Trail Road.	Not applicable.
Preserve contiguous parcels of green space to protect against forest and habitat fragmentation.	Current Environmental have provided mapping of environmentally sensitive features and recommendations on how to maintain connectivity of those features.
Provide trail access, but not vehicle access, from new development to existing local streets.	Trail access will be extended from the existing Copperfield Ridge development to the south to connect with a street in the Lot “A” development and will also connect to the existing trail leading to the Comox Logging Road.
Require rehabilitation of creeks and wetlands as part of new developments.	Current Environmental will advise on restoration opportunities, particularly in the area impacted by the site access road.
Preserve the hydrological function of the landscape by using Low Impact Design principles.	Rosebery Investments & JWT Architecture have worked with Current Environmental to ensure protection of the hydrological functions and features of the site.
In general, support clustered forms of development, not typical tract housing.	Using the Environmental Constraints Map to provide direction on the site layout, cluster development is proposed in order to facilitate the conservation of sensitive ecosystems, provision of open space and economical infrastructure costs.
Limit crossings to streams. Where crossings are required, clear span bridge crossings are encouraged.	Replacement of the existing culvert within the City's Copperfield Road ROW with a suitably sized, fish friendly clear-span or arched culvert with native bed material is recommended.
Expand the network of greenways as part of the municipal and regional greenways system that is connected and accessible to multiple users.	The proposed development concept envisions that 55% of the site will be set aside and dedicated as environmental reserve.
Develop the trail network in accordance with the general connections shown on Map 8.	Map 8 generally shows the existing trail and it will be used and enhanced wherever possible.

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Design Principle	How Addressed in the Proposed Development Concept
Retain effective open channel stormwater management in order to promote natural hydrological functioning of the area, specifically stream health.	Introduction of source controls, along with a decentralized stormwater pond system designed to be ‘natural’ with a variety of native aquatic and riparian species.

### Site Servicing

McElhanney Consulting Services Ltd. (MCSL) were retained to provide Engineering Consulting Services. Their servicing report was prepared in support of this rezoning application and covers municipal sanitary sewer, storm drainage, and potable water. Commentary is also provided relative to site access, third party utilities (BC Hydro, Telus and Shaw Cable) servicing, refuse collection, sustainability checklist conformity, and affordable housing policy conformity.

The report presents both the estimated development loads as well as the general servicing methodology, confirming the suitability of the subject parcel for the proposed rezoning and increased density. The results presented will inform detailed engineering design. The report is summarized as follows.

### Potable Water Demand

The sum of the total probable domestic water demand and fire flow rate is 92.99 l/s. There is an existing 150mm diameter water main stubbed at the end of Copperfield Road which is proposed to service the site. We request the City undertake a water model analysis and advise if there is sufficient capacity and pressure within the City’s existing water distribution network to accommodate the additional demand. If sufficient capacity is not available, we expect that the City will outline the offsite

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upgrades required to meet the required potable water demands of the proposed development.

#### **Sanitary Sewers**

The project site is currently serviced via a 200 mm diameter PVC main which travels east down Copperfield Road, south along Arden Road and then east down 20th Street to manhole P-28 where it connects to the recently upgraded Central Arden Trunk Sewer. We request the City undertake a sanitary sewer model analysis of the specific sections of downstream infrastructure, to either confirm that sufficient capacity is available to accept additional development flow or provide an outline of required offsite upgrades.

#### **Storm Drainage**

This Stormwater Management Plan has been prepared in accordance with the City of Courtenay Subdivision and Development Servicing Bylaw 2919 Section 4.1.1 Drainage Planning. We understand that the City does not have a Master Drainage Plan, Watershed Plan, or Integrated Stormwater Management Plan for the study area. The catchment area for this study uses only the developable land area, totalling 2.6 hectares, for pre- and post-development analysis.

