



THE CORPORATION OF THE CITY OF COURTENAY

## STAFF REPORT

**To:** Council

**File No.:** 6480-20-1902 and 3360-20-1911

**From:** Chief Administrative Officer

**Date:** January 6, 2020

**Subject:** OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road

### PURPOSE:

The purpose of this report is for Council to consider an Official Community Plan and Zoning Bylaw amendment application to change the land use designation and rezone the property legally described as Lot 1, District Lot 206, Comox District, Plan VIP76495 (Lannan Road). The proposed amendments will 1) designate the parcel "Mixed Use", 2) create a new CD1-J subsection of the CD-1 Zone, and 3) rezone the subject parcel and portions of an adjacent parcel to CD1-J.

### CAO RECOMMENDATIONS:

That based on the January 6, 2020 staff report entitled "OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road." Council approve Option No. 1 and complete the following steps:

1. That Council give First and Second Reading of "OCP Amendment Bylaw No. 2972" to designate the subject property as "Mixed Use";
2. That Council give First and Second Reading of "Zoning Amendment Bylaw No. 2973" to create a new CD1-J subsection of the CD-1 Zone and rezone the area shown on the attached bylaw to CD1-J;
3. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaws on January 20, 2020 at 5:00 p.m. in City Hall Council Chambers; and,
4. That Final Reading of the bylaws be withheld pending the registration of a Section 219 covenant registering a Phased Development Agreement on the subject property.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM  
Chief Administrative Officer

### BACKGROUND:

The subject property is 16.3ha (40.2ac.) in area and located on the edge of East Courtenay adjacent to the Comox Valley Regional District (CVRD) and the Crown Isle golf course/residential community. The subject property was annexed by the City in 2013 and has since remained vacant. Prior to annexation the parcel was logged in 2010 with limited tree cover remaining on the south edge.



Figure 1: Subject Property and Context

The Comox Valley Regional Growth Strategy (RGS) identifies the subject property as a “Settlement Expansion Area”. The plan was adopted in 2011, prior to the parcel being annexed into the City. As applied to the subject property, Settlement Expansion Areas are identified as lands which:

*“have the long-term potential to accommodate future growth subject to boundary extensions and the provision of publicly-owned water or sewer services, provided that appropriate phasing policies are established, new development does not detract from compact growth options within Municipal Areas and that infrastructure capacity is available and financially sustainable. Any growth in Settlement Expansion Areas will occur in a phased and orderly manner and will undergo a public planning process in order to determine the appropriate scale and form of development.”*

The City’s Official Community Plan (OCP) does not currently assign a land use designation to the subject property which has been the case since it was annexed. As a result, any development proposal would require an OCP amendment to designate the property prior to it being zoned. The surrounding area, within the City, is designated “Mixed Use” with the exception of one small area to the north which is “Public/Institutional” and “Parks” uses associated with a City water facility and potential future school site. The surrounding community, despite being a multi-phase, master planned development, is not subject to any local area plan.

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Since annexation the subject parcel has retained the CVRD “Rural Eight” (RU-8) zone. This zone permits large rural and agricultural lots and associated uses. The surrounding area, within the City, is zoned Comprehensive Development One Zone (CD-1), a zone which was created for the entire Crown Isle development when the community was first conceived in the early 1990s. This zone is broken into sub categories which correspond to different phases and areas within the overall development. Within the CVRD the adjacent lands are zoned Country Residential One (CR-1) which is intended for large lot, rural residential style development. The adjacent uses within the CVRD include an 18-hole par three golf course, manufactured home dwellings on small lots along Austin and Cypress Roads and larger single family homes and lots on Lannan Road.

Proposed is an amendment to the OCP and zoning bylaw to facilitate the future subdivision of the subject property to permit 330 residential units. The development will function as an extension of the adjacent Crown Isle community. The applicant’s plans for the property are summarized in **Schedule No. 1**. They seek to develop the property for residential purposes with a similar intensity and style found elsewhere in Crown Isle but with greater diversity of housing types, densities and improved building performance standards.

#### **DISCUSSION:**

The applicant has proposed designating the subject property “Mixed Use” for consistency with the rest of the Crown Isle community (see **Schedule No. 2** for two letters and one email describing the project in additional detail). This is a logical extension of the “Mixed Use” designation; however, the policy for this designation is brief and does not contain the detail or reflect many of the elements such as housing diversity and building performance promoted by the applicant (as detailed in **Schedule No. 1 and 2**).

Typically, across Western Canada, for large, multi-phased developments such as Crown Isle, high level elements such as density, unit composition, green space networks, transportations networks and other area specific policy are delineated through a Local Area Plan (or equivalent). In the Courtenay experience, “The Ridge” provides a local example where a Local Area Plan process (South Courtenay LAP) created area specific guidelines and policy which informed the layout, transportation network and green space networks for the community. This vision was, and continues to be, implemented through the subdivision process while land uses, housing forms and density were implemented when the overall community was rezoned.

This has not been the case with Crown Isle since it was initially proposed and approved in the early 1990s. As discussed, there is no Local Area Plan guiding the community’s phases of development. Instead, elements such as transportation network, green space network, and neighbourhood layout are dealt with incrementally at the subdivision approval level with limited, high level direction in the OCP. Further flexibility is then allotted by the CD-1 zone which provides many options for different types of land uses and the total number of units but does not prescribe the form of housing. For example, within one provision of the CD-1B zone a maximum of 670 units is allowed and these units can be either single family residential or duplexes or multi-residential dwellings.

Once zoned there is no policy, plan or any other power the City has to stipulate unit mix and limited powers through subdivision approval around elements such as transportation and green space connectivity and layout. Ensuring these elements are prescribed for the subject property and securing them through the rezoning process and Phased Development Agreement, is the key element of this bylaw amendment process. Ideally, this would be achieved through a Local Area Plan. As detailed below there is policy supporting this path. However, as an alternative, and recognizing that Crown Isle is substantially built-out, delineating and regulating these elements through a Phased Development Agreement is proposed.



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### *Trails and Parks*

As shown on Figure 2 there is a pathway proposed around the edge of the subject property (green dotted line) along with park areas. This pathway reflects a general future trail link identified through the subject property in both the Parks and Recreation Master Plan and the OCP Land Use Map. The trail provides an amenity for the development and the surrounding community and, based on the Parks and Recreation Master Plan, will eventually link with the network on Ryan Road. The conceptual park network also corresponds with much of the remaining tree cover enabling protection of this amenity. Staff recommend that the trail connection and green space network are secured as part of the rezoning process through a Phased Development Agreement. The applicant has also offered amenities in the form of contributions to the *Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund* as well as improvements to the Park Dedication at 2600 Crown Isle Boulevard. Again staff recommend this offer is secured through a Phased Development Agreement.

### *Environmental Considerations*

There is a mapped wetland on the property which appears on CVRD mapping. This area was not logged in 2010 and remains treed. In support of this application, the applicant's biologist has provided a report assessing these areas (see **Schedule No. 4**). The report assesses the identified wetlands and concludes they are wetted areas, not wetlands and are not classified as a "stream" under the *Riparian Areas Regulation*. They do emphasize that these areas drain towards the headwaters of Brooklyn Creek and that the storm water management design for any development of the subject property needs to maintain this drainage pattern. This is discussed in additional detail below.

As part of the application process the proposal was circulated to concerned City departments and external agencies. Comox Valley Conservation Partnership has provided a letter in response (see **Schedule No. 5**). The applicant has updated the storm water management concept to reflect concerns expressed by the CVCP and Brooklyn Creek Stewardship Group. The applicant has met on-site with both of these stakeholders to review the development concept.

### *Storm water Management*

Storm water management is a key concern of any development of the subject property. Currently the majority of rain water runoff travels through drainage courses and into the Brooklyn Creek system in an unmanaged system which area residents have indicated is prone to seasonal flooding. The applicant proposes to detain storm water in a newly created storm water facility on property immediately south within the CVRD which the developer also owns.

This creates a jurisdictional issue as storm water within the City is controlled and regulated by the City. Within the CVRD, storm water is managed and controlled by the Ministry of Transportation. Conceptually, the storm water management plan makes sense, helps address environmental concerns and may help with downstream flooding issues. The applicant has accepted the risk that should the Ministry not permit the storm facilities in their jurisdiction, or the City not be agreeable to the terms of any agreement with the Ministry, then the storm facilities must move onto the subject property which will impact the conceptual layout and unit yield.

