

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 3054

A bylaw to amend Zoning Bylaw No. 2500, 2007

The Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Zoning Amendment Bylaw No. 3054, 2022**”.

2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:

(a) Amending Division 8 – Classification of Zones through the addition of:

Part 60 – Comprehensive Development Thirty-Six Zone (CD-36) 1077 Piercy Avenue as attached in **Attachment A**.

(c) by rezoning Lot 2, District Lot 104, Comox District, Plan 12602 (1077 Piercy Avenue) as shown in bold outline on **Attachment B** which is attached hereto and forms part of this bylaw, from Residential Two (R-2) to Comprehensive Development Zone Thirty-Six (CD-36).

(d) That Schedule No. 8, Zoning Map be amended accordingly.

3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 3rd day of October, 2022

Read a second time this 3rd day of October, 2022

Considered at a Public Hearing this 21st day of November, 2022

Read a third time this 12th day of December, 2022

Finally passed and adopted this day of , 2023.

Mayor Bob Wells

Adriana Proton, Corporate Officer

Attachment A

Part 60 - Comprehensive Development Thirty-Six Zone (CD-36) (1077 Piercy Ave.)

8.60.1 Intent

The CD-36 Zone is intended to accommodate a multi residential development on the property legally described as Lot 2, District Lot 104, Comox District, Plan 12602. This property shall be developed substantially in accordance with Schedule A and Schedule B which form part of this zone, any contrary requirements of Zoning Bylaw No. 2500 notwithstanding.

8.60.2 Permitted Uses

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

- (1) *Rental Multi Residential, Accessory* buildings and structures

8.60.3 Minimum Lot Size

A *lot* shall have an area of not less than 2,350 m²

8.60.4 Minimum Lot Frontage

A *lot* shall have a frontage of not less than 30.0 m²

8.60.5 Floor Area Ratio

The maximum *floor area ratio* shall not exceed 0.75

8.60.6 Setbacks

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

- (1) *Front Yard:* 7.5 m
- (2) *Rear Yard:* 23.0 m
- (3) *Side Yard :* 2.4 m

8.60.7 Height of Building

Maximum *building height* shall be 9.0 m.

8.60.8 Useable Open Space

Useable open space and screening must be provided and include at minimum an average of 10 m² of patios/balconies per unit within an average of 16.8 m² of outdoor space per unit between the unit and the nearest side property line.

8.60.9 Accessory Buildings and Accessory Structures

A detached front entry archway structure and a rear refuse enclosure shall be permitted in substantial conformance to Schedule A

8.60.10 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) Parking shall be provided at a rate of 0.83 *parking spaces per dwelling unit* inclusive of visitor parking
- (2) Maximum proportion of small car parking is 35%
- (3) Minimum number of stalls for people with disabilities is one (1)

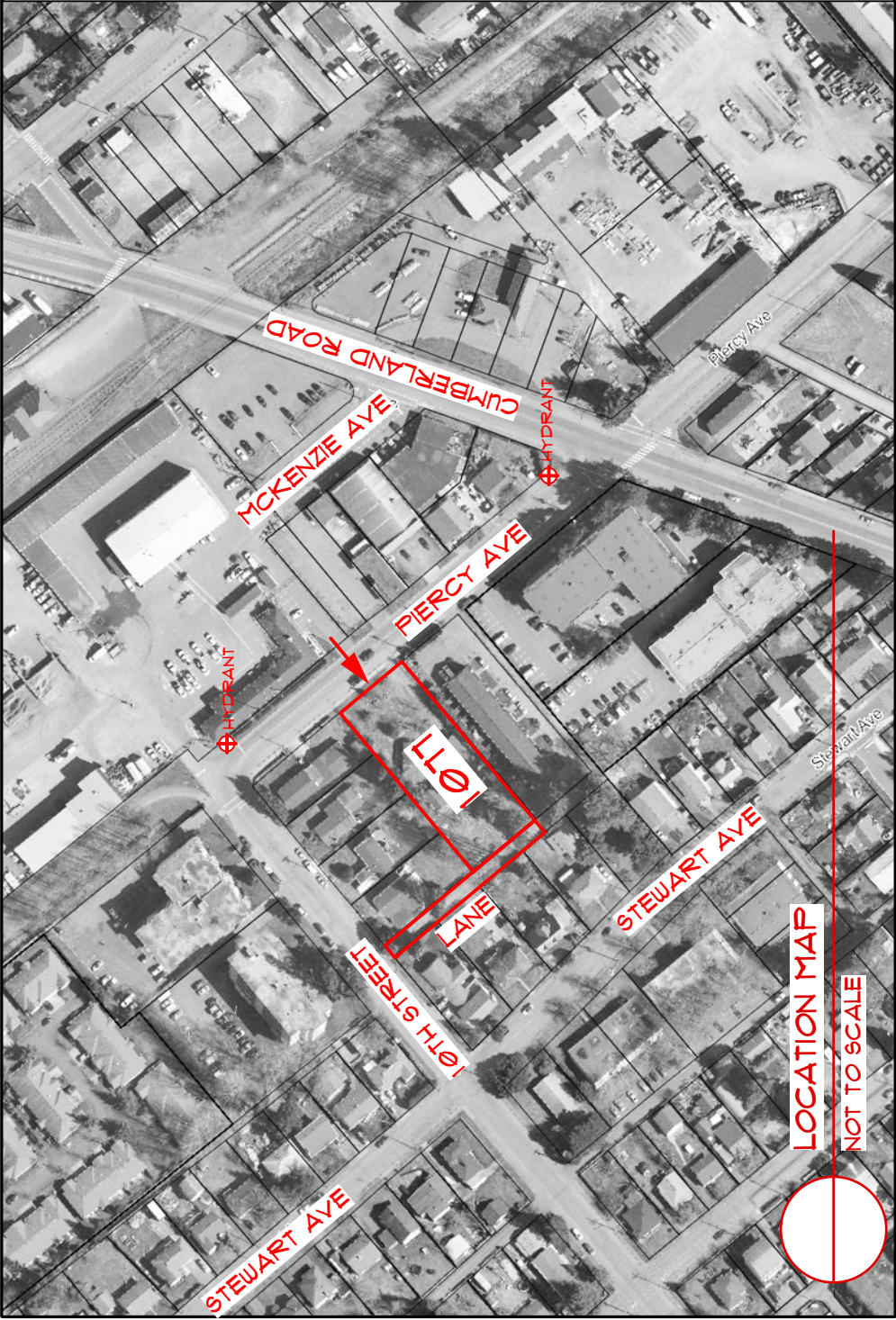
8.60.11 Bicycle Parking Requirements

The minimum number of off-street bicycle parking spaces shall be 1.5 per unit, sited and specified in substantial conformance to Schedule A.

