

August 24, 2021

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

Attention: Mike Grimsrud, Planner II

### **Rationale for Rezoning – 1790 15<sup>th</sup> Street**

On behalf of Don Cameron of Cameron Contracting Ltd., I am pleased to submit this application to amend the City of Courtenay's Zoning Bylaw to enable a residential infill development at 1790 15<sup>th</sup> Street. This proposal seeks to rezone the 0.2 ha subject property from its current, Residential Two (R-2) Zone to a new Comprehensive Development (CD) Zone to increase the permitted density from two units to four units. Detailed in the application submission, the development would see the removal of the existing single-family home on the property and the construction of two new duplex buildings.

We believe that the proposal responds to the property's "Urban Residential" Land Use designation and housing objectives contained within City's Official Community Plan (OCP) by delivering affordable housing opportunities (in the form of duplex units) while considering of the established neighbourhood character of the immediate area - a neighbourhood already zoned for and containing duplex housing. Shown in the submitted Site Plan and Building Elevations, the proposed duplexes are similar in size and scale to a single-family home, providing sizeable setbacks (7.5m from front and rear), building height (2-storeys) and parcel coverage (13%).

The proposed CD Zone (attached to this letter) is consistent with the City's existing R-3 Zone aside from the following minor differences:

- 1) In order to maintain an accessible drive aisle to access the second duplex at the rear of the property, the CD Zone eliminates the requirement for a landscaped buffer along the NE property boundary (adjacent to 1720 and 1750 15<sup>th</sup> Street). We believe this is appropriate given that this property line abuts and existing drive aisle that provides access to the neighbouring properties. A reduced landscaped buffer of 1.5m along the southern boundary is proposed, which will enable pedestrian circulation.
- 2) The existing frontage of the subject property is 25.7m. The R-3 Zone requires a minimum frontage of 30.0m, thus the existing frontage would not comply with this minimum frontage requirement. The proposed CD Zone, therefore, establishes a minimum parcel frontage of 25m.

- 3) To remove the option for multi-residential dwellings (which is permitted in the R-3 Zone) the proposed CD Zone removes multi-residential as a permitted use.

Tailoring the CD Zone to the proposed development by reducing landscape buffer and frontage length requirement is intended to avoid the need for development variance permits. The proposed CD Zone is also intended to offer as much upfront clarity to the City and neighbouring residents as possible and minimize any potential concerns with the potential for a higher-density (i.e. apartment building) type of development.

Site layout and building design has also considered the City's Development Permit Guidelines for Duplexes. The scale and form of the proposed duplexes consider the surrounding neighbourhood context, which includes both single family and duplex housing. Building design features multiple breaks in the façade, different sized windows and high-quality building materials; culminating in a visually interesting building that complements the neighbourhood. Each duplex unit is also staggered to avoid being 'mirror imaged' and garage doors feature windows. The site layout creates opportunities for ample private open space and retention of most mature trees on site. Though additional design will take place at time of Development Permit, it is our view that the proposal is consistent with the City's relevant DP guidelines.

Finally, the development of this property has considered the direction of the City's Affordable Housing Policy. The policy recognizes that a range of housing opportunities will contribute to the overall social well-being of a community. It remains a fact that persons in the City of Courtenay with moderate incomes finding housing within their financial means has become very challenging. The prospect of owning a single-family home, particularly for those entering the housing market, is largely out of reach. This proposal seeks to deliver a more affordable housing type while being sensitive to the existing, lower density character of the surrounding neighbourhood.

Thank-you for considering our rezoning application.

Sincerely,



Andy Gaylor, MCIP, RPP  
Planner

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Attachments:

- 1) Draft CD Zone

cc: Don Cameron, Cameron Contracting



## Attachment 1

### Draft CD Zone

#### **Permitted Uses:**

- (1) *Duplex dwellings*
- (2) *Accessory buildings and structures*
- (3) *Home occupation*

#### **Minimum Lot Size:**

A *lot* shall have an area of not less than 1,250 m<sup>2</sup>.

#### **Minimum Lot Frontage**

A *lot* shall have a frontage of not less than 25.0 m.

#### **Floor Area Ratio**

Providing all other applicable size, shape and siting conditions are met, the maximum *floor area ratio* shall not exceed 0.40 *floor area ratio*.

#### **Setbacks**

Except where otherwise specified in this bylaw, the following minimum *building setbacks* shall apply:

- (1) *Front yard:* 7.5m
- (2) *Rear yard:* 7.5m
- 2) *Side yard:* The *side yard setbacks* shall total 4.5 m with a minimum *side yard setback* on one side of 1.5 m.

#### **Height of Buildings**

The *height of a principal building* shall not exceed 10 m.

#### **Useable Open Space**

Useable open space shall be provided on a *lot* in the amount of 30.0 m<sup>2</sup> for each one-bedroom *dwelling unit* and 50.0 m<sup>2</sup> for each *dwelling unit* with two or more bedrooms.



### **Accessory Buildings and Accessory Structures**

- 1) Shall not exceed 4.5 m in *height*.
- 2) Shall have a total *building area* not exceeding 50.0 m<sup>2</sup> or 10% of the *rear yard*, whichever is greater, except where the *structure* is used to cover parking, in which case, the *floor area* shall not exceed 20% of the *rear yard* and shall not extend for more than 2/3 of the length of any property line or 30.0m, whichever is less.
- 3) Shall be permitted in the side and *rear yard* provided they shall conform to all relevant siting regulations of this bylaw.
- 4) Shall not be permitted at the front of a principal residence.
- 5) Shall not be located within 1.5 m from the side and rear *lot line*.

### **Off-street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.

### **Landscaping and Screening**

In addition to the Landscape Requirements identified in Part 14 of this bylaw, the following landscape requirements shall be met:

- 1) A landscaped screen, fence, or a combination thereof of not less than 3.0m in *height* and 1.5m in *width* shall be provided and maintained along the southern property boundary.