

July 14, 2020

City of Courtenay
Development Services
830 Cliff Avenue
Courtenay, BC
V9N 2J7

RE: 801 RYAN ROAD; PROPOSED REZONE FROM C-1A TO CD ZONE

Project Summary

Broadstreet Properties is pleased to submit to the City of Courtenay our Rezoning Application for 801 Ryan Road. The parcel is currently zoned as C-1A in the Shopping Centre District. Our application proposes to rezone this site to a CD zone in order to facilitate the construction of multi-family residential buildings.

Playing on the name of the adjacent creek and the views to the south of the Comox Glacier, Glenhart Views proposes to provide 251 rental units to the City of Courtenay in three buildings in 1, 2, and 3 bedroom configurations. The brownfield site is currently an informal “parking lot” and is bounded by Ryan Road on the northwest, existing commercial on the southwest, ALR on the southeast, and existing mixed use on the northeast.

The current OCP Land Use of 801 Ryan Road is Commercial Shopping Centre which supports residential use close to major shopping malls and in appropriate commercial areas along Ryan Road. Currently the parcel is zoned as C-1A which does not list residential dwellings as a permitted use. The residential zoning that would most closely fit our proposal is R-4, however we would be required to request variances which is why we would like to propose a rezone to a CD zone in order to streamline the development approval process.

Conformance with Development Permit Guidelines

The subject parcel falls within the Shopping Centre Permit Area which is not suitable for the proposed development of this site. Instead, we have assessed the proposed project with the Multi Residential Permit Area guidelines in mind. Multi residential guidelines focus on form and character and compatibility with surrounding neighbourhoods.

All of the buildings on the site are proposed to be 5 story’s with one level of covered parking. The pitched rooflines of the buildings are broken up by using shed projections to reduce the appearance of a long roofline and add visual interest to the skyline. The buildings themselves provide articulation through alternating bump outs and balconies, and through varying colors and texture of the exterior cladding.

The exterior details of all three buildings exemplify tasteful references to traditional and familiar craftsman style neighborhoods. All the buildings feature a mix of cement board shake, and board and batten in a traditional color scheme, accented with rough sawn timbers and rock. Stone has been incorporated into the building entries to add a touch of mountain reference while the sawn timbers pay

homage to the Valley's history with logging. The use of sawn timbers is echoed in the project's entry and wayfinding signage and screening of garbage enclosures.

Site amenities have been concentrated to the back of the site to provide privacy for tenants and a central gathering area. A meandering pathway allows tenants to enjoy the natural setting, tend to their personal garden plot or take their pet to the off-leash dog run. A private balcony is provided to each suite and the top floor corner units will enjoy an additional second balcony off the master bedroom. Rooftop patios on the two southern buildings will provide tenants with additional recreation space and outstanding views of the mountains and Comox Glacier.

Surface parking is oriented to the center of the site to provide screening from neighbouring properties and to assist with natural surveillance. A well thought out landscape plan by Outland Design has been designed to highlight the building entrances as well as pedestrian and vehicle access to the site. Planting locations and species were chosen with the intent of providing year-round visual interest as well as shade and screening where appropriate.

Glenhart Views will assist in transitioning the area from professional services and multi-family to the existing commercial and retail businesses. Providing residential land uses next to commercial and retail provides an increased local customer base and promotes walking and biking. Development of this parcel will serve to complete the build out of the area and aid in completing a vibrant mixed-use neighborhood.

We understand that parking and traffic is a concern in this area, particularly at the intersection of Ryan Road and Sandwick Road. Bunt & Associates have been engaged to complete a traffic impact assessment and parking study. The Traffic Impact Assessment forecasted that the proposed development would increase the traffic of nearby intersections by 3% or less during peak usage with no noticeable impacts to intersection operations or safety.

Broadstreet Properties is committed to implementing modifications as recommended by Bunt & Associates to improve the traffic flow of Ryan Road and Sandwick. The recommended modifications include improvements to the existing infrastructure, new signage, and modifications to the existing signal timing. Bunt & Associates Traffic Impact Assessment is included for your review.

As the subject site is bounded by Glen Urquhart Creek on the southeast, Current Environmental has been engaged to complete an assessment of the Riparian Areas which is included for review. We can confirm that no work is being proposed in the SPEA for the streams, ditches or wetland.

Conformance to Affordable Housing Policy

The definition of affordable housing in Canada is housing that costs less than 30% of a household's before tax income. Affordable housing can include rental and purchase tenure and come in the form of single-family homes, townhomes, condos, and apartments. As a private developer we have a specific product that is introduced to the market, and private developers are an important tool in the toolbox that's needed to address a community's housing needs.

Strategies outlined in the City of Courtenay's affordable housing policy include:

"Density housing and/or comprehensive development zoning be used to increase densities...It can also encourage a variety of housing types and a more compact community."

"Continued support for mixed use developments and increase in densities near or adjacent to major destinations in the City."

“Evaluate current zoning designations throughout the City that are vacant or underutilized in order to reconsider zoning only when a project is brought forward to Council.”

Residential growth in Courtenay is expected to continue and Glenhart Views will be able to provide a mix of unit types and price ranges in all three buildings to Courtenay’s market rental housing stock. Broadstreet Properties’ apartments are suitable for students, seniors, couples, families, and pet owners and the site is within walking distance to a number of retail and professional services.

As part of the federal government’s National Housing Strategy, CMHC has implemented an Affordable Housing program with the goal of providing 42,500 rental units from 2017 through to 2027. Broadstreet Properties will be using this Affordable Housing program which will designate 251 units as Affordable Housing for the City of Courtenay. This is done through a covenant registered on title and obligates Broadstreet Properties to provide rental rates that are a minimum of 10% below market value; and a minimum of 20% of the units must be affordable with maximum rents dictated by CMHC. Through the registered covenant, affordability must be maintained for a minimum of 10 years from the date of occupancy.

Conformance to Amenity Reserve Fund

As the subject parcel is a brownfield site and is lacking in significant natural features, there is very little opportunity to provide a meaningful public amenity space to the City of Courtenay. Broadstreet properties proposes to provide a cash in lieu contribution of \$125,500 to the City’s “Parks, Recreation, Cultural and Seniors Facilities Amenity Reserve Fund”. This cash contribution will allow the City to provide important public improvements where they are most needed as determined by Council. By combining our contribution with other contributions, the City can use the reserve fund efficiently in a concerted effort instead of several smaller one-off projects that lack unity.

Thank you for the opportunity to submit this application and to provide detailed information on our proposed project. We feel Glenhart Views will be a positive addition to the area and provide much needed rental housing to a broad cross section of the community. Should you have any further questions, please do not hesitate to contact me at your earliest convenience.

Rachel Ricard
Development Manager