8.60.12 Landscaping and Screening

Must be in substantial conformance to Schedule B, including fencing and tree clusters along side lot lines.

1011 PIERCY AVENUE - GENERAL INFORMATION	
CIVIC ADDRESS:	1011 PIERCY AVENUE
AUTHORITY HAVING JURISDICTION:	CITY OF COURTENAY
LEGAL DESCRIPTION:	LOT 2 DL 104 COMOX DISTRICT PLAN 12602
PARCEL ID:	004-190-811
LOT DIMENSIONS/AREA:	30.5M X 11.9 = 2315.95 SQ M
OCF DESIGNATION:	URBAN RESIDENTIAL
	MULTI RESIDENTIAL
ZONING:	R-2
	EXISTING
	PROPOSED
PROPOSED UNIT DENSITY:	2410/2313 HECTARES
	101 UPH
APPLICABLE BUILDING CODE:	BCBC 2010 + AMENDMENTS
APPLICABLE ENERGY STANDARD:	TO BE DETERMINED
FLOOR AREA (1.2 = 2851.1 SQM)	2316.95 X 0.151
	1785.2 SQ M
OPEN SPACE (20/UNIT)	402.1 SQM / 24
	16.8 SQ AVE. PER
FRONT YARD (1.5M)	
REAR YARD (9.0M)	1.5
SIDE YARD (4.5M)	73.3
SIDE YARD (4.5M)	2.4
	2.4
HEIGHT (4.0M)	10.2
UNIT MIX	
	STUDIOS
	ONE BEDROOMS
	TWO BEDROOMS
	TOTAL UNITS
	24
PARKING	
	REGULAR
	SMALL CAR
	TOTAL SPACES
	70
BICYCLE PARKING	
	BIKE ROOM (0.6X2.0)
	SUITE (0.8X2.0)
	VISITOR (0.6X2.0)
	TOTAL SPACES
	36



450 Southwest Marine Drive Suite 1800
Vancouver BC V5X 0C3 P: 604-266-4677

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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary that the Builder be satisfied that the actual dimensions, conditions and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.

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Revisions

No.	Date	Details	By
1	JULY 16 2021	ISSUED FOR REVIEW	VJM
2	JULY 29 2021	ISSUED FOR A/HJ	VJM
3	DEC 9 2021	ISSUED FOR REVIEW	VJM
4	MAR 21 2022	ISSUED FOR REVIEW	VJM
5	APR 12 2022	ISSUED FOR A/HJ	VJM
6	AUG 2 2022	ISSUED FOR ADP	VJM

Project

APARTMENT
BUILDING
1011 PIERCY ROAD
COURTENAY BC

Drawing Title

SITE PLAN
CHARACTER SKETCH
PROJECT STATISTICS

Date	MAR 2021	Project No.	2125
Scale	AS SHOWN	Drawing No.	
Drawn By	HAI		
Approved By	VJM		

A100



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BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

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Revisions	No.	Date	Details	By
	1	JULY 16 2021	ISSUED FOR REVIEW	VJN
	2	JULY 28 2021	ISSUED FOR AHJ	VJN
	3	DEC 8 2021	ISSUED FOR REVIEW	VJN
	4	MAR 21 2022	ISSUED FOR REVIEW	VJN
	5	APR 12 2022	ISSUED FOR AHJ	VJN
	6	JULY 2 2022	ISSUED FOR ADP	VJN