### *Building Performance Standards*

As detailed by the applicant in the two letters provided in **Schedule No. 2**, building performance standards such as being solar ready, units being built to Built Green Standards and the provision of car charging infrastructure will be required through the Phased Development Agreement. It is noteworthy that the City

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is currently in the process of implementing the Energy Step Code as a building requirement. Should this be approved it would override the proposed Built Green Standards.

#### *Amenity Contributions*

As part of the zoning process the developer has the option to offer amenity contributions to the City's *Parks, Recreation Culture and Senior's Facilities Amenity Reserve Fund* (detailed above), and the *Affordable Housing Amenity Reserve Fund*. The offer to the *Affordable Housing Amenity Reserve Fund* is outlined in **Schedule No. 2** and includes the sums in section 7.7(6)(c) of the OCP in addition to an offer of a modular housing unit to a local organization focussed on housing homeless people.

#### **Other Related Regulations**

##### ***Local Government Act – s.477 (3)***

The proposed OCP amendment has been reviewed in relation to the City's Financial Plan and the Regional Waste Management Plan. Staff have found the bylaw to be complementary to these plans.

#### *Phased Development Agreement*

The development's approval is subject to a Phased Development Agreement. The elements within this agreement are discussed above. Phased Development Agreements are adopted through bylaw which will happen subsequent to the OCP and Zoning Bylaw amendment process. As outlined and recommended, the OCP and Zoning bylaws will proceed through First and Second Readings and Public Hearing but prior to Final Readings the Phased Development Agreement process must be completed.

#### *Environmental Development Permit*

The development is subject to an environmental development permit concerning a buffer of a stream touching northeast edge of the subject property. A biologist's report and development permit will be required prior to any land development or subdivision within this area.

#### *Form and Character Development Permit*

Multi-family development and duplexes within the eventual development will be subject to a form and character development permit.

#### *Subdivision*

The development requires subdivision to create the new lots. New road and infrastructure requirements around site servicing and storm water management undergo detailed design and approval at this time.

#### *Tree Cutting Permit*

The applicant will require a tree cutting permit in advance of any tree removal on the property.

#### **FINANCIAL IMPLICATIONS:**

The development is subject to City and the Regional District Development Cost Charges.

#### **ADMINISTRATIVE IMPLICATIONS:**

Processing zoning bylaw amendments is a statutory component of the corporate work plan. Staff has spent 40 hours processing and reviewing this application. Should the proposed bylaws receive First and Second Readings, staff will spend an additional 20 hours in preparation for the public hearing, drafting and registration of a Phased Development Agreement and covenant, final reading of the bylaw, and updating the bylaws and maps.

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**ASSET MANAGEMENT IMPLICATIONS:**

As part of subdivision the City will inherit new roadway, park and other infrastructure built to current City standards. These will be incorporated to the City’s asset registers for ongoing maintenance.

**2019 – 2022 STRATEGIC PRIORITIES REFERENCE:**

- Communicate appropriately with our community in all decisions we make
- ▲■ Support actions to address Climate Change mitigation and adaptation
- ▲ Explore opportunities for Electric Vehicle Charging Stations
- ▲■ Identify and support opportunities for lower cost housing and advocate for senior government support
- ▲ Encourage and support housing diversity

The November 2019 Strategic Priorities Check-in also identified the following references under the “Next Council Priorities” subsection:

- ▲ Greenway Connectivity Study
- Housing Need Assessment

**OFFICIAL COMMUNITY PLAN REFERENCE:**

**Official Community Plan**

**3.1 Growth Management:**

3.1.2 Goals

1. provide for managed growth
2. ensure equitable taxation for services provided and received
3. support efficient infrastructure development
4. protect environmentally sensitive areas
5. support sustainable development practices

**4.4 Residential**

4.4.2 Goals

1. Optimize the use of existing lands in the City with a long term consideration to expand boundaries and protect adjoining lands from further development to meet the future needs of the City.
2. To encourage multi residential development in the Downtown area of the City, and in areas identified through the Local Area Planning process.

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3. Support the development of housing options for seniors.
  4. Ensure the provision and integration of special needs and affordable housing.
  5. Encourage housing opportunities and convenient community services for individuals having special housing requirements.
  6. Ensure new housing projects introduce innovative and creative design and streetscapes.
  7. Preserve the integrity and character of existing residential areas with any redevelopment proposal.
  8. Ensure all new development includes the provision of amenities including buffer areas along major roads, neighbourhood parks, sidewalks and trails, and public facilities.

#### 4.4.3 Policies

Crown Isle Crown Isle is a comprehensive development consisting of a golf course, residential, commercial and light industrial uses. This project started in 1990 and is governed by the comprehensive development zone in the Zoning Bylaw. It is timely to review the overall concept plan for this development and to maintain a degree of flexibility as originally envisioned. There is a need to review the existing provisions in the zoning of this development for existing and future residents and to bring the existing provisions in line with improvements introduced to the existing Official Community Plan and Zoning Bylaw.2596 The development projected could allow for up to 2784 residential units, golf course, hotel, motel, clubhouse, 124,486 m2 of commercial floor area

### 4.6 Parks and Open Space

#### 4.6.3 Goals

1. to continue to develop a strong system of community services, parks and recreation facilities which can reasonably be provided within the financial means of the municipality
4. to reinforce and enhance the recreational and environmental values of the natural and open space systems as a link in defining neighbourhood areas
5. to ensure that parks, both active and passive, are distributed throughout the community in an equitable manner
6. to continue to develop a strong community image through park development
8. to work with the Comox Valley Land Trust and other conservancy associations to identify and protect environmentally sensitive areas, wildlife areas, streams and riparian areas.

#### 4.6.4 Policies

6. The City will examine the possibilities of consolidating parkland dedication in order to achieve larger parcels of parkland where appropriate.
9. Future nature parks or ecological parks will be considered for possible acquisition or support on the basis of the following criteria:
  - representative of Courtenay’s natural diversity, wildlife or plant protection;
  - to protect wildlife and riparian habitat;
  - ability to support a variety of outdoor recreation activities including walking, cycling, swimming, picnicking, bird and wildlife watching;
  - presence of viewpoints and vista appreciation;
  - equitable distribution of open space to all parts of the City;

- current status in terms of ownership and zoning;
- opportunities for acquisition, including cost of the land, willingness of the owner to sell community interest in the area and availability of funding sources; and
- protection of donated land through park dedication and covenants.

11. Park dedication and development should occur in the first few phases of a development where applicable. By providing the park early, the future residents know what park amenities they are getting.

12. The majority of the park perimeter should be open to the street. This allows for increased visual enjoyment of the park. It also provides better visual security and reduces conflicts between park users and neighbours that back onto the park.

#### 4.6.5 Greenway Strategy

1. The City will require the integration of greenways and the inclusion of pedestrian walkways within any new subdivision and developments.

2. The City will require safe, continuous and convenient pedestrian routes that link residences to public walkways, transit, public facilities and parks and neighbourhood amenities as part of all subdivision.

3. The Greenway strategy, as outlined on Map #2 Long Range Plan, is designated to serve recreation, transportation and conservation functions by providing for connections between main destinations, parks and residential areas. The use of natural corridors such as waterways and ridges and the use of the road network, pedestrian walkways and greenway systems through the City will help achieve this objective.

The Greenways include the following:

- Crown Isle Greenway through Crown Isle from Anderton Road to Lerwick Road which shall be a minimum of 15 metres wide and from Waters Place to Mission Road shall have a minimum of 10 metres.

4. The City will require pedestrian connections at the end of cul-de-sacs and other roads to provide pedestrian connectivity throughout neighbourhoods.

6. Native vegetation should be preserved, protected and retained within the greenway areas and replaced where feasible. Where Greenways include estuarial, foreshore and riparian habitat areas, care will be taken to respect the foreshore and habitat features and to respond to the sensitivity of these areas.

8. Development of any greenway will depend on the availability of funds to develop and maintain the defined corridors with a right-of-way width of a minimum of 10 metres.

9. Dedication of buffer strips within properties prior to any rezoning of land and/or the use of covenants under Section 219 of the Land Title Act to provide for pedestrian trails and landscaped areas will be required in addition to the 5% parkland dedication requirement.