#### **Guidelines and Targets**

A new updated bylaw entitled City of Courtenay Bylaw 2919 provides guidelines or targets that were referenced in preparing this study. It outlines the requirement for stormwater management for subdivisions and development within the City. Bylaw requirements are outlined below:



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- *Limit post-development peak flows to equal the corresponding pre-development peak flows for the 1 in 2, 1 in 5, 1 in 10 and 1 in 25 year return period 24-hour storm events;*
- *Provide escape routes to account for greater storms up to the 1 in 100 year return period storm events in a manner which does not result in flooding of any properties;*
- *Minimize the total runoff generated from storms through the application of site adaptive planning;*
- *Control discharge such that the downstream watercourses receiving outflow from detention facilities are protected from surcharge and erosion;*
- *Convey flows up to the 1 in 10 year return period storm event in the minor system;*
- *Convey flows in excess of the 1 in 10 year return period storm event overland in the major system;*
- *Provide oil and grit separators for sites with parking for 11 or more vehicles.*

### Climate Data

City of Courtenay Bylaw 2919 Intensity Duration Frequency (IDF) curves have been used for the 1 in 2, 1 in 5, 1 in 10, 1 in 25 and 1 in 100 year return storm events, developed using the Modified Chicago Distribution, in the computer simulated hydraulic modelling.

### Basin Characteristics

The property is situated in an approximately 10 hectare catchment area which slopes to the south east draining to Piercy Creek. Upstream runoff is conveyed around the catchment by Tributary 11 to the north and ditching along the Comox Logging Road to the west. The subject property makes up the lower half of the catchment area. The upper half of the catchment area is located to the north in DL 95.

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Post-development runoff from DL 95, which is conveyed across the subject property is expected to be cut-off by the extension of Copperfield road, and directed east to Tributary 11. Approximately 3.42 hectares of the 5.82 hectare site consist of riparian areas and wetlands which will be undisturbed by the development and continue to drain to Piercy Creek.

#### **Stormwater Management**

The following Stormwater Management Plan analyzes the site using computer simulated hydraulic modelling to set a baseline for existing runoff, size proposed stormwater management mitigation infrastructure (source controls which reduce peak runoff rates and total volume by retaining and/or promoting infiltration and evapotranspiration), and provide simulated post-development runoff peak rates and total volumes.

#### **Design Elements**

The proposed Source Controls to be implemented for this project have been developed to promote onsite capture of runoff and groundwater recharge. Properly employed, this approach will mitigate peak runoff rates, and provide qualitative treatment of runoff, prior to discharge. The following source controls are proposed for the site:

- **Amended Topsoil:** Place 300mm of amended topsoil in all landscaped (pervious). Direct surface runoff from impervious surfaces to landscaped areas wherever possible;
- **Disconnected Roof Leaders:** Where grades allow, properties backing onto the existing riparian areas should have disconnected roof leaders allowing roof runoff to sheet flow to the riparian areas

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which will provide detention, infiltration, evaporation and transpiration;

- **Rain Garden:** Install a rain garden with outlet controls to reduce peak runoff rates and volume by promoting groundwater recharge;
- **Detention Pond:** Construct a detention pond to limit peak runoff rates up to the 1 in 25 year design storm event;
- **Grit Sumps:** Install grit sumps in catch basins and pond/ rain garden inlet and outlet manholes to provide pre-filtering and removal of larger particulate.
- **Bio-swales:** Constructed bioswales with aquatic planting both before and after the detention pond and aquatic plantings within the pond are proposed to remove Total Suspended Solids (TSS) and pollutant loading from stormwater runoff. Bio-swales should be designed to maximize detention time. Plantings should be selected by a qualified professional experienced in aquatic plantings to reduce TSS loading. Details of the bioswales and plantings will be determined at the design stage.

