

Summary report of the mail out notification: Date Feb.21.23

Dear City of Courtenay,

Please summary of the mail out for 1814 Grieve Ave.

- a) Date of mail out; - Feb.3/23
- b) Number of comments received and by which means (email, mail and phone calls received); zero
- c) Information provided in the mail out; - Attached
- d) A summary of questions raised /response and major discussion points. - none

Thanks so much!

Tatum Taker

[REDACTED]

[REDACTED]

To Whom It May Concern,

This letter is to inform you that an application for development permit to rezone 1814 Grieve Ave to R-1 E (current zoning is R1-S) in recognition of the land use for greater densification and inclusionary land use regulation by converting an over sized, under utilized parcel through the provision of smaller lot sizes and secondary suites within single family residential lots.

The change of zoning would allow for two additional lots to be subdivided from the current lot size of 0.39 acres, to create three lots with an area of not less than 300 m<sup>2</sup> per lot. The original house will remain on the centre lot with the lot size of 668.9m<sup>2</sup>, and the two additional lot sizes being 473.8 m<sup>2</sup> and 390.1 m<sup>2</sup>. These sizes meet all the requirements under the zoning R-1E.

The change of zoning to R-1 E would provide secondary suites in single family residential lots that are greater than 450m<sup>2</sup>, this zoning would increase density and provide opportunity for more affordable housing, giving a variety of housing types, thus a more compact community by creating lots consistent with current lots without introducing multi- family. The provision of small lot infill to the existing neighbourhood supports the increase in density near major destinations in the city. As well as provides affordable housing options with the mix of legal suites in residential single-family homes. This will allow for three single family homes with two of the homes meeting the requirements for legal rental suites, giving 5 residences and creating a variety of affordability. R-1E zoning exists at 1550 Willemar Ave, which is in close proximity to the subject property of 1814 Grieve Ave.

The building design and landscape requirements will be recognized as per City of Courtenay, using the property to promote and enhance the neighbourhood by matching architectural details of adjoining properties, the neighbourhood consists of two story with basement buildings of single-family homes. The new buildings of single family homes would take into consideration the scale and massing to enhance surrounding properties by taking considerable care to balance the elevations to create contemporary styling. The goal would be to propose building designs to incorporate attractive design by using multiple face, multiple roof lines, for a contemporary updated appearance using materials that will have longevity.

All of the proposed lots will have street to garage access off of Grieve Ave. All door fronts will face towards Grieve Ave, keeping the street scape style consistent with neighbouring properties. The landscape will incorporate a street side tree per lot to enhance a warm entry feel from the road side. Great consideration will be taken to keep the charm and character in the neighbourhood.

The trees on street scape will use native species to appropriately enhance the neighbourhood by incorporating recommended landscape design to respect our community and environment. They also offer cooling shade and rainwater absorption. Standard Building Code requirements for green energy will be incorporated. The requested R-1 E zoning and the proposed building

design for this site are expected to result in short-term, low level environmental impact to the neighbourhood; much of which can be addressed through City standard mitigation measures.

Thank-you for your review of this proposal, I look forward to your response with the success of the adopted Zoning R1-E and subdivision for greater densification and inclusionary land use.

Yours truly, Tatum Taker

1814 Grieve Ave, Courtenay, BC V9N 2W7

[REDACTED]

[REDACTED]

650			1742	1741	1754	1739	
1757			1758	1757	1766	1753	
1773			1774	1773	1778	1767	
1789	PARK 607	GRIEVE AVE	579	1789	GRANT AVE	515	503
18TH ST							
630	620	1815	<b>SUBJECT PROPERTY</b>	1815	1814	1815	
			1845		1846	1847	
			1850	1855	1860	1875	
631	625	1875	1870	565	541	531	1891
19TH ST							
FITZGERALD AVE							

[REDACTED] relevant documents on The City of Courtenay website [www.courtenay.ca/devapptacker](http://www.courtenay.ca/devapptacker) (search by file number or address)

<https://prospero.courtenay.ca/TempestLive/ourcity/Prospero/Details.aspx?folderNumber=RZ000065>

FOLDER NUMBER: RZ000065

Email is best for comments☺



Summary report of the mail out notification: Date Feb.21.23

Staff Note:  
Summary date not  
updated from  
previous summary.  
Received April  
10th 2023

Dear City of Courtenay,

Please summary of the mail out for 1814 Grieve Ave.

- a) Date of mail out; **March.17/23**
- b) Number of comments received and by which means (email, mail and phone calls received); **one**
- c) Information provided in the mail out; - **Attached**
- d) A summary of questions raised /response and major discussion points. – **Response was it will increase their neighbouring property value, so go for it!**

Staff note: 3 additional comments were received by the City and sent to the applicant after this summary was written, attached below and discussed in Staff Report SR DDS 2023-05-10 Zoning Bylaw No. 3063 (1814 Grieve Ave)

Thanks so much!

