

Zoning Amendment Bylaw No. 3037 – 1590 Piercy Ave

Purpose is to rezone the property from R-2 to CD-39 to allow a multi-unit housing development consisting of 9 townhouse units.



Staff Recommendation

THAT Council give First and Second Reading to “Zoning Amendment Bylaw No. 3037” (1590 Piercy Avenue) to amend Zoning Bylaw NO. 2500, 2007 create a new CD-39 Zone and rezone the subject property to CD-39 with the following conditions met prior to final adoption:

- a. A section 219 covenant to secure the community amenity contributions of \$40,000 to be provided prior to issuance of the building permit.
- b. An easement to permit drainage from the subject property on to the Island Corridor Foundation lands; and

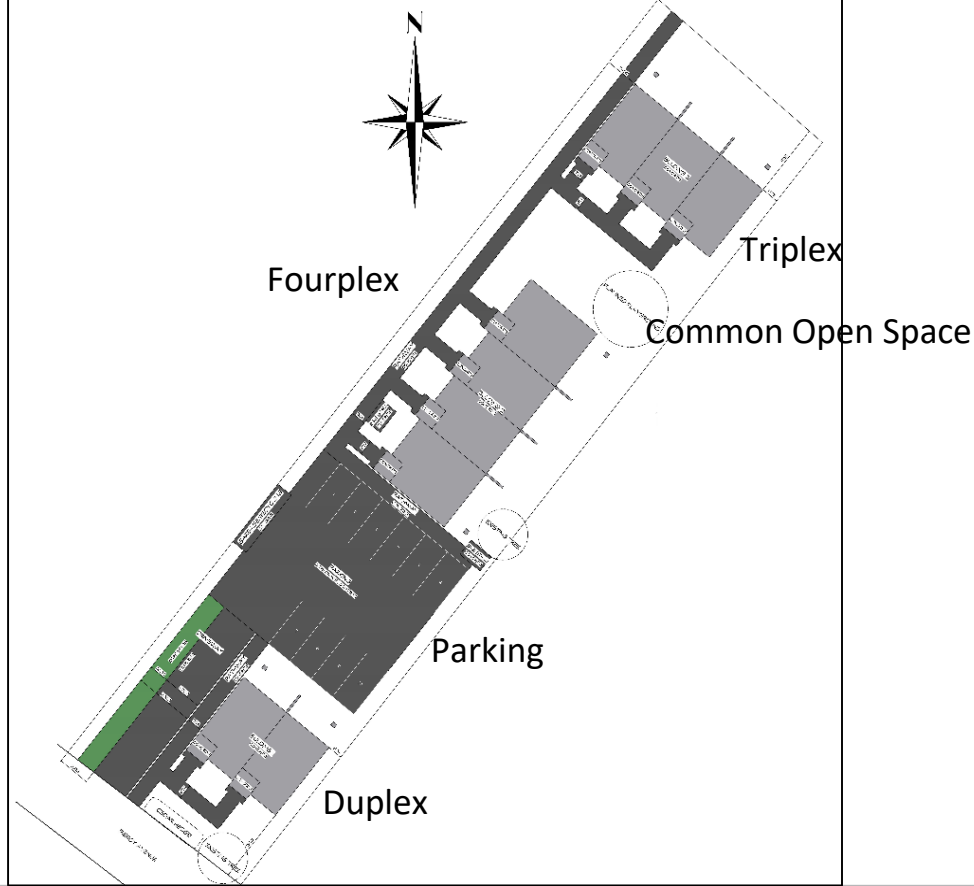
THAT Council direct staff to advertise a statutory Public Hearing for “Zoning Amendment Bylaw No. 3037”



Subject Property – Location and OCP Land Use Designations



Plan View



Site Plan



CITY OF
COURTENAY

June 14, 2023 Council Meeting

Consistency with OCP

Land Use – Objectives:

- ✓ Community growth is located away from hazardous lands, agricultural lands and environmentally sensitive areas.
- ✓ The majority of community growth is strategically guided into growth centres to create more 10-minute neighbourhoods.
- ✓ Moderate infill development occurs across the entire city outside growth centres.

Buildings & Landscape – Objectives:

- ✓ New buildings are highly energy and water efficient, perform at net-zero emissions standard and produce renewable energy.
 - ✓ The designs of new buildings complement neighbourhood character.
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Consistency with OCP

Streets & Transportation – Objectives:

- ✓ The amount of land dedicated to parking is minimized.
- ✓ Parking standards reflect electric vehicle and cycling needs.

Natural Environment:

- ✓ Objective 3: Courtenay's air, water, and soil are clean
- ✓ Policy NE 16: Limit the extent of impervious surfaces on private and public land.



Consistency with OCP

Affordable Housing:

- ✓ A variety of housing options are permitted and positively integrated in all neighbourhoods.
- ✓ Policy AH 1: Support higher housing densities, including amending the Zoning Bylaw to permit two dwelling units per single residential lot, in all residential land use designations, as described in the Managing Growth Policy section of this Plan, and in accordance with protection of Environmentally Sensitive Areas policies.
- ✓ Policy AH 6: Encourage the provision of 3+ bedroom units as part of a mix of unit types in new multi-residential buildings to create more housing choices for families.
- ✓ Community Amenity Contribution for Affordable Housing Reserve Fund.