#### Runoff Quality

Runoff quality will be controlled by three systems, grit sumps, bio-swales and the detention pond. Grit sumps in the catch basins and pond inlet and outlet manholes will be the first line of defence to remove larger particulate. Bio-swales both up and downstream of the pond, and downstream of the rain garden are proposed to provide qualitative treatment of runoff by reducing hydrocarbon loading and Total Suspended

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Solids (TSS) prior to discharge to Piercy Creek. Infiltration to ground, through the rain garden will serve to further improve/ polish the quality of runoff. The detention pond complete with aquatic plantings will also improve water quality by aiding in the further removal of hydrocarbons and TSS.

#### Post-Development Runoff

The analyses show that with the use of the proposed Source Controls, which promote infiltration, evapotranspiration, and detention, Bylaw 2919 requirement to limit post-development runoff peak rates below existing rates up to the 1 in 25 year design storm event are attained.

#### Conveyance

The stormwater collection/conveyance system will consist of a traditional minor piped system and a major overland system. Both the minor and major system will be designed to current City of Courtenay design standards. Peak 10-year return period (short duration) flows will be conveyed within the minor piped drainage system. Flows in excess of the 10-year return period design rainfall events will be conveyed via the major overland drainage system.

Low flow discharge from the rain garden and detention pond should be designed in conjunction with the project biologist to provide distributed, unconcentrated flows to the adjacent riparian wetland areas. Distributed flows will serve to further mimic predevelopment runoff. A defined vegetated pond outflow swale is proposed to convey pond discharge in excess of the 1 in 5 year design rainfall event to Piercy Creek. The outflow swale will be designed to safely convey flows up to the 1 in 100 year design storm event.

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Sizes and grades for the minor and major storm system, as well as details of the distributed low flow pond discharge, will be determined at time of detailed design. The pond will also be designed to safely convey peak flows and volumes up to the 1 in 100 year design rainfall event.

#### Construction Sediment and Erosion Control

Prior to, or in conjunction with land clearing, grading or construction, sediment and erosion control measures must be implemented to preclude conveyance and discharge of fine silts and clay particles into the receiving environment. Construction activities should be carried out during dry weather periods that will reduce the chance of erosion. As rainfall is always a possibility, a sediment and erosion control plan must be in place prior to construction.

#### Maintenance

The operation and maintenance of the stormwater system will include the upkeep of catch basins, pipes, biofiltration swales, the rain garden and the detention pond, and other related components that are part of conveying stormwater within the drainage basin. Effective and timely maintenance will enable stormwater components to function as intended, mitigating risk to property and infrastructure.

#### **Site Access**

The development site is accessed by Copperfield Road (minor collector) via Arden Road (major collector). Arden Road is serviced by Lake Trail Road and Cumberland Road both of which are classified as Arterials. The conceptual site plan, Figure 1, prepared by JWT Architecture and Planning/ JWT Design Ltd., proposes an approximately 60m extension of Copperfield Road to access the site. As the extension



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of the Copperfield Road right-of-way is outside the City boundaries, the extended road will be built to Ministry of Transportation and Infrastructure requirements.

The trail network is proposed to be connected through the site joining Copperfield Road to the Piercy Creek trail network.

### **Third Party Utilities**

McElhanney confirms that BC Hydro, and third party utility services are available along Copperfield Road. All development servicing will be underground per City bylaws.

### **Environmental Impact Mitigation**

#### **On-site Restoration of Riparian and Aquatic Habitats**

Property access is only possible from the northern property corner off the end of Copperfield Road that will require modifying 0.34 ha of wetland and riparian forest habitats. The proposed access road will minimize impacts to the riparian habitat of Wetland 5, while impacts to Wetland 4 are unavoidable.

On-site restoration opportunities exist that are intended to attempt to balance those areas of lost habitat. In order to compensate for the impacted riparian and wetland habitat resulting from establishing site access requirements, it is proposed that:

- 0.26 ha of otherwise developable land (beyond but adjacent to 30 m LAP setbacks), much of which is situated in areas of more mature vegetation are suggested to partially offset the modification of 0.32 ha of riparian forest habitats in and around Wetland 4.