Tatum Taker

[Redacted signature block]

To Whom It May Concern,

This letter is a follow-up to inform you that an application for development permit to rezone 1814 Grieve Ave to R-1 E (current zoning is R1-S) in recognition of the land use for greater densification and inclusionary land use regulation by converting an over sized, under utilized parcel through the provision of smaller lot sizes and secondary suites within single family residential lots.

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Thank-you for your review of this proposal, I look forward to your response with the success of the adopted Zoning R1-E and subdivision for greater densification and inclusionary land use.

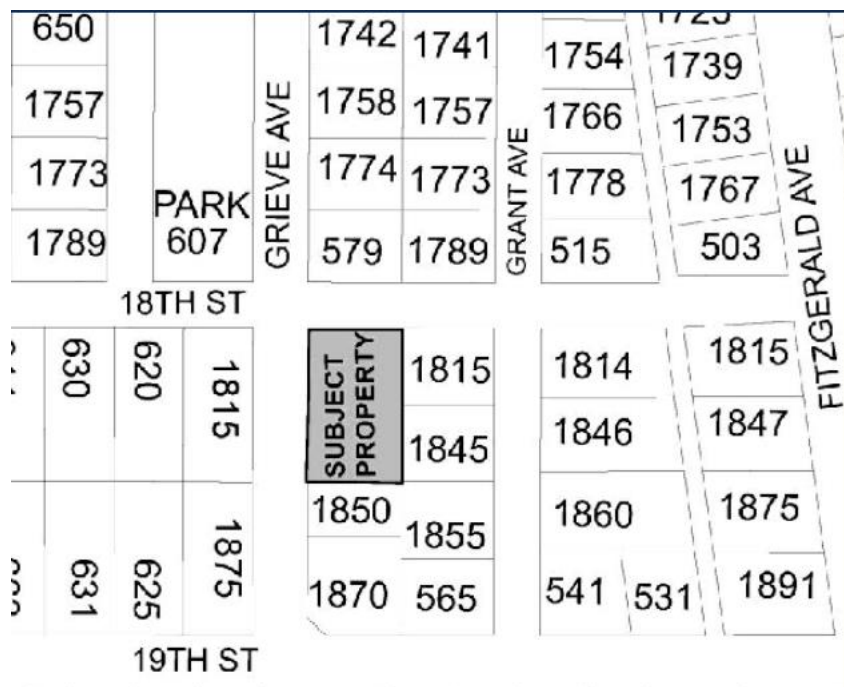
Yours truly, Tatum Taker

1814 Grieve Ave, Courtenay, BC V9N 2W7

[REDACTED]

[REDACTED]

See map below to locate property.



View relevant documents on The City of Courtenay website [www.courtenay.ca/devapptacker](http://www.courtenay.ca/devapptacker) (search by file number or address)

<https://prospero.courtenay.ca/TempestLive/ourcity/Prospero/Details.aspx?folderNumber=RZ000065>

FOLDER NUMBER: RZ000065

Please return your Comments by: March.31/22 to Myself, Tatum Taker or the city (see below).  
Comments can be submitted to the City of Courtenay by one of the following methods:

- Drop your comment sheet off in the drop box located at the front entrance of the City of Courtenay or mail: City of Courtenay, Planning Services Department, 830 Cliffe Avenue, Courtenay BC V9N 2J7
- Email your comments to [planning@courtenay.ca](mailto:planning@courtenay.ca)
- Fax your comments to 250-334-4241



**From:** [REDACTED]  
**To:** [PlanningAlias](#)  
**Subject:** Folder RZ000065  
**Date:** Monday, March 20, 2023 3:30:20 PM

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I had responded to Tatum Taker's proposal in February.  
As requested, I am forwarding this to the City of Courtenay.

- > Dear Tatum
- > Thank you for your letter of proposal.
- > I discussed this with a realtor, and his advice is that it should increase our property value, provided that the new homes are well maintained with responsible owners/tenants.
- > We trust that the new owners/tenants will also be good neighbours.
- > Regards

[REDACTED]

- >
- >

**From:** [REDACTED]  
**To:** [PlanningAlias](#)  
**Subject:** Comments re:folder number RZ000065  
**Date:** Thursday, March 30, 2023 8:26:45 PM  
**Attachments:** [1814 Grieve Comments.docx](#)

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Please see the attached letter with comments regarding Folder Number RZ000065.

[REDACTED]

RE: Rezoning Proposal for 1814 Grieve Ave. Folder Number RZ000065

To Whom It May Concern:

I am writing this letter in response to the rezoning proposal for the lot next door to ours at 1814 Grieve Ave.

I am very disappointed to see this being put forward. Our previous neighbours, [REDACTED] built that house and lived in it until they passed away. I believe they were instrumental in creating Maple Park across the street. I am certain that they would be disappointed in this plan as well.

I will comment on the items in the Sustainability Compliance Checklist:

***Balances the scale and massing of buildings in relation to adjoining properties:*** I do not believe it does. Our neighbourhood has many larger lots and older homes. Adding two houses to this corner lot leaving the existing home in place would be overcrowding. We inquired about the space between our houses when 1814 Grieve Ave was being put on the market and we were told that the lot is 10 feet too narrow to build another house there. There is already a suite in the existing house. That is enough.