10. The City will work with other supporting agencies and interested community groups to promote and develop the Greenways Concept and to ensure co-ordination between jurisdictions.

11. Local Area Plans will be prepared for all new development areas in order to determine greenways, parks and applicable school sites. The appropriate mechanisms to acquire such lands will also be identified.

13. The City will incorporate a balanced approach in designing trails to include paved and natural trails and to consider safety and user compatibility for multi-use by all residents.

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## 4.10 Environment

### 4.10.2 Goals

1. To preserve and protect environmentally sensitive and unique natural areas, particularly areas along the rivers, streams, and shorelines.
2. To preserve and protect riparian areas.
3. To protect and enhance fish and wildlife habitats.
4. To protect the crucial hydrological functions of the area.
5. To protect residents and property from hazards which may be associated with such environmental conditions as steep slopes (greater than 30%), floodplains, unstable soils and fire hazard lands (urban/wildland interface).
6. To work with watershed and stream stewardship groups on environmental related matters.

### 4.10.4 Environmentally Sensitive Areas

- Environmentally Sensitive Areas (ESA) within the City include:
- watercourses including the sea, ponds, lakes, rivers, streams, natural drainage courses and wetlands
- riparian and wildlife habitat
- any significant geographical feature and are generally outlined on Map #6, Environmental Development Permit Areas

1. The City will protect ESA through the application of the following:-development permits-Tree Protection and Management Bylaw-acquisition/dedication of applicable lands-conservation covenants-joint ownership/management-increased buffer areas or leave strips-amenity provisions through zoning
2. The City will use the Comox-Strathcona Sensitive Habitat Atlas (3rd Edition 2004) and subsequent revisions as a tool to identify wetland and watercourse ESA's.
3. The City will also require the preparation of environmental reviews when considering new developments to determine the location, extent and features of a site and the necessary measures to be implemented to mitigate any environmental impact or rehabilitation opportunities.

### **REGIONAL GROWTH STRATEGY REFERENCE:**

The development proposal is consistent with the RGS Housing Goal to “ensure a diversity of affordable housing options to meet evolving regional demographics and needs” including:

#### **Objective 1-A: Locate housing close to existing services;**

1A-1 Based on RGS growth management strategy locate housing close to existing services and direct 90 percent of new, residential development to Core Settlement Areas.

1A-2 The focus of higher density and intensive developments shall be within the existing Municipal Areas. Within the Municipal Areas densification and intensification of development is required including infill and redevelopment.

1A-3 Identify specific Town Centres in Municipal Areas through the OCP review process. These Town Centres are to be developed as walkable and complete communities, providing for a range of

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housing types focusing on medium and high density housing, employment and commercial uses. There will be a minimum of one Town Centre in the City of Courtenay, one Town Centre in the Town of Comox and one Town Centre in the Village of Cumberland.

1A-6 Increase housing opportunities in existing residential areas in Core Settlement Areas by encouraging multi-family conversions, secondary suites, and small lot infill.

**Objective 1-B: Increase affordable housing options**

1B-2 Encourage residential multi-unit or multi-lot developments to contribute to affordable housing options including, but not limited to a range of unit sizes and types, lot sizes, multifamily or attached-unit buildings, rental units, and secondary suites. These contributions could take the form of land, cash, buildings or other such items as supported by the local governments.

**Objective 1-C: Develop and maintain a diverse, flexible housing stock.**

1C-1 Provide a diversity of housing types in the Municipal Areas using the following housing type targets for new development by 2030: These targets are for all Municipal Areas in aggregate.

- 40% Low Density Single unit residential, town homes, semi-detached, secondary suites, 4-24 units per hectare
- 30% Medium Density Low-rise multi-unit up to four storeys, 24-74 units per hectare
- 30% High Density Over four storey multi-units minimum, 74 units per hectare

1C-4 Encourage infill units and secondary suites in residential zones in the Core Settlement Areas.

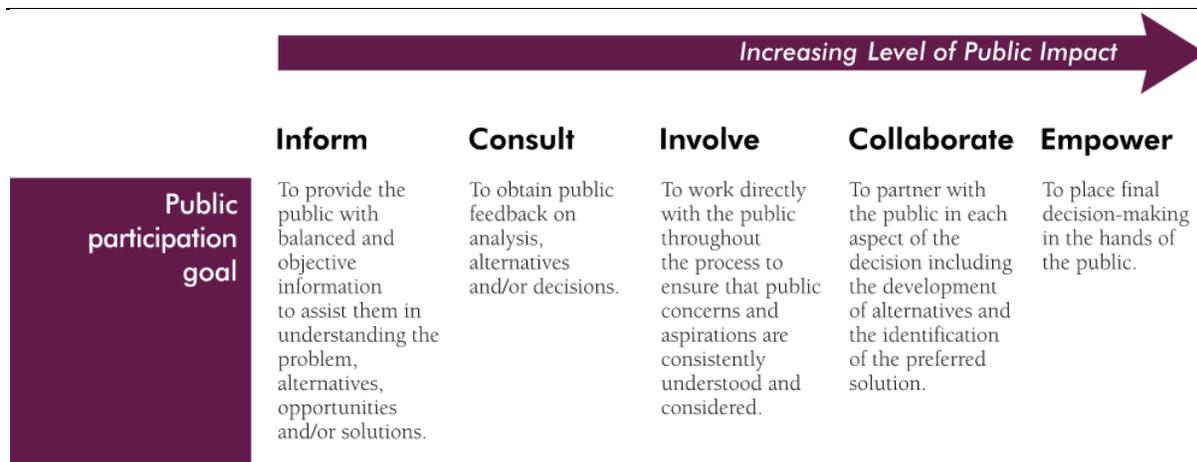
**Objective 1-D: Minimize the public costs of housing**

1D- 1 Direct the majority of new housing to areas that are or will be serviced through publicly owned water and sewer systems.

1D-4 Encourage green building design through green building standards for new residential development that include water and energy efficiency practices.

**CITIZEN/PUBLIC ENGAGEMENT:**

Staff will “Consult” the public based on the IAP2 Spectrum of Public Participation:



Should OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 receive First and Second Readings, a statutory public hearing will be held to obtain public feedback in accordance with the *Local Government Act*.

Prior to this application proceeding to Council, the applicant held a public information meeting on July 25, 2019 at the Crown Isle Resort Clubhouse. According to the information provided by the applicant, 58 people attended the meeting. All written comment sheets are included with the meeting summary in **Schedule No. 6**.

Section 475 of the *Local Government Act* requires the City to consider the consultation requirements for adoption, repeal or amendment of an OCP. Staff recommend the public information meeting held by the applicant and the public hearing are sufficient. Should Council desire additional consultation it would be appropriate to add it to the resolution.

**OPTIONS:**

**OPTION 1: (Recommended)**

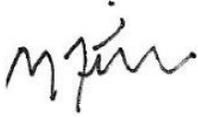
That based on the January 6, 2020 staff report entitled "OCP Amendment Bylaw No. 2972 and Zoning Amendment Bylaw No. 2973 – Lannan Road." Council approve Option No. 1 and complete the following steps:

1. That Council give First and Second Reading of "OCP Amendment Bylaw No. 2972" to designate the subject property as "Mixed Use";
2. That Council give First and Second Reading of "Zoning Amendment Bylaw No. 2973" to create a new CD1-J subsection of the CD-1 Zone and rezone the area shown on the attached bylaw to CD1-J;
3. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaws on January 20, 2020 at 5:00 p.m. in City Hall Council Chambers; and,
4. That Final Reading of the bylaws is withheld pending the registration of a Section 219 covenant registering a Phased Development Agreement on the subject property.