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- approximately 0.03 ha (108 m length x 3 m width) of existing pedestrian walking trail within the LAP setback area north of Wetland 2 will be decommissioned and restored using an assemblage of native vegetation species.
- a series of Newbury style riffles be installed at suitable locations within the Piercy Creek mainstem to create spawning and pool habitats that appear to be lacking within the mainstem reach on the property. Each riffle/pool complex will have a ballasted large woody debris feature installed within the pool to enhance rearing and shelter from predation.

#### **Avoiding and Minimizing Residential Encroachment**

Long-term residential encroachment into environmentally sensitive areas can be avoided and/or minimized by installing fencing and placing coarse woody debris that accommodates wildlife passage along the perimeter of Park Dedication areas adjacent to proposed development lots. Application of the City's prescribed tree retention requirements along the southern perimeters of lots adjacent to LAP setback areas will assist in the reduction of LAP encroachment impacts while permitting these lots to proceed with subdivision/development according to the proposed lot orientation.

#### **Minimizing Loss of Wildlife Habitat and Species at Risk**

Development will be focused in the largely disturbed (i.e. recovering 3rd growth forest) central portion of the site to minimize the loss of wildlife habitat (Figures 1-3). As mentioned, the majority of meaningful wildlife habitat lies along the southwest and northeast corners of the site, including within wetlands, watercourses, and their riparian areas.

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#### **Minimizing Impacts to Hydrological Regime**

The Arden LAP policy for surface run-off is to minimize the volume/velocity of flows "into watercourses and encourage rain-water infiltration by limiting the amount of impervious cover and maintaining trees and other vegetation."

The stormwater management BMP's described in the following sub-sections will be incorporated in all levels of the project engineering design.

#### **Rainwater Volume Management**

The proposed development layout includes a decentralized system that will include two rain gardens and a rainwater detention pond (Figure 1), the latter of which will discharge to the sensitive riparian/LAP setback area adjacent to the confluence of Tributary 11 and mainstem Piercy Creek (Figure



*Rain Garden*

1). These rainwater management features are intended to be unobtrusive, constructed wetland-type features outside of the LAP setback that will help support rainwater infiltration and reduce impacts from peak flow discharges to the natural environment. There is to be no increase in peak discharges within watercourses as a result of this development.

#### **Treat Road and Parking Runoff**

All road surface runoff will be treated using a combination of vegetated, ephemeral bioswales and rain gardens placed strategically in green space areas located outside the setback area.

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#### **Tree Protection**

All trees deemed to be safe within ESA's and designated setback areas will be protected in perpetuity. These will continue to increase in functional value as protected areas mature over the longterm. During the sub-division phase additional tree management criteria will be identified through implementation of City of Courtenay Tree Protection and Management Bylaw No. 2850 (2016).

#### **Other Mitigation and Compensation Strategies**

##### Lighting

The placement of lighting structures will be avoided adjacent to riparian and sensitive habitat areas. Where human safety is a concern, lighting will be installed that is of low power and located close to the ground surface and directed away from sensitive habitats.

##### Human Exclusion Fencing

Exclusion fencing (height to be determined in consultation with City) will be constructed along all setback areas to minimize human intrusion into sensitive areas.

##### Riparian Habitat Enhancement

Any coarse woody debris, salvaged from cleared areas, will be opportunistically placed, as directed by a QEP, into setback and wetland areas to provide habitat, moisture regulation, and autochthonous nutrient and energy sources for wildlife - particularly amphibians. Downed logs and bark, especially large diameter pieces will not be removed from protected areas.

