

Attachment 4 - List and map of properties proposed for redesignated land use classifications

	<b>Address</b>	<b>Legal Description</b>	<b>Current Land Use Designation</b>	<b>Proposed Land Use Designation</b>	<b>Current Zoning</b>	<b>Rationale</b>
<b>1</b>	1010 Beckensell Ave.	LOT 5, SECTION 69, COMOX DISTRICT, PLAN 5018	Urban Corridor	Downtown Town Centre	C-2	Parcels are part of Central Builders which has Downtown Town Centre designation. New Downtown Vitalization Local Area Plan boundaries encompass these lands.
<b>2</b>	1030 Beckensell Ave.	LOT 4, SECTION 69, COMOX DISTRICT, PLAN 5018				
<b>3</b>	1050 Beckensell Ave.	LOT 3, SECTION 69, COMOX DISTRICT, PLAN 5018				
<b>4</b>	4654 Headquarters Rd.	LOT 2 SECTION 17 COMOX DISTRICT PLAN VIP79479 EXCEPT PART IN PLAN VIP81094	Urban Residential	Multi-residential	PA-1	Both parcels are encircled by Multi-residential designation. For contiguity sake re-designation is recommended.
<b>5</b>	4660 Headquarters Rd.	LOT 1 SECTION 17 COMOX DISTRICT PLAN VIP79479				
<b>6</b>	595 Silverdale Cres.	LOT 2 BLOCK 72 COMOX DISTRICT PLAN EPP10850, EXCEPT PART IN PLAN EPP19657 EPP39615 EPP54339, EPP65908, EPP76929 AND EPP91580	Urban Residential	Town Centre	CD-1A and CD-1C split zone	Parcel has split land use designation to reflect split zone. A larger Town Centre is desired in this location, therefore recommend re-designating.
<b>7</b>	3303 Ryan Rd.	LOT A, BLOCK 72, COMOX DISTRICT, PLAN 49168 EXCEPT PARTS IN PLANS VIP72302, VIP78220, VIP80915, VIP82077, VIP82902, VIP87389, VIP88342, EPP10850, EPP54339, EPP76929, EPP76930 AND EPP111147	Urban Residential	Multi-residential	CD-1A	This is a very large parcel (approx. 46ha). A portion of this parcel along Ryan Rd. is proposed to be designated as Multi-residential to support increased densities of dwellings in close proximity to Town Centre, similar to the

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						lower Ryan Road Town Centre, and in accordance with the Neighbourhood Centre profiles for Anderton Road and Ryan Road neighbourhood centre.
<b>8</b>	2576 Hebrides Cres.	LOT 22 DISTRICT LOT 158 COMOX DISTRICT PLAN VIP79704	Parks and Recreation	Urban Residential	R-SSMUH	Administrative correction. This is a privately owned single residential dwelling and should have been designated a residential designation at time of historical rezoning and subdivision (2005).
<b>9</b>	2500 block of Back Rd.	Untitled Provincial, Return to Crown on PLAN 30014	Urban Residential	Parks and Recreation	PA-2	Administrative correction. Mallard Creek runs through these Return to Crown lands (1976), the intention of which is environmental protection.
<b>10</b>	1600 block of Hobson Ave.	Designated as PARK on VIP54520	Urban Residential	Parks and Recreation	PA-2	Administrative correction. This is a small parcel adjacent lands containing Glen Urquhart Creek, designated at time of subdivision as PARK (1992), owned by the City of Courtenay and not intended for development.

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Map is for illustrative purposes only and does not represent surveyed property lines.