**OPTION 2:** That Council postpone consideration of Bylaws 2972 and 2973 with a request for more information.

**OPTION 3:** That Council not proceed with Bylaws 2972 and 2973.

Prepared by:



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Matthew Fitzgerald, RPP, MCIP  
Manager of Development Planning

Reviewed by:



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Ian Buck, RPP, MCIP  
Director of Development Services

*Attachments:*

1. *Schedule No. 1 – Applicant’s Project Description*
2. *Schedule No. 2 – Project Description and Rationale*
3. *Schedule No. 3 – Applicant’s proposed Zone*
4. *Schedule No. 4 – Biologist’s Report*
5. *Schedule No. 5 – Circulation Response from CVCP*
6. *Schedule No. 6 – Public Information Meeting Summary*
7. *Schedule No. 7 – Draft OCP Amendment Bylaw 2972*
8. *Schedule No. 8 – Draft Zoning Amendment Bylaw 2973*

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## Schedule No 1: Applicant's Project Description



Tel: (250) 703-5050    Toll Free: (888) 338-8439  
Fax: (250) 703-5051    info@crownisle.com

399 Clubhouse Drive, Courtenay, BC Canada V9N 9G3

October 7, 2019

City of Courtenay  
830 Cliffe Avenue  
Courtenay, B.C.  
V9N 2J7

**Attention: Ian Buck**

**RE: Extension of Crown Isle Mixed Use Plan to Lannan Annexation Lands**

We are pleased to summarize key features of the Lannan lands rezoning application, which is an innovative proposed 300-unit extension to the larger Crown Isle mixed-use community, one of Vancouver Island's premier destinations for live, work and play and a proud Courtenay icon for nearly 30 years.

The project is being developed by the Crown Isle planning team, and will carry Crown Isle's signature master planning into a new dimension for the Lannan site. The Lannan lands (Fig. 1 Location Plan) are immediately adjacent to townhomes and apartment units in the northeast quadrant of the Crown Isle community, so extending these higher density unit types into Lannan is a natural response to both evolving social and environmental needs, part of the Crown Isle vision for the 2020s.

The Lannan development concept has been carefully crafted to respond to emerging trends in the Courtenay residential market, and hence we seek to appeal to a wider range of housing consumers with a considered mix of housing types from townhomes to coach homes, smaller and larger single detached units, as well as duplexes and apartments intended to broaden the affordability and lifestyle choice matrix at Crown Isle.

Environmental integrity has always been a hallmark at Crown Isle and the Lannan lands are no exception. We have worked carefully with local conservation groups to respect the site's natural features, and we are pleased to be extending the continuous web of green space which the larger Crown Isle master planning has pioneered in Courtenay. Coordinated and extensive landscaping and planting within public and private spaces are integral to the Crown Isle image, and will be extended seamlessly into the Lannan site. Lannan pedestrian paths, for example, will help complete important links in the Courtenay Official Community Plan.

Rainwater design for the Lannan lands will similarly mesh with the integrated rainwater management plans of the entire Crown Isle site, a scale of water management and riparian

[www.crownisle.com](http://www.crownisle.com)

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planting unequalled by any other Courtenay development site. We will work with City staff on the feasibility of incorporating a revised Roadway design to introduce a new standard of bioswale planting, supporting downstream fish populations within and beyond Courtenay by filtering and channelling rainwater from the critical 90% of smaller, more frequent storm events. Rainwater management will be implemented using rainwater storage criteria designed specifically to meet the challenge of climate change, in accordance with recent changes to City-led design storm standards.

Development of the Lannan lands has been contemplated in City servicing plans, including the extension of the Greenwood and Hudson trunk sewers, whose construction funding is predicated on servicing projects such as the Lannan lands. Moving forward with the development on Lannan will be fiscally prudent, and result in a higher standard of effluent treatment through efficient utilization of the community treatment system, compared to if that same development were to occur on rural lots with septic field disposal within the Regional District.

While meeting our strict policy of quality design control, our Lannan homes will also all be solar-ready with EV stations being a requirement in all new multi-family developments, and the family of Crown Isle home builders will all be required to meet the Built Green standard of green building. Multi-family options at higher densities, friendlier to walkable community living will comprise more than half of the dwelling units in Lannan, a significant increase in density from adjacent neighbourhoods. At the same time there will be a transition of densities, respectful of neighbouring homes and vistas.

Crown Isle is proud to have served as a continuous site for employment in the range of 300 people annually for the last 30 years, and the Lannan development site will encourage that commitment to a vibrant community and local entrepreneurship to remain stable and hopefully growing as we expand into new market segments for both Crown Isle and Courtenay. We are excited by the opportunity and look forward to working with the Council and staff at Courtenay to fulfill the vision.

We seek your support for 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaws, so a formal public review process of our Lannan concept plans can begin. We believe this proposed rezoning fulfills the intent of Council when it supported bringing these lands into the City as a logical extension of the urban fabric of Courtenay.

Sincerely,



Rick Waldhaus, C.P.A. – G.G.A.  
CFO, Crown Isle Resort and Golf Community

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## Schedule No. 2: Project Description and Rationale



2019-09-03

Rick Waldhaus  
Silverado Land Corp.  
399 Clubhouse Drive  
Courtenay, BC. V9N 9G3

Re: Official Community Plan and Zoning Bylaw Amendment (Lannan Road)  
Lot 1, Plan VIP76495, DL 206, Comox Land District

Jorden Cook Associates  
2689 HARDY CRESCENT  
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TEL. 604.831.9193  
[rccook@jordencook.com](mailto:rccook@jordencook.com)

The City of Courtenay Development Services Department, by letter of 2019-08-14, has asked for an expansion on the intent/project description of how the proposed Official Community Plan (OCP) amendment to 'Mixed Use' aligns with applicable vision statements found in Part 2: Vision and Strategy section of the Courtenay OCP. Further the City have asked for additional information on how the proposed zone (CD1-J) is consistent with the intended 'Mixed Use' designation.

### **A. OCP Amendment to 'Mixed Use'**

The Crown Isle area has been successfully developing as a premier Courtenay location for residential, hotel, restaurant, commercial retail and golf course development for nearly 30 years. It has developed under a Comprehensive Development zone intended for a mixture of uses.

The Lannan property abuts Crown Isle on its north and west boundary. Land to the east and south of the site remain within the regional district. Since the site was brought within the City of Courtenay, the intent of the owners has always been to develop these lands as an integrated part of the Crown Isle master planning, building on the success of a generation of high quality design and mixed-use development, which has proven itself over and over in the marketplace.

The Crown Isle site is designated as Mixed Use in the Courtenay OCP. Mixed Use is therefore the most logical designation based on this neighbouring adjacency as well as the intent of the Crown Isle owners to develop this site as a fully integrated part of the Crown Isle brand. The Lannan site is of similar physical character to the adjacent Crown Isle lands, and therefore suitable for extension of the Crown Isle Mixed Use. The road, utility and pedestrian path layouts and proposed uses reflect the integrated master plan approach. The proposed mix of uses is compatible with the adjacent Crown Isle sub-area, that is, townhouse, apartment, smaller and larger single family sites and park areas south of Britannia Way.

Section 2 of The City of Courtenay OCP Bylaw 2387, 2005, as amended to October 2, 2017, describes the City's Vision and Strategy. At its broadest, it speaks to a City that is 'unique and different from other communities' and a desire to become 'the most liveable community in the province'. The Crown Isle project, of which the Lannan lands are proposed as a natural extension, is one of the most uniquely successful long-term mixed-use communities on Vancouver Island, and indeed, in the entire province. It has shops and regionally significant



retail employers. The golf course and associated resort development and hotel continues to be an important tourist draw and local employer. Over the years an increasing range of housing types, all with a very high standard of aesthetic design and landscaping, have made this an extremely desirable place for new residents in the Comox Valley to locate. The proximity to the new regional hospital only adds to this appeal. Crown Isle has been a willing and open partner to many community events and causes.

When the Vision speaks to:

- ‘an inclusive, open and caring community’,
- ‘commitment to continued excellence’,
- ‘the ability to ensure a high level of aesthetic and architectural design’,
- ‘a role to be the centre of commerce for the Comox Valley’,
- ‘an expanding parks, natural areas and greenways system’,
- ‘a strategy to lead in environmental protection’, and
- ‘commitment to serve youth and seniors’;

the Lannan site, as an integral extension of the Crown Isle project, including architectural and landscape design controls, mixes of housing types, and extension of important trail and park systems, is very supportive of the Vision contemplated by the City of Courtenay OCP.

Consistent with the City’s Strategy, the Lannan portion of Crown Isle will extend the Crown Isle reputation for ensuring the highest levels of aesthetic design, under the Crown Isle architectural and landscape design controls program. With a mix of apartment, townhouse, duplex and varying size of single family lots, the Lannan site will offer one of the most significant ranges of housing types at Crown Isle. Pedestrian paths proposed along the south and east edges of the property will integrate with other trails in the area to extend Crown Isle’s and Courtenay’s reputations as communities that are friendly to walkers and bicycle riders. It will complete an important ‘Desired Greenway Link’ on the OCP Land Use Plan.