Project

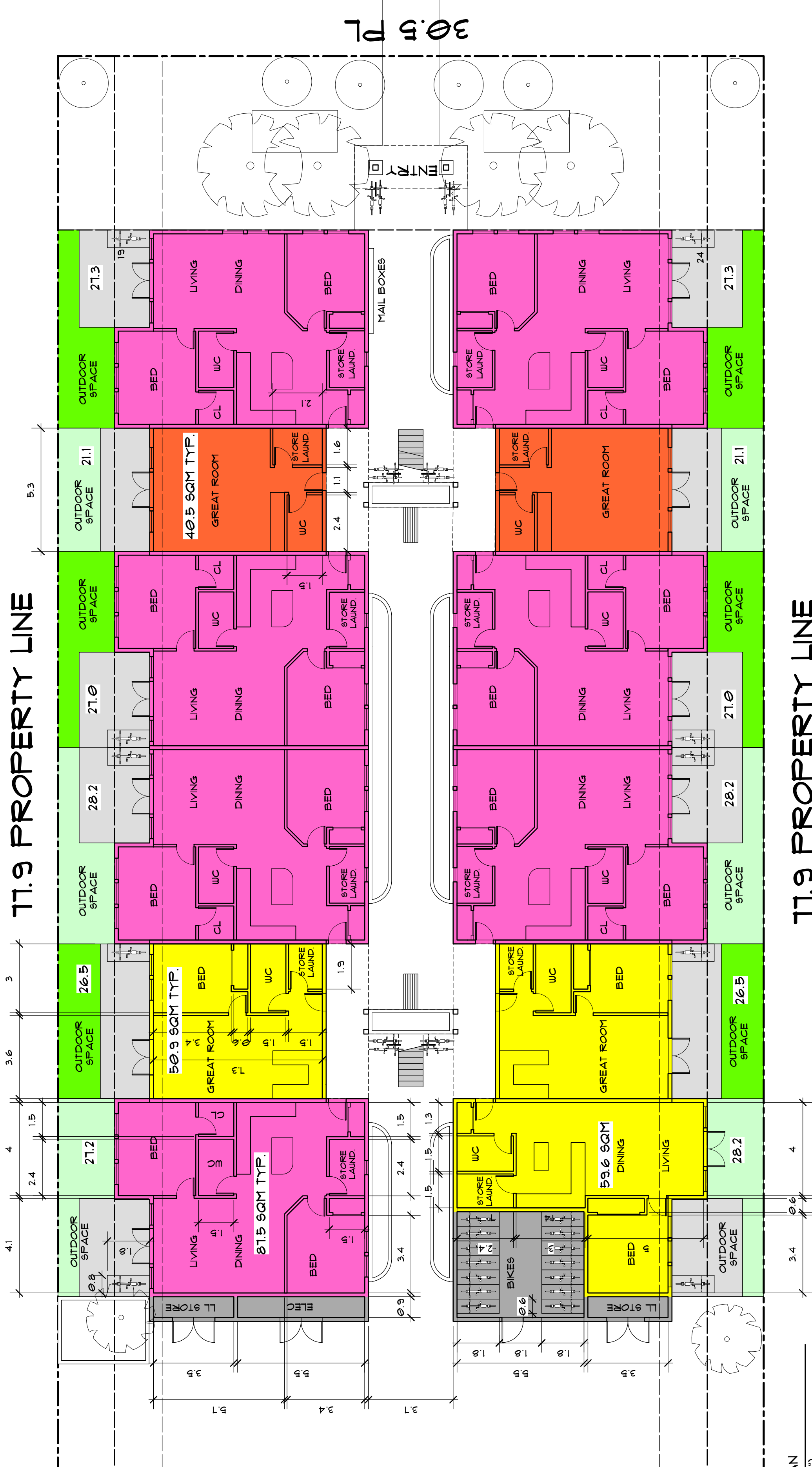
APARTMENT
BUILDING

Drawing Title

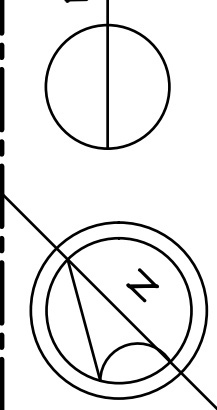
PROJECT FLOOR PLANS

Date	MAR 2021	Project No.	2125
Scale	AS SHOWN	Drawing No.	A200
Drawn By	HAI		
Approved By	VJM		

11.9 PROPERTY LINE



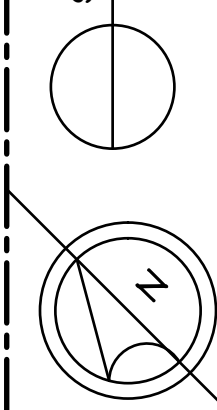
MAIN FLOOR PLAN
SCALE 1:128 (3/16"=1'-0")



LL.9 PROPERTY LINE



SECOND FLOOR PLAN



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Project

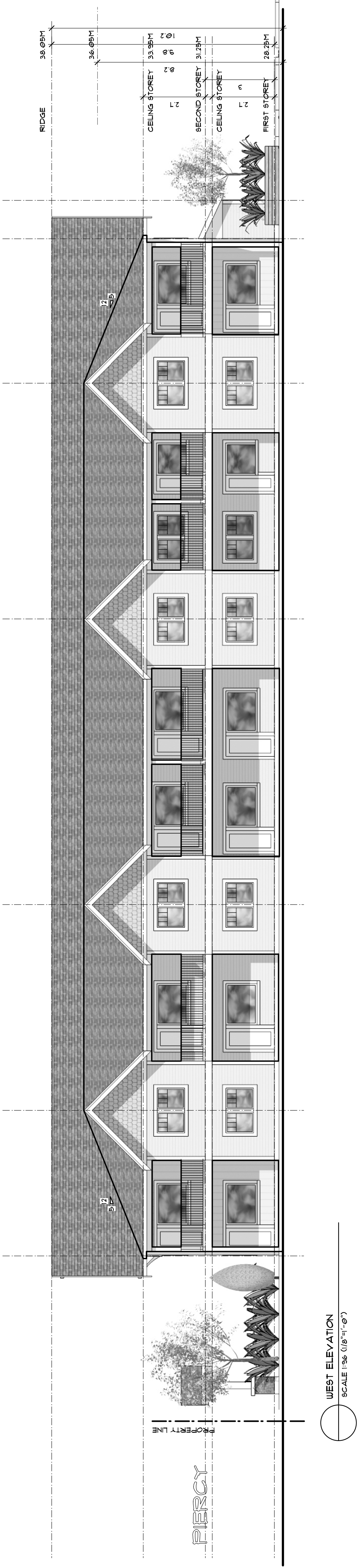
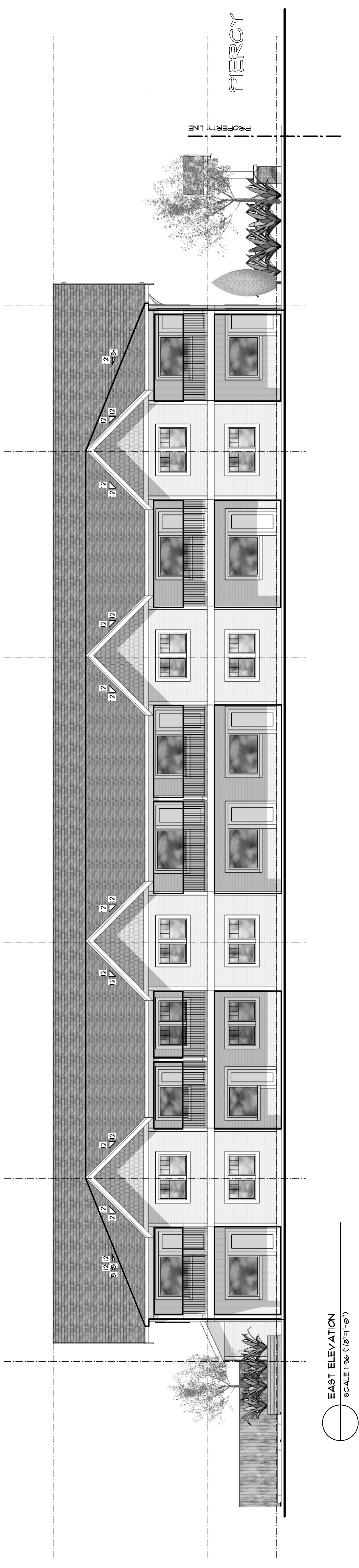
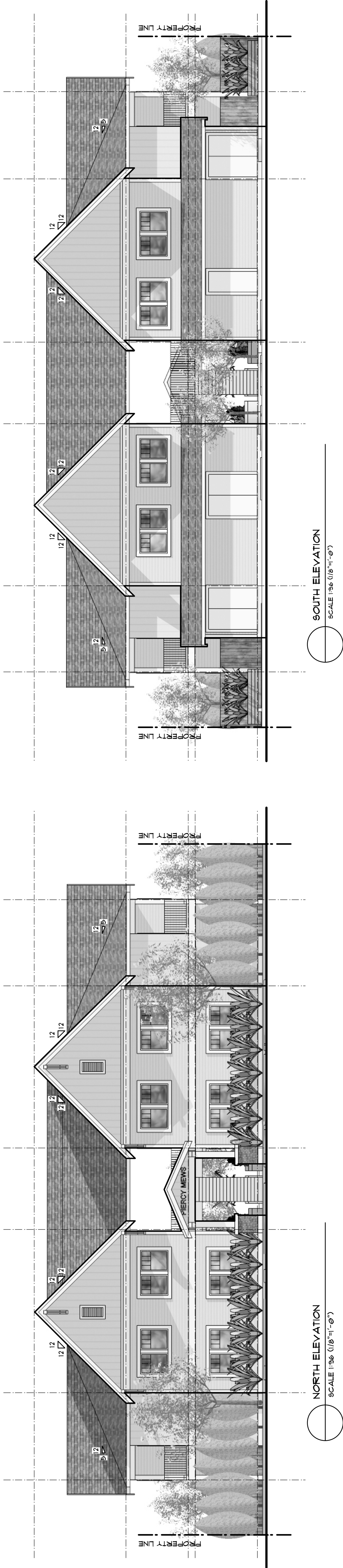
APARTMENT
BUILDING
1011 PIERCY ROAD
COURTENAY BC

