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April 13, 2022

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

**RE: Rezoning Application for 3210 Cliffe Avenue**

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The enclosed rezoning application is being submitted by WestUrban Developments Ltd. to amend the zoning on the property located at 3210 Cliffe Avenue from Country Residential (CR-1) to a Comprehensive Development (CD) zone. This proposed zone is needed as the provisions contained in any specific zone do not meet the needs of this unique development. This CD zone will enable the development of a six storey, 54-unit multifamily building with a mix of two and three bedrooms, that includes underground parking. This unique comprehensive development will provide much needed multi-family housing units to increase the housing stock, while enhancing an existing serviced lot.

This design and site layout is intended to control the visual impact of the building through an efficient building layout that maximizes outdoor space and limits surface parking. The proposed development creates a livable residential development that will contribute in a positive way to the urban form and strong sense of community and neighborhood through its high aesthetic quality while respecting adjacent uses and contributing to a healthy community.

In support of our application for rezoning WestUrban is offering amenity contributions as outline in Section 7.7 (5) and 7.7 (6)(c) of the Official Community Plan.

Please find attached the following:

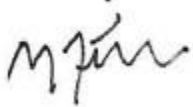
1. Application Form
2. Land Title
3. Site Profile
4. Application Fee
5. Architectural Plans
6. Landscape Plans
7. Traffic Impact Assessment and Parking Study
8. Tree Survey
9. BC Land Surveyors Certificate (BCLS)

## 10. Sustainability Evaluation Checklist

In addition, please also find attached to this letter our proposed draft Comprehensive Development Zone.

Please do not hesitate to contact me should you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'M Fitzgerald', written in a cursive style.

Matthew Fitzgerald, MCP MCIP RPP  
Director of Development  
**WESTURBAN DEVELOPMENTS LTD.**

## Attachment 1: Draft Comprehensive Development Zone

### **Part 63 – Comprehensive Development Zone Thirty-Nine Zone (CD-39) (3210 Cliffe Ave.)**

#### **8.63.1 Intent**

The CD-39 Zone is intended to accommodate a 54 unit, six storey multi-unit building on the property legally described as Lot 6, Block 1, Section 67, Comox District, Plan 9900. The Property shall be developed in substantially in accordance with Schedules A and B which form part of this zone.

#### **8.63.2 Permitted Uses**

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

1. Multi-family Residential

#### **8.63.3 Density**

The maximum density shall not exceed 54 dwelling units

#### **8.63.4 Lot Coverage**

Lot Coverage shall not exceed 45% exclusive of underbuilding, covered parking facilities

#### **8.63.5 Setbacks**

Except where otherwise specified in this bylaw the following minimum building setbacks shall apply to the building exclusive of underbuilding, covered parking facilities:

- (1) Front Yard: 19.0m
- (2) Rear Yard: 7.0m
- (3) Side Yard: 3.0m

Notwithstanding the required front, rear and side yard setbacks specified above, roof overhangs and decks may extend up to 0.80m into the required setback.

### **8.56.6 Height of Building Maximum**

The maximum building height shall be 16.0m or six habitable floors.

### **8.56.7 Off-Street Parking and Loading**

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

(1) In this zone, parking shall be provided at a rate of 1.0 parking spaces per dwelling unit inclusive of visitor parking.