The Lannan site development is expected to extend Courtenay’s attraction to retirees as an increasingly vital part of the character and economy. An important part of that appeal will come through encouraging a range of housing types and densities, including accessible ground-oriented units. The project will meet the objectives of the most current Sustainability Checklist of the City.

In sum the Lannan project, as a wholly compatible part of the larger Crown Isle Mixed Use development will support many of the critical Vision and Strategy elements in Courtenay’s adopted Official Community Plan. Inclusion of the Lannan site within the Crown Isle designation for Mixed Use will be an important component assuring both existing and prospective Crown Isle residents that the Lannan site will be developed consistent with the quality and standards which residents and the City have come to expect from Crown Isle over the last 30 years.

#### **B. Zoning Amendment to CD1-J**

Consistent with other residential sub-areas of the Crown Isle Comprehensive Development CD-1 Zone, the concept for CD1-J (Attachment 1 of the application) for the Lannan site is for a mix of dwelling unit types: duplex, multi-residential (townhouse, apartment), single family lots of varying size, and secondary suites.



This is consistent with the residential uses permitted in Crown Isle CD-1 sub-areas A, B, G, H and I, but also adds secondary suites as a permitted use, and a single-family lot minimum area of 400 m<sup>2</sup>, which is 15% lower than in other Crown Isle single-family sub-areas. The provision for secondary suites and smaller single-family lots will enhance affordability for this portion of Crown Isle, consistent with the Mixed Use OCP designation. The proposed zoning will be familiar for existing and prospective Crown Isle purchasers in the Lannan project area.

In sum, both the proposed zoning and OCP designations for the Lannan application area are entirely appropriate and supportable in our professional opinion for the site, including in the context of its surroundings.

Sincerely,  
Jordan Cook Associates

R. B. Cook, MCP, RPP, MLAI



2019-12-13

Mathew Fitzgerald, Manager of Development Planning  
The City of Courtenay

Re: Rezoning Application for Lot 1, Plan VIP76495, DL206, Comox Land District, and Block 72 Comox Land District

Staff have requested some additional information in support of the above rezoning application.

Jorden Cook Associates  
2689 HARDY CRESCENT  
NORTH VANCOUVER, BC  
CANADA V7H 1K3

TEL 604.831.9193  
[jcook@jordencook.com](mailto:jcook@jordencook.com)

On the provision of multiple family housing within the proposed CD1-J zone, we note that an important constraint on new development has recently been lifted, that being support for extension of the Hudson and Greenwood trunk sanitary sewers. As a result Crown Isle was enabled to support a new 96-unit multi-family development on the north side of Ryan Road. We see similar demand emerging for the Lannan site. Even before a rezoning is considered by Council on the Lannan site, our understanding is that there is serious interest in 50 (fifty) units of multi-family on the site.

To further Council and staff's objectives to broaden the diversity of housing type in Courtenay in general, and Crown Isle, our client, Silverado Land Corp. is committed to a maximum of 122 single family units (consistent with the conceptual lot layout attached) out of a total of 330 units proposed for the site. We are prepared to continue with a 300 unit maximum as originally applied for, however, we are also willing to increase that by 10% to 330 units in response to staff discussions. We believe this modest increase in overall density of the proposal is consistent with the presentation and public responses at the public information meeting, in particular our commitment to 2-storey townhouse units adjacent to Britannia Place, while also adding to the housing affordability options for the site consistent with recent Council goals. With these commitments we are confident this site will mark a significant shift to multi-family and small-lot options for this edge of the Courtenay community. At the same time we remain cognizant of the desire of the Lannan site neighbours for transitions in building height and density, as reflected in the comments at the public information meeting.

We have reviewed the City website and OCP for direction in an adopted bylaw or policy for contributions to the Parks, Recreation, Culture and Senior's Facilities Amenity Reserve Fund (Parks Amenity Fund) or Affordable Housing Amenity Reserve Fund (Housing Amenity Fund). Section 7.7 of the OCP bylaw provides Council's direction. Our client is committed to follow the contribution policies adopted by Council in the OCP for the Parks Amenity Fund and Housing Amenity Funds. We also note in accordance the City of Courtenay Affordable Housing Policy, the CD1-J zone proposes secondary suites as a permitted use, a use which Crown Isle supports for inclusion in these lands, and for which there were no objections voiced at the public information meeting. In lieu of a Housing Amenity Fund cash contribution, and subject to City approval, Crown Isle will also explore an opportunity to work with the Dawn-to-Dawn Action on Homelessness Society, so these funds could be put to immediate constructive use on affordable housing for the homeless.



We are pleased to commit to all of the single family units being solar-ready and roughed in for electric vehicle(EV) charging in the garage, and that multi-family projects will be provided with EV stations. All builders on the Lannan site will be required to be Built-Green Certified.

The recent park dedicated at 2600 Crown Isle Drive will be irrigated and hydroseeded, with tree planting and benches added by the Crown Isle workforce, to enable this park area to be immediately useable by all Courtenay citizens. We would appreciate credit for the cost of these works, if they are considered Parks Amenity Fund or DCC amenities.

Approximately 3.7 acres of the 40-acre Lot 1 site is shown on the Conceptual Lot Layout for park use. The exact area will be confirmed by survey through the subdivision process, similar to other areas of the Crown Isle site. At time of subdivision, the City may wish to redesignate the finalized park parcel areas as PA-2 zoning, or they may leave these sites in the CD1-J zone totally at the City's discretion.

The Conceptual Lot Layout also illustrates the approximate location of a multi-use path which is fully consistent with the Desired Greenway Link shown on the City of Courtenay adopted Official Community Plan Land Use Plan map (see excerpt below). The greenway provides a primary off-street active transportation connection, supplementing the standard sidewalk connections within the local street network to be constructed at subdivision. Our client is committed to constructing the greenway path network to City standards within one year of registration of a subdivision to enable early use of this OCP-designated link by all Courtenay citizens.

Sincerely,  
Jordan Cook Associates

R. B. Cook, MCP, RPP, MLAI



Figure 1: Desired Greenway Links per Courtenay OCP





Tue 12/17/2019 11:08 AM

Rick Waldhaus <rwaldhaus@crownsisle.ca>

Fwd: Message from "RNP002673C8511E"

To Fitzgerald, Matthew; Buck, Ian

Message  20191217105839014.pdf (19 KB)

Action Items

+ Get more apps

Hi Matthew and Ian.

Further to our discussion on affordable housing amenities, in addition to the contribution to the Affordable Housing Amenity Reserve Fund defined in the OCP, we will provide/donate one Unit B Affordable Housing unit to Dawn to Dawn, Action on Homelessness Society, for which a specification sheet has been attached.

Please contact me at your earliest convenience today as we want to wrap this up today in order to have 1st and 2nd reading on January 6th.

Thanks,

Rick W.

DAWN TO DAWN  
AFFORDABLE HOUSING UNIT "B"  
SPECIFICATIONS

- 20' long X 8' 6" wide x 9' 6" high unit
- Spray foam insulation
- 10 gallon hot water tank
- 2 ventilation fans
- Includes bedroom, kitchen and bathroom
- Varnished wooden walls and ceiling
- Linoleum flooring
- Arborite kitchen cabinets and countertops
- Built in eating table
- Kitchen includes refrigerator, double sink and induction electric hotplate
- Baseboard electric heat
- Bathroom includes fiberglass standup shower and low flush toilet

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**Schedule No. 3: Applicant's Proposed Zone (December 2019)**

“SCHEDULE 1”

ZONING AMENDMENT

1. Amend “Permitted Uses” Section 8.32.2 to add new Area J with the following uses:

- *single residential* dwellings
- *duplex* dwellings
- *multi-residential* dwellings
- *secondary suites*
- *accessory* buildings and structures
- *boarding*
- *home occupation*

2. Amend “Densities” Section 8.32.3 to add new Area J with the following densities:

- Approximately 330 *single residential, duplex and multi-residential* dwellings.