Drawing Title

PROJECT ELEVATIONS

Date	MAR 2021	Project No.	2125
Scale	AS SHOWN	Drawing No.	
Drawn By	HAI		
Approved By	VJM		

A300



Schedule B

Note: Please refer to full size drawings in file 6480-20-2104 / 3360-20-2113

General Notes

1. Site plan prepared using information provided by Amrik Thandi, received June 24, 2022.
2. Contractor is responsible for locating utilities and protecting same from damage during construction. Contact BC 1 Call at 1-800-474-6886. Commencement of work indicates completion of utility locates.
3. All drawings are property of Landscape Architect.
4. Site plan is not to be used as a guide to the work.
5. The contractor shall report any discrepancies between the site conditions shown and to those existing at the time of construction to the Landscape Architect.
6. If discrepancies exist between drawings, the largest scale shall be taken as correct. Final interpretation of drawings belongs to Landscape Architect.
7. Refer to specifications for materials, techniques and procedures.
8. Contractor to coordinate and attend all inspections and approvals required by the Landscape Architect.
9. All drawings are to be prepared to show the positive drainage away from structures, unless noted otherwise.
10. All drawings are metric unless otherwise noted.
11. Refer to related disciplines as indicated on plans where applicable.
12. Disturbance outside of the Property Line to be repaired to the satisfaction of the Landscape Architect.

