



CITY OF COURTENAY

Zoning Amendment Application

Supplemental Planning Report for Building 3 at Newport Village

3040 Kilpatrick Ave

January 10, 2021

Newport Village Courtenay Development Ltd.

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Att: Matthew Fitzgerald

City of Courtenay
830 Cliffe Avenue
Courtenay, BC
V9N 2J7

RE: **Zoning Amendment Application**
*Proposed new Condo Building in the South Commercial Neighbourhood at
Newport Village*

Project Location: **3040 Kilpatrick Ave**
Courtenay, BC

Dear Matthew, Ian & Council,

Further to our meeting November 18th 2020 and subsequent discussions with yourself, please find enclosed and attached Development Applications, Supplemental Planning Report, Project Plans and additional preliminary attachments & Reports for the above referenced property to Amend the Zoning (CD26) for a new Condo building.

Approval of this application will facilitate a new Residential building constructed as:
- Building 3, at Newport Village

We look forward to working with Council & Staff towards bringing forward our Building 3 at Newport Development to this transit-oriented neighbourhood.

Respectfully,

Sasha Rasovic
President

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Additional Attachments

- i. Architectural Concept Plans**
- ii. Engineering Key Plan & Servicing Feasibility**
- iii. High Level Traffic Impact Report**
- iv. Parking Study**
- v. Archeology Report**
- vi. Phase 1 Environmental Report**
- vii. Geotechnical Report**
- viii. Survey**

1.0 EXECUTIVE SUMMARY

Newport Village Courtenay Dev Ltd in co-ordination with our Consultant Team are pleased to submit our *Zoning amendment Application* for Building 3 in *South Commercial Neighbourhood*, South Courtenay

Our Development Team has undergone a comprehensive review of the current zoning & DP Planning Documents, Zoning Bylaws and Policy Statements for this key area. We have met with Planning Staff and Senior Planning Management regarding our development.

This application has been triggered by the Ultra Low new Condo supplies in the City of Courtenay and a large void in new Residential Units within close proximity to the large “Big Box” Commercial Development. As a community stakeholder and land owner of a key development property within the South Courtenay Commercial Neighbourhood we are excited to come forward with an application to amend our current zoned (CD26) development for a new Condo Building . The enclosed report, attached plans, studies and reports provide a summary of the rationale and vision of our submission for Rezoning amendment.

A Development Permit and Subdivision application will be submitted in due course following final review and steps from staff and council.

In keeping with the City of Courtenay Transit-Oriented Development Strategy, the Development Proposal integrates these policies and attempts to leverage the opportunities for the future with-in this identified transit neighbourhood. We recognize the land use transition that is taking place within this neighbourhood and are sensitive to the existing assets and building forms surrounding the site.

Building 3 is the last phase at Newport Village where we have already constructed two 5 storey buildings. The site is located on an established transportation and pedestrian spine to service the residents of South Courtenay with access to the Cliffe Ave Transit corridor. The surrounding uses transition from our Building 1 – 74 units Condo Building & Building 2 – mixed use 58 units Apartment and commercial ground floor building, 2-3 storey Live-Work Townhouses to the North East and the large Box-Store Commercial Development the “Smart Centre” directly adjacent to the South.

Balancing the current land uses, existing long term assets, recognized transit corridor the land use transitions will be critical to the planning and development of this neighbourhood. With an eye to the future, this key property is positioned to provide a built form that will further establish Kilpatrick Ave as a neighbourhood node while providing the necessary density and housing choices

2.0 DEVELOPMENT SUMMARY

The subject property is located between Kilpatrick & Cliffe Avenue in the Southern Corridor of Courtenay

Address: 3040 Kilpatrick Ave

Lot Area: 40,367 square feet



Current OCP: Commercial Shopping Centres
Proposed OCP: Condo
Current Zoning: CD-26
SCN: - South Commercial Neighbourhood

Context

The South Commercial Neighbourhood is influenced by a predominant Industrial and Commercial land use with low/medium density residential townhouses & 3, 4 & 5 level Apartment style Developments

The site is bordered to the South by a large “Big-Box” store Commercial Development know as the “Smart Centre” covering approximately 23 Acres with 243,000 Sq. Ft. of Leasehold space home to some National Tenants; Walmart, Staples, Winners Sport Check, Best Buy, etc just to name a few.

Existing Development consist of Building 1 – 74 Units 5 storey, Building 2 mixed use 58 Residential units & ground floor Commercial 5 storey, North of the site is a 3 Story “Live-work” Strata Townhouse Development, directly adjacent to several City blocks of Commercial Developments .