3. Amend “Density – General Regulations” Section 8.32.4(3) to add:

- (e) Properties within Area J

4. Amend “Lot Coverage” Section 8.32.5 to add:

- (3) Area J 50%

5. Amend “Minimum Lot Sizes” Section 8.32.6 to add new Area J with the following minimum lot size: 400 m<sup>2</sup>

6. Amend “Setbacks” Section 8.32.9 to add an additional paragraph defining the yard setbacks for the newly created Area J as follows:

- Single Family Front Yard: 6.0 m
- Single Family Rear Yard: 6.0 m
- Single Family Side Yards: 1.5 m
- Single Family Exterior Side Yard: 3.0 m
- Duplex Front Yard: 6.0 m
- Duplex Rear Yard: 6.0 m
- Duplex Side Yard: 1.5 m
- Duplex Exterior Side Yard: 3.0 m
- Multi Residential Front Yard: 6.0 m
  
- Multi Residential Rear Yard: 6.0 m
- Multi Residential Side Yard: 4.5 m
- Multi Residential Exterior Side Yard: 4.5 m

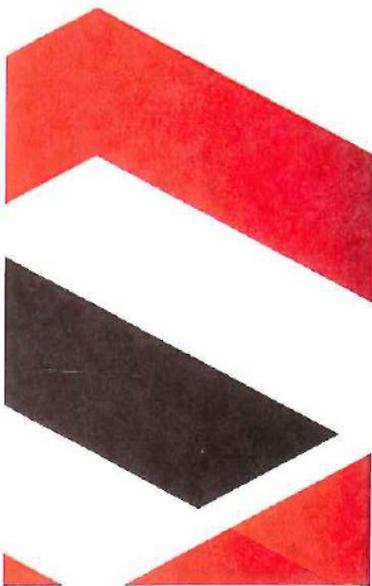
**Schedule No. 4: Biologist's Report**



May 14, 2019

**Lannan Development Site  
Wetland Assessment  
Britannia Way, Courtenay**

Walter Ernst, RPF (#4071), ISA Certified Arborist – Municipal Specialist (PN-7288AM), Certified Tree Risk Assessor, PMP



PROFESSIONALLY RESOURCEFUL

**Introduction:**

An assessment of wetter sites (within a strip of timber) associated with the Lannan development site was requested by Cindy Hannah (RPBio) of Strategic Natural Resource Consultants (SNRC), with the objective being to determine if these areas were associated with a wetland type or if they were seasonally wet sites associated with drainages in the area. This would determine whether an RAR was required for a wetland feature. On August 30, 2017, Walter Ernst (RPF, Cert. Arb.) of Strategic Natural Resource Consultants (SNRC) carried out the wetland assessment.

**Methodology:**

As part of the assessment, three ecological plots were conducted over the timbered site. Within each plot, the following details were noted such as ecological information (biogeoclimatic subzone (BEC), site series), general stand types, ground vegetation, soil characteristics, previous stand disturbances, drainage patterns, and overall site conditions through the area. Outside of the plots, the area was ground-truthed and typed / mapped accordingly.

**Site Description:**

Based on provincial biogeoclimatic (BEC) zone mapping, the project area is located within the Very Dry Maritime Coastal Western Hemlock subzone (CWHxm). This subzone variant is typified by warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are typically long with potential water deficits on zonal sites. During the assessment of the wet site, the following two strata were observed:

**Stratum 1 – 3.3 hectares (includes Plot 2):**

The site series classification consists of a 05 (14/15) complex. The 05 is associated with moderately well to well drained raised sites. The 14 and 15 sites are associated with small scattered pockets of strongly fluctuating water table sites. Soil moisture is predominantly fresh but ranges from fresh to wet, and soil nutrient level is rich. The ground is flat to very gently sloping (0-5% grades). The site consists of a second growth mixed-wood stand type. The site was previously harvested, regenerated naturally and has fire history evidence (e.g. fire scarring). Stand structure is semi-open (crown closure is 45-75%). Vegetation is dominated by sword fern, trailing blackberry, and slough sedge with minor secondary components of salmonberry, bracken fern, dull Oregon grape, red huckleberry, and prickly rose. Soils were moderately drained overall with localized imperfect drainage. Soil depth was 80cm+, with soils consisting of SiL texture, low coarse fragments (5-20%), and has a moder-mull humus. Refer to Figure 1 for a photo of this site.





Figure 1: Photo of Stratum 1 (CWHxm 05 (14/15) site series).

**Stratum 2 – 0.6 hectares (includes Plot 3):**

The site series classification consists of an 01/03 (drier / rockier) complex. Soil moisture is slightly dry, and soil nutrient level is medium. The ground is flat to very gently sloping (0-5% grades). The timber within this site is dominated by second growth conifers. The site was previously harvested, regenerated naturally and has fire history evidence (e.g. fire scarring). Stand structure is closed to semi-open (crown closure is 60-80%). Vegetation is dominated by salal, dull Oregon grape, and trailing blackberry with minor secondary components of red huckleberry, bracken fern, and sword fern. Soils were well drained. Soil depth was 60-80cm+, with soils consisting of SiL texture, moderate coarse fragments (20-45%), and has a mor humus. Refer to Figure 2 for a photo of this site.



Figure 2: Photo of Stratum 2 (CWHxm 01/03 site series).

**Stratum 3 – 0.6 hectares (includes Plot 1):**

The site series classification consists of a 14/15 complex. The 14 and 15 sites are associated with strongly fluctuating water table sites. Soil moisture ranges from moist to wet, and soil nutrient level is rich to very rich. The ground is flat to very gently sloping (0-5% grades). The timber within this site is dominated by second growth deciduous trees with a minor conifer component. Stand structure is open (crown closure is 15-35%). Vegetation is dominated by slough sedge and trailing blackberry with minor secondary components of salmonberry, bracken fern, sword fern, Pacific crab apple and Pacific



ninebark. Soils were imperfectly drained. Soil depth was 30-60cm, with soils consisting of SiCL to SiL texture, nil coarse fragments, and has a moder-mull humus. The soil moisture was noted to be very dry when I visited the site; however, judging by the Pacific reed grass concentrations the site is more than likely wetter over the winter months. Refer to Figure 3 for a photo of this site.



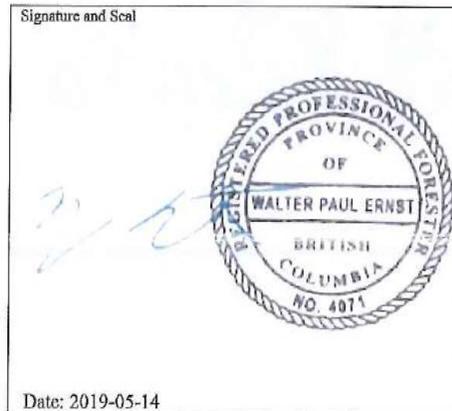
Figure 3: Photo of Stratum 3 (CWHxm 14/15 site series).

Refer to Appendix I for a map showing Stratum 1 to 3 and Appendix II for the plot data associated with Plots 1 to 3.

**Results / Conclusions:**

Based on the field assessment and review of the Wetlands of BC handbook, it was determined that the wet sites (Stratum 3 and small pockets within Stratum 1) did not fit any of the wetland types (bogs, marshes, fens, forested / tall shrub swamp, or floodplain types). It was determined that the wet areas most represented sites with strongly fluctuating water-tables associated with the 14 (Western red cedar – black twinberry) and 15 (Western red cedar – slough sedge) site series.