***Supports a range of incomes:*** Is there anywhere stated what the proposed rent would be? The checklist states that the suites would support lower rent options, but it is not specific. I do not believe that Tatum Taker is interested in providing anyone with affordable housing. If the rent that would be charged is in line with what is currently the norm, that does not support affordability.

***Is a positive impact on views and scenery and preserves and provides greenspace, trails, and landscaping:*** I feel that the trees and greenspace that are currently in place are more positive for the neighbourhood. Adding two more houses on this lot with driveways facing the front as well as reorienting the driveway of the existing house will allow very little space for yards. Another point which is NOT in line with the existing neighbourhood.

***Provides multi-functional street:*** The existing house on this lot has a suite. At one point there were 4 SUV's, two large boats and a storage unit parked on this property (where one additional house is proposed). Not to mention a trampoline and two storage sheds as well. This alone was unsightly. If two new houses are built, each with a suite, and each dwelling having two vehicles, that is 8 MORE vehicles on this corner. The parking available for each unit would not accommodate for this, which puts extra vehicles on the street. This does NOT improve our neighbourhood.

From the OCP re: Infill Areas

***These areas include all lower-density residential zones throughout the city, often referred to as single residential. Today some neighbourhoods of Courtenay, within these areas, are***

*permitted a secondary residence, while others are not. In support of the growth strategy, infill development will be permitted throughout Courtenay in the form secondary suites and duplexes and detached secondary residences. Multi-residential will be supported along the Frequent Transit Network.* The plan mentions allowing secondary suites or detached secondary residences. TWO additional residences EACH with a suite is too much densification for our neighbourhood and does not fit with the OCP in my opinion.

In addition to the items outlined above there have been concerns with the owners of the single house. The first tenants of the house [REDACTED] let their dog run loose on the yard. They did not clean up after the dog and it was very unsightly, disgusting, and likely a health hazard. I complained several times to bylaw enforcement and there is a file that you can look up. To me this speaks to their care for the neighbourhood. [REDACTED]

[REDACTED]

We were excited when a new family was moving in next door, we were looking forward to the possibilities. We are disappointed with [REDACTED] and hope that this proposal does NOT get approved. The one house with a suite seems to be enough for our neighbourhood to handle.

Thank you for your consideration,

[REDACTED]

**From:** [REDACTED]  
**To:** [PlanningAlias](#)  
**Subject:** Folder Number: RZ000065  
**Date:** Thursday, March 30, 2023 6:18:20 PM

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Hello,

We are writing this in response to an application for rezoning from R-1S to R-1E for the purposes of subdivision and development, Folder Number: RZ000065. We have been homeowners and residents in this neighbourhood since December 2012. We feel strongly that if this application is approved that it would be a disservice to this neighbourhood. We have read through the OCP and from our understanding this would not be within the OCP guidelines. This is a neighbourhood of generous lots and single family homes with the option of secondary residences. This project does not fit with the distinctiveness of the existing community. Does this development fit within Courtenay's Official Community Plan?

We did receive 2 letters from the developer and they were vague in every aspect of their plans. For example the noted comparison to 1550 Willemar Avenue is not within close proximity nor does it compare to the scope of development being proposed. The letters mention affordability over and over again, without any elaboration. They also mention density which isn't a characteristic of this neighbourhood.

While we support affordable housing and density (in appropriate areas), these are some of the negatives we see with this development.

- increased traffic in a quiet residential area with a park across the street and many children in the area. Not to mention the environmental impact of increased traffic.
- people have chosen to live here for its quiet family oriented nature and this has the potential to open the door to further rezoning applications.
- the adjoining lots will be negatively impacted by the close proximity of the purposed dwellings.

Thank you,

[REDACTED]

Sent from [Mail](#) for Windows

**From:** [REDACTED]  
**To:** [PlanningAlias](#)  
**Subject:** Folder Number RZ000065  
**Date:** Friday, March 31, 2023 11:26:50 AM

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## Re: 1814 Grieve Avenue

Thank you for providing us with this opportunity to comment on the proposed development at 1814 Grieve Avenue.

We understand the need for housing and the need for affordable housing, however, we have concerns about the proposed development for this lot.

From our perspective, the planned proposal of three houses with five residences seems excessive. We believe this would create far too much density for the lot as well as for the street and the neighbourhood.

In addition to over density, including the increase in vehicle traffic and on-street parking challenges, are the proposed 'multiple' roof lines. We are concerned that roof lines will exceed the current roof lines on the existing house and neighbouring homes. In addition, we are not sure that the plans for the new proposed houses and their roof lines will be in keeping with the more simple and humble designs of this low key 1960's neighbourhood.

We do not understand the sentence in the letter that states, "*The new buildings of single family homes would take into consideration the scale and massing to enhance surrounding properties by taking considerable care to balance the elevations to create contemporary styling.*"

To summarize, we believe this development is too aggressive for this neighbourhood. We believe only one new dwelling should be allowed and there should only be a maximum of three residences, not five, as proposed by the developer.

Thank you,

[REDACTED]