Bylaw Requirements

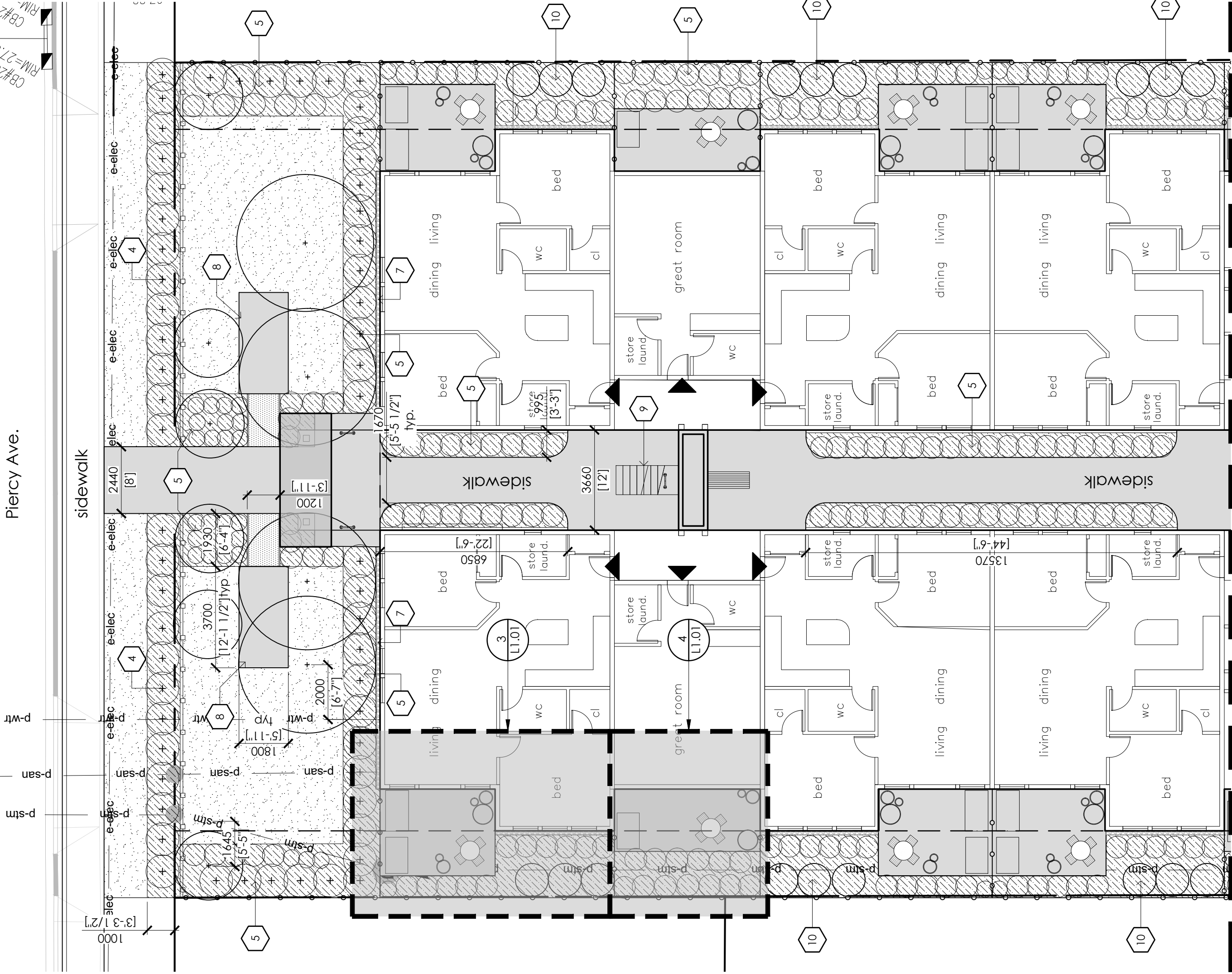
Tree and Shrub Calculation

Required trees - 12

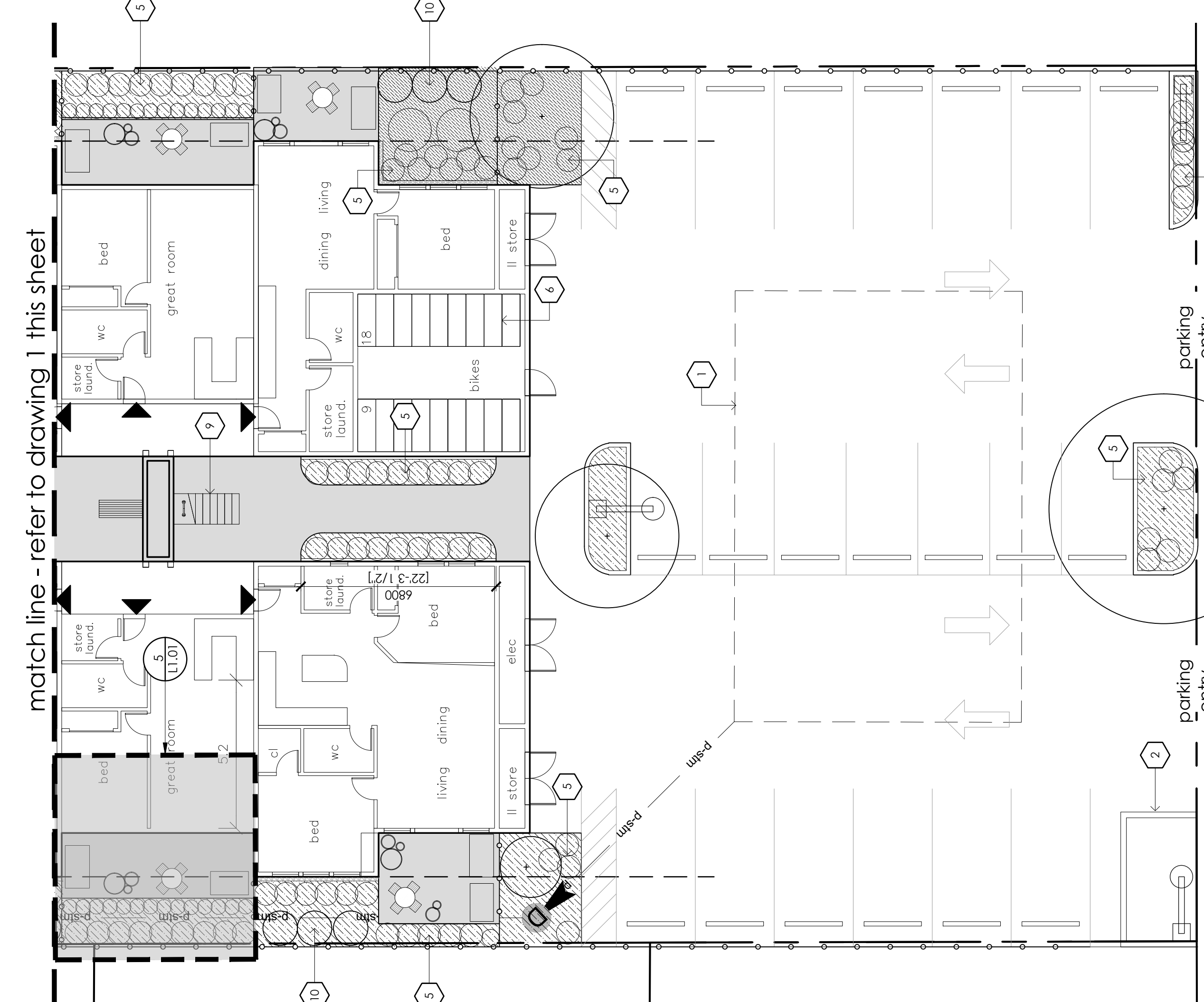
Provided trees - 14

Per Tree Protection Bylaw NO. 2850, 2017, Schedule A (b), at least half of the trees on the property will be native species.