##### Terrestrial Habitat Enhancement and Off-set Strategies

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Younger 3rd growth stands, specifically the "Developable Area Added to Protected" shown in Figure 2, are recommended as partial offsets for encroachment into the riparian area of Wetland 4 required for site access and can be enhanced through a combination of planting a suitable assemblage of native coniferous trees, installing recumbent woody debris, planting "snag" habitat trees, and decommissioning/replanting sections of the existing pedestrian trail that traverses the LAP north of Wetland 2. Planting young 3rd growth stands with coniferous species will assist in the succession process towards a mixed stand with higher wildlife values, similar to the older 2nd growth forest visible elsewhere on the property.

#### In-stream Habitat Enhancement

In-stream enhancement opportunities exist in mainstem Piercy Creek and near the proposed City ROW road crossing of Tributary 11 where a series of riffle/pools and large woody debris installations could be installed to offset proposed impacts to Wetland 4 in the northwestern corner of the lot. The installation of riffles dramatically increases the stream's resilience to drying by impounding flows and releasing them slowly over time. This has worked very well on lower reaches of Piercy Creek.

Replacement of the 1.5 m x 1.0 m ovoid CSP culvert within the City's Copperfield Road ROW with a suitably sized, fish friendly clear-span or arched culvert with native bed material is recommended.



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### City of Courtenay

### 3. Proposed Rezoning

#### Comprehensive Development

The proposed zoning bylaw amendment application seeks conversion from R-1A to a Comprehensive Development zone suitable for the creation of:

- 33' wide single family lane access lots with the option of carriage units at the lane;
- duplex(s);
- town homes (lane access);
- triplexes.

