

Nov.17/21

City of Courtenay
830 Cliffe Avenue
Courtenay BC V9N2J7

Sustainability Conformance Statement and Evaluation

Attention: Department of Planning Services

Re: 1814 Grieve Ave.
Lot 4, Plan VIP15115, Section 68, Comox Land District
PID 004-192-150
Area -Jurisdiction -Roll: 06-204-01211.010

Summary Overview

Topside Pacific Ventures Ltd is proud to be applying 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 oversized, under utilized parcel through the provision of smaller lot sizes and secondary suites within single family residential lots.

Land Use

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 m² per lot. The original house will remain on the centre lot with the lot size of 668.9m², and the two additional lot sizes being 473.8 m² and 390.1 m². 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 450m², 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.

Building Design

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.

Transportation

The site is located at the corner of 18th St and Grieve Ave, which is within close proximity to public transit, more importantly it is within walking distance of parks, schools, grocery stores and commercial spaces. Thrifty's is on the corner of 17th St and Cliffe Ave, as well as the retail plaza that includes Starbucks and Brown social house. The site is centrally located with Courtenay Elementary School walking distance, a mere 700m to the northwest, and Driftwood Mall 1.4km to the South. This subdivision proposal satisfies the City's desire to provide greater densification within an urban site to allow walking/biking to everyday amenities to promote a healthy lifestyle.

Infrastructure

Sewer, water, gas, hydro, telephone, road, sidewalk, garbage collection services already exist to the current home at 1814 Grieve Ave. No extension of City services is required. Only the connection of laterals to the 2 new buildings will be needed. Any additional studies that may be required will be provided upon request.

Character & Identity

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.

Environmental

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

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