

To: City of Courtenay

From: Martin Jirout, Sr. Project Manager

Date: 10-Feb-2025

Re: Community Amenity Contributions to the City of Courtenay

SkyPark Landing is committed to providing high-quality housing while enhancing the surrounding neighborhood with a vibrant streetscape and well-designed landscaping. As part of its development plans, SkyPark Landing is pleased to present the following community amenity contributions to the City of Courtenay, along with updated Rezoning/Development Permit (DP) drawings.

1. **Bicycle network build-out:** Mansfield Drive is a designated neighborhood bikeway. Mansfield Drive will feature 40 km/hr speed limit signs and bike symbols painted on the asphalt to improve cycling safety and accessibility.
2. **Pedestrian crossing improvements:** To enhance safety at Cliffe Avenue and Mansfield Drive North, SkyPark will facilitate the design of pedestrian-activated flashing lights. This will encourage active transportation and increase pedestrian traffic to both the development and nearby areas.
3. **Bus shelter:** Currently, the bus stop in front of the property at Cliffe Avenue lacks a bus shelter. As part of the development, a new bus shelter will be designed and installed in accordance with BC Transit requirements, providing transit users with more protection and supporting alternative transportation options.
4. **Utility upgrades:** Sanitary system improvements, as identified in the civil engineer's report.
5. **New housing:** The project will introduce 137 new homes, helping to address Courtenay's housing shortage and contributing to long-term community growth. Beyond increasing the housing supply, the development aims to enhance the quality of life for the community.
6. **Commercial Growth:** The addition of 11 new commercial spaces will support local businesses and create a more dynamic streetscape. The existing commercial space is outdated and does not contribute to a vibrant pedestrian environment. By integrating modern commercial spaces, the development will ensure that businesses serve as an amenity to residents while benefiting from built-in customer traffic.
7. **Streetscape Improvements:** A modern boulevard design with upgraded sidewalks will improve walkability and neighborhood appeal. The streetscape design, inspired by the history of the neighboring Air Park, will incorporate architectural elements such as folded airplane benches, canopies, and runway-inspired line work. The concept has received strong support from the Airpark Association.
8. **Diverse Housing Options:** The project will include a variety of unit types, including three-bedroom apartments and studio units, to accommodate a range of residents, from individuals and young families to seniors. Many units will feature dens, offering additional flexibility for home offices or storage. This initiative addresses the current shortage of larger apartments for families and can also serve as a more affordable housing option for friends to share.
9. **Sustainability Initiatives:** Integration of solar panels to promote renewable energy use.
10. **Ample bike storage:** To encourage alternative transportation, most parking stalls will feature private bike lockers, offering greater security and convenience for residents.
11. **Affordable housing:** As part of the CMHC MLI-Select program, 10% of the residential units (14 units) will be designated as affordable housing, with rents set below 30% of the median renter income for a minimum commitment of 10 years.

Benefits to the City

12. **Property Tax income:** Upon completion, the project will generate hundreds of thousands of dollars in additional tax revenue for the City of Courtenay, contributing to future municipal services and infrastructure investments.
13. **Retaining professionals:** The ongoing housing shortage has made it increasingly difficult to attract and retain skilled professionals such as nurses, teachers, and healthcare workers. Expanding the housing supply will help support the retention of these essential workers.
14. **Increased affordability:** Increasing housing shortage has resulted in soaring home prices, increased rental costs, and a growing affordability crisis, impacting individuals and families. Increasing the housing supply is crucial to enhance affordability and provide broader range of apartments types to cater to the needs of the community.

SkyPark Landing looks forward to working with the City of Courtenay to bring these benefits to the community. Further details can be provided upon request.

Sincerely,

Martin Jirout



Senior Project Manager, SkyPark Landing