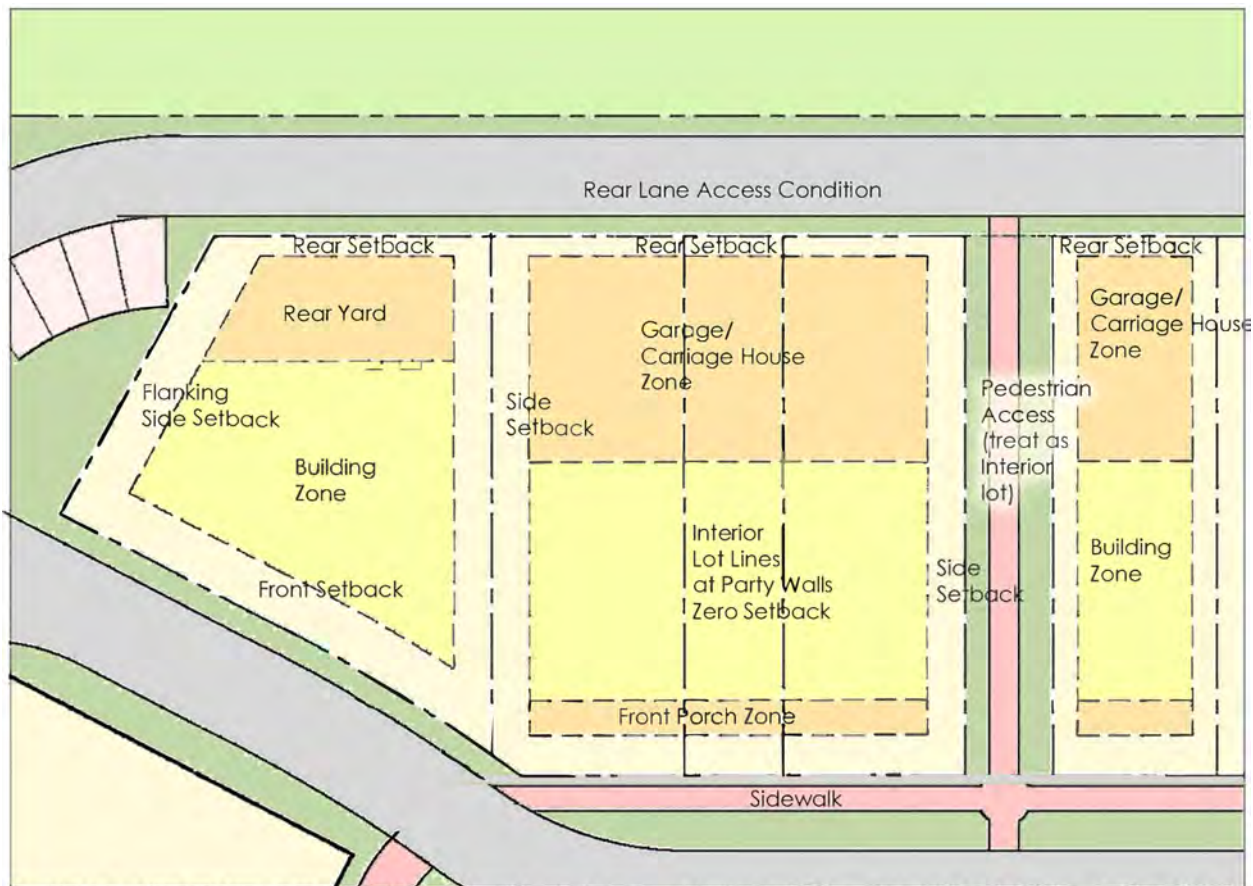
#### Land Use

It is proposed that the requested Comprehensive Development zoning allow the land uses as designated in the Land Use Plan below.



Land Use Plan

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Revised Application for Rezoning  
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*Setback Diagram*

**Lot Setbacks**

Front Setbacks:

15' except 7.5' to any front porch with or without habitable space above. A front porch shall be defined as open covered deck area facing a private or public roadway but not a laneway not exceeding 8' in total width as measured from the exterior plane of structure to the sheathing of the dwelling unit it serves. A front porch may have second story habitable space above. A front porch must be at least 12" above adjacent finished grade and not more than 3' above adjacent grade.

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#### Side setbacks:

5' from the lot line to face of sheathing except 7.5' if the dwelling unit is attached to another dwelling unit or the side lot line is facing a flanking street. Relaxations of the side setback to 3' (5.5' for flanking side yards) are allowable for bay windows, chimneys and other building elements as long as their total area in plan or projected view does not exceed six square feet.

#### Rear setbacks:

For lots serviced by a laneway: 45' from the rear lot line to the face of sheathing of the primary dwelling unit. Garages and carriage homes may have a relaxation to 4' provided the rooflines above do not overhang the lot line. Decks not more than 24" above grade may be built outside of the rear setback line.

For lots not serviced by a laneway: 45' from the rear lot line to the face of sheathing of the primary dwelling unit. Decks not more than 24" above grade may be built outside of the rear setback line.

## *4. Conclusion*

The proposed plan was developed working in concert with JWT Architecture and Planning, Current Environmental and McElhanney Consulting Services over a period in excess of two years.

The proposed development of the property meets the objectives of:

# - Lot “A” - Revised Application for Rezoning

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## City of Courtenay

1. Conformity with the Arden Corridor Local Area Plan

The proposed development of Lot “A” does respond to the strategy, principles, housing policy and Conceptual Land Use Plan of the Local Area Plan.

2. Housing Affordability

The development plan would provide affordable housing by developing small lots thereby reducing the land and servicing costs per dwelling unit.

3. Minimal Environmental Impact

The proposed development of the property limits the extent of site disturbances on critical habitat, riparian areas and hydrological features and function.

4. Marketability

The proposed development provides a diversity of housing types that are attractive to young couples, families, and seniors.

5. Responds to Local Neighbourhood Context

The proposed development maintains the character of a single family neighbourhood while providing the option of more affordable multi-family dwellings.

Given the lack of affordable, family-oriented housing in the City due to the limited supply of housing lots, this rezoning application will permit an increased supply of zoned and serviced housing lots which should serve to stabilize or reduce housing prices.

- Lot "A" -  
Revised Application for Rezoning  

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City of Courtenay

*Appendices*