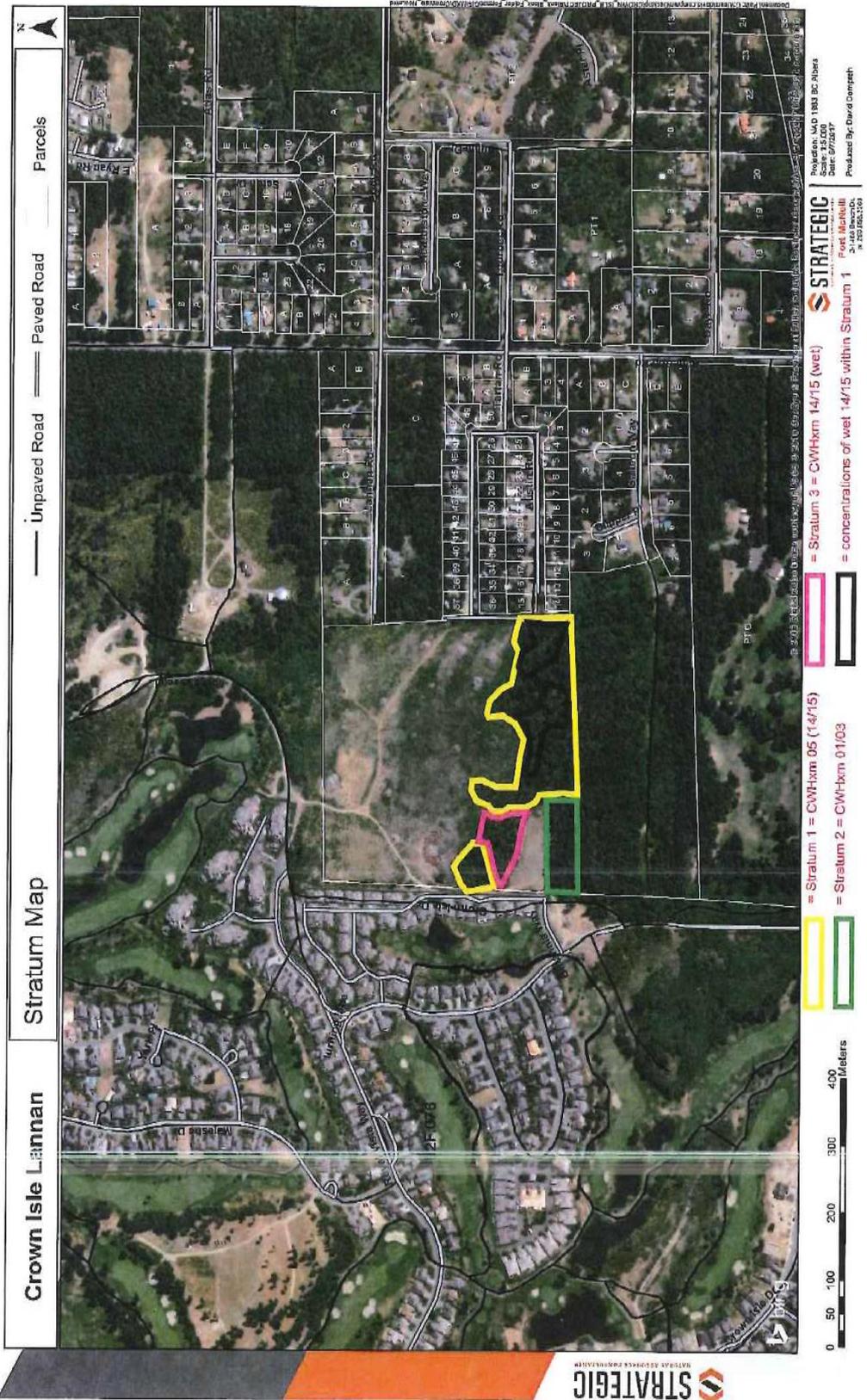
**Field work and report completed by:** Walter Ernst, RPF (#4071), ISA Certified Arborist – Municipal Specialist (PN-7288AM), Certified Tree Risk Assessor, and PMP.

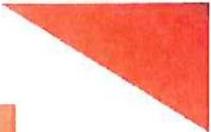




**Appendix I – Lannan Development Stratum Map**







**Appendix 2 – Lannan Development Stratum Plot Data**



**SP Plot Card (Coast Region):**

**Project:** Lannan Development RAR Wetland Assessment  
**Licensee:** Crown Isle  
**Surveyor:** Walter Ernst, RPF  
**Date:** 2017-08-29  
**Location:** Britannia Rd, Courtenay  
**Plot Number:** 3  
**Stratum:** 2

Topographic Features:	
Slope Position:	Level
Slope Shape:	Straight
Slope Uniformity:	long uniform
Gullies (Y / N)	N
Slope %:	0-5
Aspect:	Flat

Ecology:			
BEC Subzone:	CWHxm		
SMR:	2-3		
SNR:	C		
Site Series:	1	2	3
Type:	01	03	
%:	80%	20%	

Stand Characteristics:	Value	
Old growth (OG) / Second Growth (SG) / Mixed	SG	Conifer
Stand Structure:	Closed to semi-open	
Stand History:	Logged/ Natural/Fire history	
Coarse Woody Debris	L-M	
Snags / Wildlife Tree (approx. density)	0-50	
Understory Regen (Spp. / Dist.)	Low amount	
Existing Windthrow (L, M, or H)	L	
Approximate Age	60-80	
Crown Closure % (CC%)	60-80	
Height range	30	
DBH Range	20-70	

Indicator Plants:	Species	Moisture Index	Nutrient Index	%
1	GASH - Salal	0	1	20%
2	POMU - Sword Fern	0	3	5%
3	PTAQ - Bracken Fern	0	0	3%
4	RUUR - Trailing blackberry	3	2	20%
5	MANE - Dull Oregon Grape	3	2	15%
6	VAPA - Red Huckleberry	0	1	10%
<b>Average:</b>		<b>1.0</b>	<b>1.5</b>	

Soil Characteristics:	Value	Comments
Texture:	SIL	
Colour:	gray	
CFC:	0	
Drainage:	Well	
Restricting Layer	Glacial till	
Humus Form Type:	Mor	
Rooting Depth (cm):	60-80 (avg 70)	
LFH:	20	
Bm horizon	50	
<b>Total Depth:</b>	<b>70</b>	

**SP Plot Card (Coast Region):**

**Project:** Lannan Development RAR Wetland Assessment  
**Licensee:** Crown Isle  
**Surveyor:** Walter Ernst, RPF  
**Date:** 2017-08-29  
**Location:** Britannia Rd, Courtenay  
**Plot Number:** 2  
**Stratum:** 1

Topographic Features:	
Slope Position:	Level
Slope Shape:	Straight
Slope Uniformity:	long uniform
Gullies (Y / N)	N
Slope %:	0-5
Aspect:	Flat

Ecology:			
BEC Subzone:	CWHxm		
SMR:	4-(7I)		
SNR:	D		
Site Series:	1	2	3
Type:	05	14	15
%:	80%	10%	10%

Stand Characteristics:	Value	
Old growth (OG) / Second Growth (SG) / Mixad	SG	Mixed-wood
Stand Structure:	Semi-open	
Stand History:	Logged/ Natural/Fire history	
Coarse Woody Debris	L-M	
Snags / Wildlife Tree (approx. density)	0-50	
Understory Regen (Spp. / Dist.)	Low amount	
Existing Windthrow (L, M, or H)	L-M	
Approximate Age	60-80	
Crown Closure % (CC%)	45-70	
Height range	30-35	
DBH Range	20-100	

Indicator Plants:	Species	Moisture Index	Nutrient Index	%
1	CAOB - Slough Sedge	6	3	25%
2	POMU - Sword Fern	0	3	85%
3	RUSP - Salmonberry	5	3	3%
4	PTAQ - Bracken Fern	0	0	3%
5	RUUR - Trailing blackberry	3	2	30%
6	MANE - Dull Oregon Grape	3	2	5%
7	VAPA - Red Huckleberry	0	1	5%
8	ROAC - Prickly Rose	3	2	5%
Average:		2.5	2.0	

Soil Characteristics:		Comments
Texture:	SIL	Small pockets of seasonally wet sites scattered within this area. Dry right now with extreme drought but have water tables at wetter times of year. Does not fit any of wetland classes.
Colour:	gray	
CFC:	0	
Drainage:	mod well to Imperfect	
Restricting Layer	Glacial till	
Humus Form Type:	Moder-Muul	
Rooting Depth (cm):	80	
LFH:	10	
Bm horizon	70	
Total Depth:	80	

**SP Plot Card (Coast Region):**

**Project:** Lannan Development RAR Wetland Assessment  
**Licensee:** Crown Isle  
**Surveyor:** Walter Ernst, RPF  
**Date:** 2017-08-29  
**Location:** Britannia Rd, Courtenay  
**Plot Number:** 1  
**Stratum:** 3

Topographic Features:	
Slope Position:	Level
Slope Shape:	Straight
Slope Uniformity:	long uniform
Gullies (Y / N)	N
Slope %:	0-5
Aspect:	Flat

Ecology:			
BFC Subzone:	CWH1m		
SMR:	6f to 7f		
SNR:	D-E		
Site Series:	1	2	3
Type:	14	15	
%:	50%	50%	