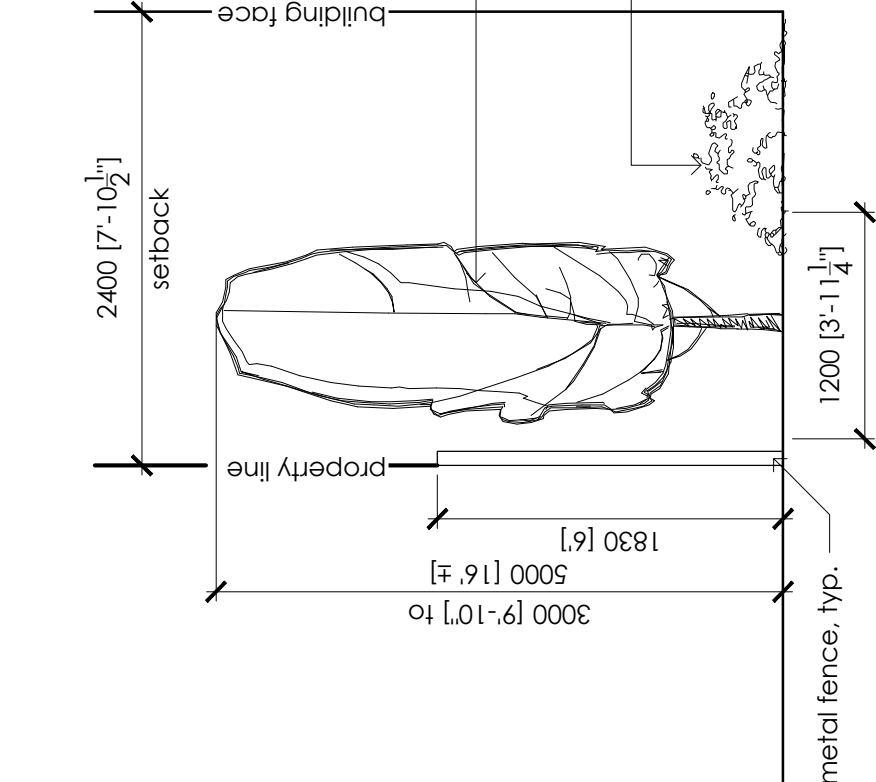
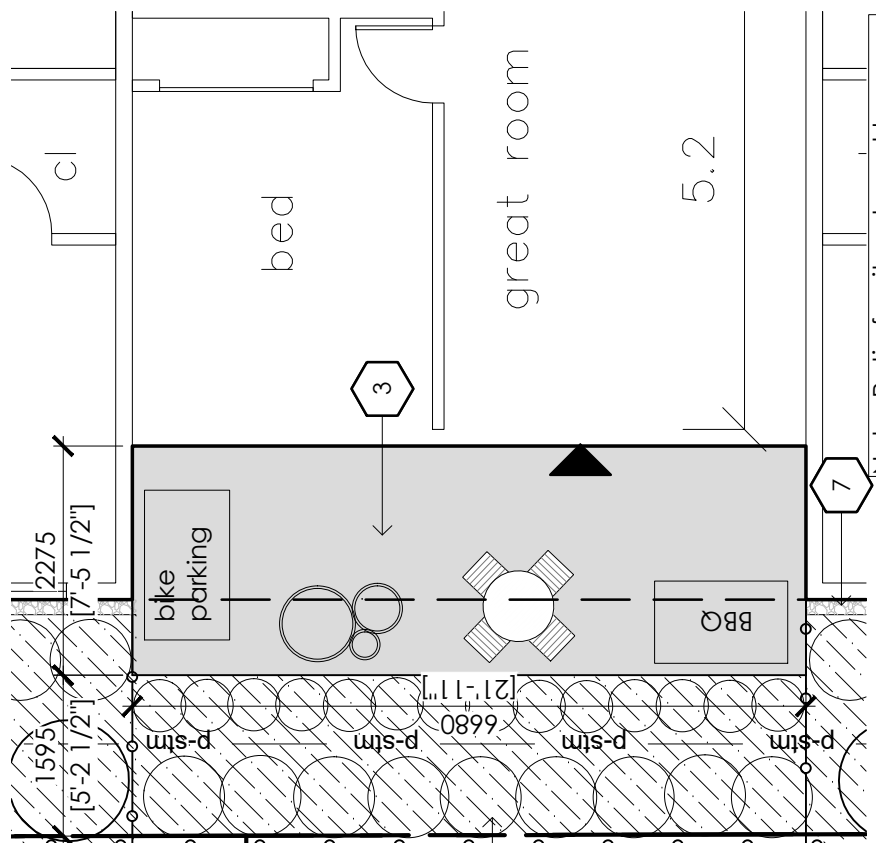
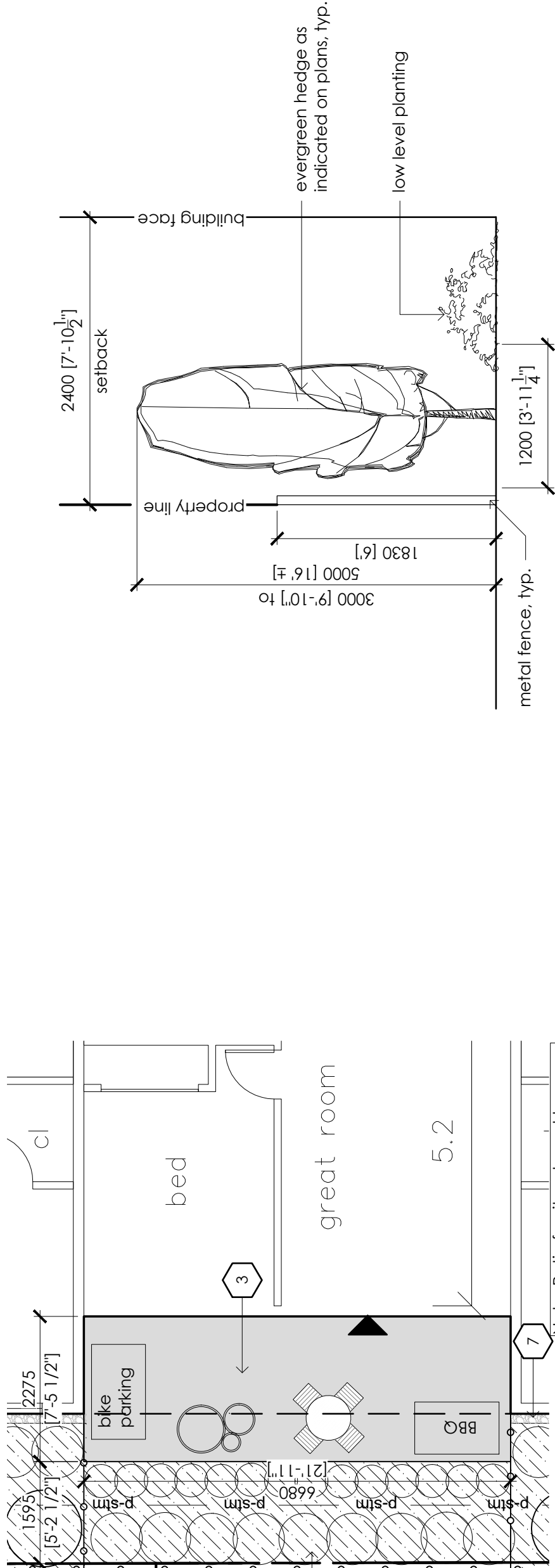
Piercy Ave.