On the East side of Cliffe Ave, opposite the proposed development is a newly constructed Purpose Built Rental Complex “Acadia on the Walk” with 2 stand alone 4 Storey Residential buildings. This Development has only surface Parking.

Topography

The overall site is slightly sloping West to East with approximately 5-8ft of grade difference. The existing sidewalk elevation on Kilpatrick Ave will provide the benchmark for the main floor grade & entrance elevations.

Engineering

The site is currently vacant and has never been built on. The site has been improved with curb & gutter, sidewalk and street lights all deep and shallow utilities have already been installed

Proposed Development Concept

The Development Proposal is an amendment to the current Development C-D26. five Level wood frame on a concrete parkade. The development concept would provide secure underground and enclosed parking with short term enclosed parking at grade for visitor use. All Parking stalls will have EV plug in capacities. The building design allows for generous setbacks to the west and East, will include an expanded urban pedestrian realm between Kilpatrick and Cliffe Ave keeping consistent with Form 7 Character of the 2 previously constructed Buildings. All units will have a designated Bike stall in Parkade Bike room 1st of its kind in Courtenay



2.1 Architectural

Brad Humphrey Architect have prepared substantially detailed Building & Site plans (attached) as part of the Rezone amendment Application. While we recognize these plans are well beyond the requirements for the attached application they provide a strong base line concept and design rationale to continue with a High Quality Urban design for the neighbourhood.

In response to key issues the project has provided an expanded public realm, key building articulation, material diversity and a vocabulary that expresses a continues new vision for the area. Having great success with the first 2 Buildings, keeping a continuous realm of Form & Character was a must, in bringing forward this Building 3.

Unit sizes and layouts have taken into consideration a mix of housing affordability, demographics and market dynamics in the neighbourhood. The current affordability and economics of the local market has yet again dictated a wood frame form as the most feasible.

2.2 Landscaping Report

Fred Brooks Engineering & Landscape Architecture has been retained and will produce Landscape Drawings for DP Submission

2.3 Civil Engineering

Wedler Engineering has been retained and has fully designed & inspected installation to all Utilities & Servicing for the entire Development, all report were submitted to Engineering. Attached are completed Civil Engineering drawings with works completed to service the Development;

1. Preliminary Key plan of the service connections
2. Sanitary Catchment area wide analysis
3. Water flow analysis and review

2.4 Traffic

Watt Consulting Group was retained to further update the Traffic impact study. Attached is their report identifying the opportunities, constraints and traffic impact for the proposed Building.

2.5 Parking

Watt Consulting Group was retained to conduct a Parking study and set an appropriate Parking ratio for our Development. Brad Humphrey Architect has reviewed the relevant Policies and has incorporated the ratios with respect to resident and visitor stalls consistent with the newly adopted Parking Policies.

2.6 Sustainable Initiatives

The following Initiatives will be adopted

- Create Erosion & Sediment Control Plan for the construction phase of the Development
- Site is not prime farmland or ecologically sensitive land
- Site is unoccupied land located close to bus route
- Implement Storm Management Plan
- Light pollution reduction. To provide low light levels and uniformity ratios for exterior areas and avoid light pollution of adjacent developments
- Landscape areas allow water infiltration and water retention

Water efficiency

- Water efficiency irrigation
- All fixtures will be designed with optimum water management, including water efficient toilets, faucets and shower heads

Energy and Atmosphere

- Building will meet the 2016 Ashrae 90.1 requirements
- Zero use of CFC- based refrigerants in base building HVAC&R systems
- Occupancy sensors in common areas
- Day light control
- Residential Units will be equipped with Star energy appliances
- Centralized on demand hot water will be provided

Material and Resources

- Provide accessible areas serving the entire building dedicated to separation collection and storage of materials for recycling
- Regional material will be introduced as much as possible (within 800km by truck or 2 400km shipped by rail or water)
- Use of energy efficient windows and doors

Indoor Air Quality

- Use of low-emitting materials; adhesives, sealants, paints, coatings, carpets and wood flooring

Innovation and Design

- Use of wood as renewable construction materials
- Proximity to a regional Transit system
- Majority of Residential Parking located underground
- Installation of infrastructure for Electric vehicle charging stations

2.7 Additional Reports

In addition to the attached plans, reports, studies and drawings, Dulex has completed comprehensive Phase 1 Environmental Studies, Geo-technical and Archeology reports to compliment the design and planning rationale opportunities & constraints of the site.

