

Zoning Amendment Bylaw No. 3063 – 1814 Grieve Ave

Purpose is to rezone the property from R-1S to R-1E to allow compact 3-lot subdivision keeping existing house with secondary suite.



Staff Recommendation

THAT Council give First and Second Readings to “Zoning Amendment Bylaw No. 3063” (1814 Grieve Ave) subject to the following conditions prior to adoption;

- a. 219 Covenant for Community Amenity Contributions; and
- b. 219 Covenant to ensure a 3m vegetation buffer is installed along the northeast and southeast property lines.
- c. A Preliminary layout Plan be issued.

THAT Council not hold a public hearing as per section 464(2)(b) of the Local Government Act as “Zoning Amendment Bylaw No. 3063” (1814 Grieve Ave) consistent with the City’s Official Community Plan; and

THAT Council direct staff to issue public notice as per section 467 of the Local Government Act that a public hearing will not be held for “Zoning Amendment Bylaw No. 3063” (1814 Grieve Ave).



Subject Property – Location and OCP Land Use Designations



CITY OF
COURTENAY

June 28, 2023 Council Meeting

Site Plan



CITY OF
COURTENAY

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Consistency with OCP

Building and Landscape Objective 4: “The design of new buildings complement neighbourhood character”

- Single detached dwellings and suites permitted throughout neighbourhood
- 2-storey design consistent with existing and neighbouring home

Urban Residential Policy 1: “Support gentle infill that encourages greater housing choices and tenure types”

- Proposal target density 32 units/ha 17th (13 units/ac – 3 lots with 5 units over 1560 m²)
- Neighbours’ existing maximum density 26 units/ha (10 units/ac – 4 permitted units including suites on 2 lots ½ size of subject property)

Affordable Housing Objective 1: “A variety of housing options are permitted and positively integrated in all neighbourhoods”

- Small lots suit construction of modest-sized detached homes that can add less expensive single detached housing
- 1 new suite expected

Affordable Housing Objective 2: “No net loss of rental housing”

- Existing house and suite retained