match line - refer to drawing 2 this sheet



match line - refer to drawing 1 this sheet



Note: Patio furniture layout has been provided to demonstrate size and quality of amenity space only.

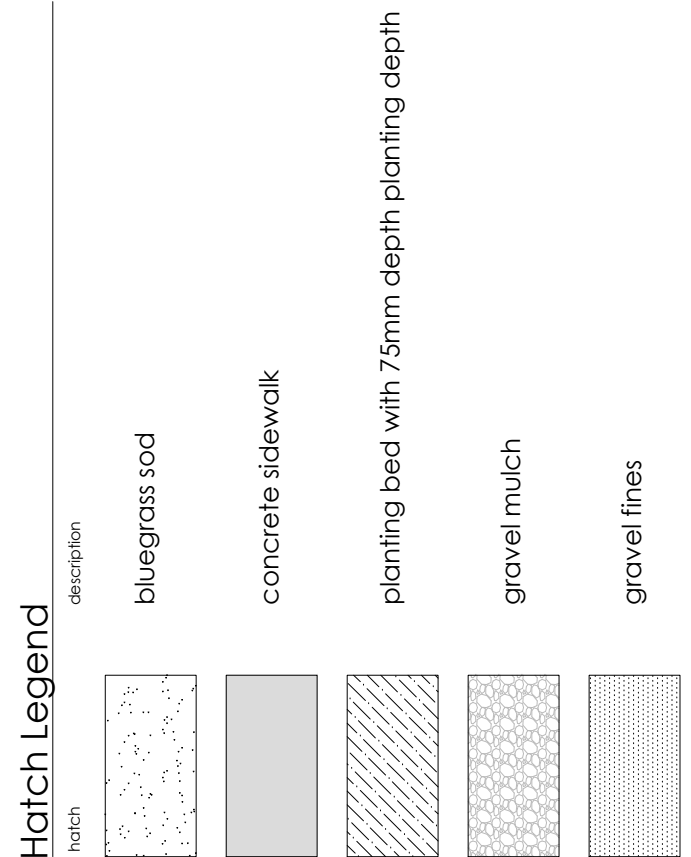
Note: Patio furniture layout has been provided to demonstrate size and quality of amenity space only.

3 Two bedroom patio enlargement, typ.

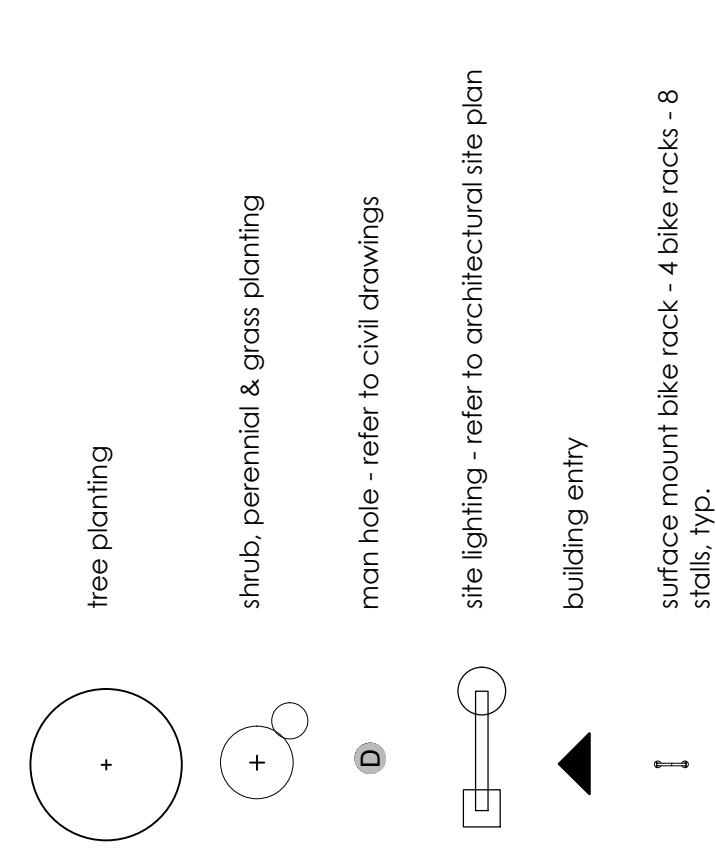
4 Studio patio enlargement, typ.