These reports and studies will be submitted in compliance with further applications upon milestone approvals for the development concept. Should these reports be required earlier to provide background and supporting information for the development concept we would be pleased to provide.

3.0 PLANNING RATIONALE & COMMENTS

The foundational planning and land use principles are derived from the adopted City of Courtenay Transit-Oriented Development Strategy, Zoning Bylaws, Housing Strategies and the existing built form context of the South Commercial Neighbourhood.

The relevant documents and conditions as referenced above provide the framework and opportunities & constraints for the site layout, density, setbacks, building heights, public realm, streetscape, future potential, community vision and land use potential.

Considerations for the short term impact and long term transition opportunities must be weighted in balance to determine the sweet spot for any land use decisions. Given these distinct transitional circumstances in the SCN, the proposed Building further provides an opportunity to bring additional Units of High Quality Urban form to this Development & Transit Oriented Commercial Community/Area.

Recognizing and leveraging these future and recognized existing assets provides the rationale for the densification on this site as proposed. In addition the following planning concepts, principles and opportunities provide substantial framework;

- ✓ The existing built form Live-Work Strata Townhouses to the North East have substantial economic life and consolidation for re-development is unlikely in the near to long term
- ✓ Will Compliment existing and newly constructed 2 Buildings at Newport Village
- ✓ Successful transit station areas require sufficient development densities that support appropriate transit ridership and local commercial uses
- ✓ Focusing the development pattern allows key services and activity to energize an area and support a vibrant public realm
- ✓ Increased and more affordable housing choices in close proximity to transit
- ✓ More cost-effective urban development, through focusing new growth in existing urban areas and close to transit investments
- ✓ Healthier lifestyles and less environmental impact, through increased transit use, cycling and walking
- ✓ Organized around six 'key objectives', the SCN will provide an opportunity to realize higher density, mixed-use and pedestrian-friendly development within the existing Transit hub, and also effectively mitigate development impacts in these areas

4.0 COMMUNITY ENGAGEMENT

Building on the Community Engagement process and subsequent Council Adoption, the proposed Building will be introduced to the stakeholders within the SCN Community. This engagement will be introduced under several forms and opportunities;

1. Informal zoom meetings with property owners & stakeholders
2. Direct mail of proposed land use concept and development principles
3. Telephone discussions

Upon Development Application and City OCP Amendment Process:

4. Formal Community Consultation Open House and processes
5. Local Community Paper Advertising
6. Site Signage and request for feedback
7. Additional Zoom meetings with property owners and stakeholders

As part of the Community Consultation process required for the development team will provide opportunities for the community to review and provide feedback to the proposed development concept. Recognizing the importance of community input and consultation, our team will provide a summary report and comprehensive feedback survey of the proposed development, density, building form, streetscape, setbacks, compliance and various other planning and design principles.

Opportunities exist for the City of Courtenay Planning Department and Council to have an early indication and response to specific strategies within the SCN Corridor as a result of the Community Consultation required under our development approval process and activities.

Leveraging this data and feedback will assist with the development of the vision for the overall land use strategy of the broader area and community. In addition, this information will provide a platform for the City Planning Department to further refine the ultimate Neighbourhood Plan for SCN.

5.0 SUMMARY

This unimproved, vacant property is located within the South Commercial Neighbourhood Area of City of Courtenay and is the last Phase of Newport Village Development. This Urban property within an established neighbourhood is located on a key transportation spine and Courtenay's largest Commercial-Industrial with future Development potential in this area.

The proposed development responds to the land use strategies and existing built form context providing a dire need of the Residential component needed to further positively impact a Historic low vacancy rate and a solid Residential base.

Early and often community consultation will be the corner stone of this development proposal with an opportunity for the City Planning Department to leverage the feedback from neighbourhood stakeholders as they move forward with the Area Plan simultaneously.

Incorporated within the development feasibility studies are and will be significant engineering data. This information will provide relevant capacity information necessary to the ultimate build out of the community. Leveraging these opportunities as we move forward with our development application and approval process with Mayor and Council support, will provide significant savings and information to the greater area planning.

As a stakeholder, front runner and applicant within the SCN Corridor Area, we will accomplish significant community consultation necessary to move forward with this key Transit Community and future City Asset.

In response to these development principles, consultation commitments and City Planning opportunities, Newport Village Courtenay Development Ltd. is seeking approval to move forward with our formal Rezoning Amendment Process with the support of Mayor, Council and Staff to begin the development approval process without delay.