5 One bedroom patio enlargement, typ.

6 Evergreen screening, typ.

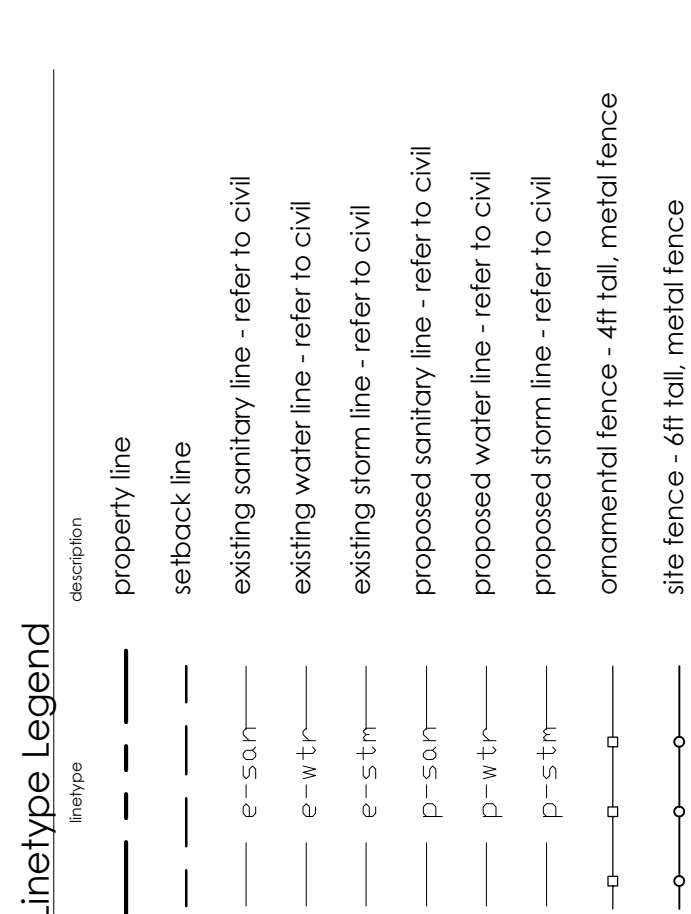


Legend



Construction Tags

- 1 Sub surface storm water storage tank - refer to civil drawings, typ.
- 2 Garbage enclosure - refer to architectural plans, typ.
- 3 Concrete patio, typ.
- 4 Privacy hedge along front property line
- 5 Shrub and perennial planting, typ.
- 6 Interior bike storage - refer to architectural plans, typ.
- 7 100mm rock maintenance strip adjacent to building foundation and planting bed, typ.
- 8 Building amenity space - concrete patio, typ.
- 9 Stairs to second floor - refer to architectural drawings, typ.
- 10 Evergreen buffer, typ. - refer to detail 6/L1.01, typ.



the TULA project

- 4 Issued for Land Use 22.07.28
- 3 Issued for City Review 22.07.22
- 2 Issued for Client Review 22.07.21
- 1 Issued for Review 22.07.18

issued for... Date

project name
1077 Piercy Ave.
Apartments

project legal address
1077 Piercy Ave. Courtenay, BC V9N 3E5

Application Identification

project #	22.013	date	2022/07/22
drawn by	kh	checked by	jw
sheet name	tu	approved by	tu

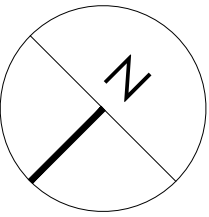
Layout Plan

1 Layout Plan

L1.01 1:125

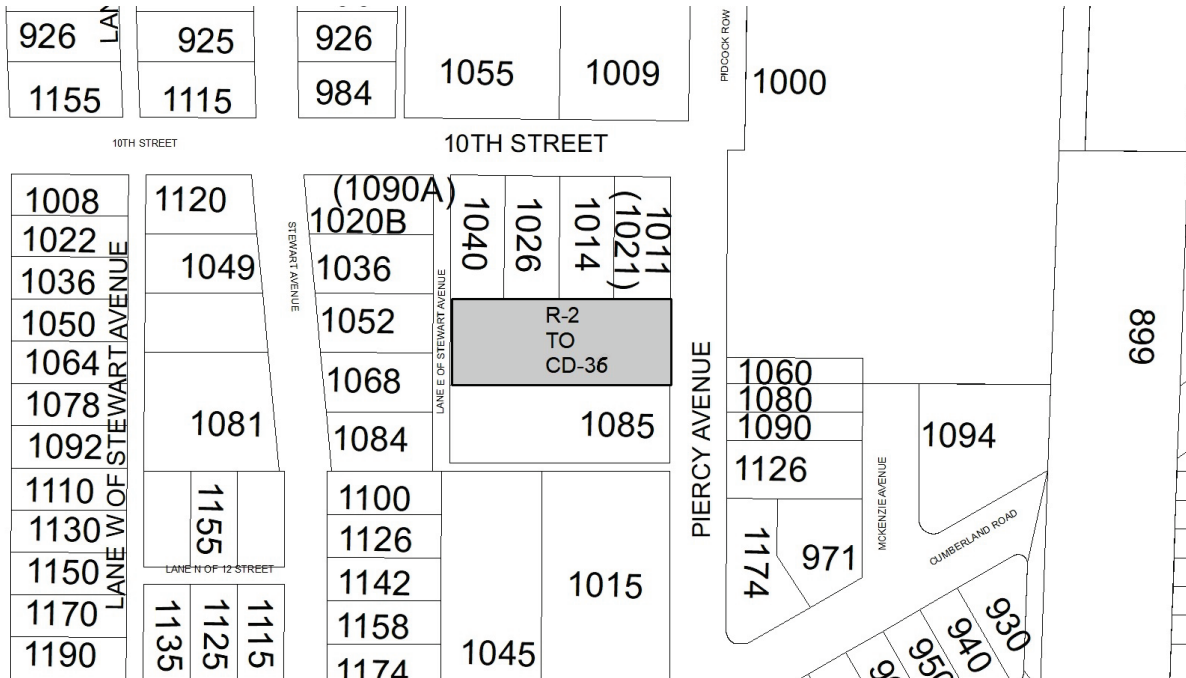
2 Layout Plan

L1.01 1:125



Sheet

L1.01



THE CITY OF COURTENAY
ATTACHMENT "B"
 Part of Bylaw No. 3054, 2022
 Amendment to the
 Zoning Bylaw No. 2500, 2007