Stand Characteristics:	Value	
Old growth (OG) / Second Growth (SG) / Mixed	SG	Deciduous leading (minor conifers)
Stand Structure:	Open	
Stand History:		
Coarse Woody Debris	M	
Snags / Wildlife Tree (approx. density)	0-50	
Existing Windthrow (L, M, or H)	M	
Approximate Age	30-45	
Crown Closure % (CC%)	15-35	
Height range	30-35	
DBH Range	10-35	

Indicator Plants:	Species	Moisture Index	Nutrient Index	%
1	CAOB - Slough Sedge	6	3	85%
2	POMU - Sword Fern	0	3	5%
3	RUSP - Salmonberry	5	3	5%
4	PTAQ - Bracken Fern	0	0	2%
5	PHCA - Pacific Ninebark	5	3	5%
6	MAFU - Pacific Crab Apple	6	3	5%
7	RUUR - Trailing blackberry	3	2	45%
<b>Average:</b>		3.6	2.4	

Soil Characteristics:		Comments
Texture:	SICL	SICL to SIL. Strong seasonally fluctuating water table. Dry right now with extreme drought but has water table at wetter times of year. Does not fit any of wetland classes.
Colour:	gray	
CFC:	0	
Drainage:	Imperfect	
Restricting Layer	Glacial till	
Humus Form Type:	Moder-Mull	
Rooting Depth (cm):	30-60 (avg 40)	
LFH:	10	
Bm horizon	30	
<b>Total Depth:</b>	<b>40</b>	



**Date:** October 18, 2017

**To:** Rick Waldhaus, Silverado Land Corp  
399 Clubhouse Drive  
Courtenay, BC V9W 9G3

**From:** Cindy Hannah, RPBio  
Strategic Natural Resource Consultants  
321-1180 Ironwood Street  
Campbell River, BC V9W 5P7

**Subject:** Overview Environmental Assessment of the Lannan Development Property

**Background**

Strategic Natural Resource Consultants (SNRC) was retained to conduct an overview environmental assessment of the proposed Lannan development property at Crown Isle. The overall purpose of the assessment was to locate any environmental features that would need to be considered in future development on the property and to provide recommendations for any additional assessments that may be required. The focus of the assessment was to locate watercourses as any streams or waterways on the property may require additional assessments under the Riparian Areas Regulation (RAR). This overview assessment was conducted for planning purposes in order to design a proposed development plan for the site.

The assessment was conducted on June 8, 2017 by Cindy Hannah, RPBio and Stephen Johnston, BIT of SNRC. The weather was overcast with showers. An additional assessment was conducted on October 13 to determine connectivity of the identified ditches.

**Site Description**

The proposed property is located off of Britannia Way in Courtenay BC (Figure 1). The property is approximately 16.5ha in size and has been mostly cleared of vegetation. There is an approximately 4ha area that is forested at the southern portion of the property. There are several gravel roads on the property.

**Observations**

An assessment of the property located wet areas within the forested area of the property. A short ditch was located along the east property boundary and there is a ditch/stream off the northeast corner of the property that drains from stormwater ponds on the golf course.



*Silverado Land Corp – Lannan Development Environmental Assessment*

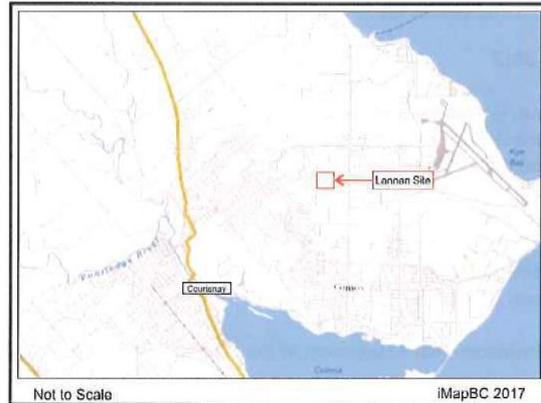


Figure 1. Area map showing location of assessment area.

Wet Areas within Forested Area

There are two wet seepage areas within the forested area of the property. These areas lack defined channels with scour or mineral alluvium and are not streams as defined under the Riparian Areas Regulation (RAR). These seepage areas source from the property with no significant headwaters. They were mostly dry at the time of the assessment. They drain towards the headwaters of Brooklyn Creek. The seepage areas have organic bottoms with vegetation that consists predominantly of sedges, sword fern and salmonberry (Photos 1 and 2). A site visit on August 22, 2017 with Bruce Nidle, RPBio of PGL, was conducted for peer review. It was mutually decided that the seepage areas do not meet the definition of a stream under the Riparian Areas Regulation. As these areas are wet in the winter (as evidenced by the presence of sedges), it was recommended to have the areas assessed by a QEP to determine if they would be considered wetlands under the RAR. Walter Ernst, RPF of SNRC, conducted the assessment and determined that these wet areas are not true wetlands, but have fluctuating water tables<sup>1</sup>.

The RAR defines a stream “as any watercourse – natural or human-made – that provides fish habitat that contains water of a perennial or seasonal basis, is scoured by water or contains observable deposits of mineral alluvium, or has a continuous channel bed...”<sup>2</sup> This seepage area is not scoured by water, does not contain mineral alluvium and does not have a continuous channel bed.

East Ditch

There is an approximately 85m long ditch along the eastern property boundary north of the end of Austin Road. It is a small, shallow, seasonal ditch with no significant headwaters. There was shallow water at the time of the assessment (Photo 3). The ditch dissipates in a low area south of Austin Road (Photo 4). There is no connection to fish bearing water and a RAR is not required for this small ditch.

<sup>1</sup> SNRC. Lannan Development Site, Wetland Assessment, Britannia Way Courtenay. 2017.

<sup>2</sup> Ministry of Water, Land and Air Protection. Riparian Areas Regulation Assessment Methodology. 2006. P.13



***Silverado Land Corp – Lannan Development Environmental Assessment***

**Northeast Corner Drainage**

There is a drainage located on the adjacent property off the northeast corner in the vicinity of the water tower (Photo 5). It is approximately 2m wide with an organic bottom that drains from the ponds to the northwest. There are sedges throughout, but no scoured channel and it drains into two stormwater culverts (Photo 6). The ditch is not located on the property, but further assessment would be required to determine connectivity to fish prior to development plans being designed.

**Conclusions and Recommendations**

The wet seepage areas within the forested portion of the property are not defined as streams under the Riparian Areas Regulation. It should be noted that these seepage areas drain towards the headwaters of Brooklyn Creek which is a known fish bearing stream. Any development designs should maintain this drainage pattern. Any development in these areas should be conducted during favorable weather when the seepages are dry to minimize the risk of downslope sedimentation.

The east ditch dissipates and does not connect directly to fish bearing water and an RAR is not required for this small ditch.

The waterway to the northeast of the property will require further assessment to determine if an RAR assessment is triggered. Should an RAR assessment be required, the assessment will determine if it is a stream or a ditch to determine the appropriate SPEA. Although the waterway is not on the property, the setback, if required, may extend onto the property. If the waterway is a stream it would require a 10m wide SPEA. If it is defined as a ditch and not as a stream the setback would be approximately 6m wide for a fish bearing ditch, or 2m wide for a non-fish bearing ditch.

Please feel free to contact me at 250-616-3758 or by email at [channah@snrc.ca](mailto:channah@snrc.ca) if you have any questions.



Cindy Hannah, RPBio  
Strategic Natural Resource Consultants Inc.



**COPY**  
**Original signed and sealed on file**



*Silverado Land Corp – Lannan Development Environmental Assessment*



Photo 1: The forested portion of the property has two seepage areas. They have organic bottoms with sedges.



Photo 2: The forested portion of the property has two seepage areas. They have organic bottoms with sedges.



Photo 3: There is a short ditch along the east property line north of the end of Austin Road.



Photo 4: The ditch dissipates south of Austin Road and does not connect to fish bearing water.



Photo 5: There is a ditch/stream off of the northeast corner of the property.



Photo 6: There is a drainage on the property to the north that drains into two storm inlets. One culvert is located beyond the ladder in the picture.

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## Schedule No. 5: Circulation Response from CVCP



Erin Nowak  
Program Coordinator  
(250) 203-5644  
Email: erin@cvlandtrust.ca

**Mailing Address**  
P.O. Box 3462  
Courtenay, BC V9N 5N5

**Office:**  
2356a Rosewall Crescent  
Courtenay, BC, V9N 8R9

### Partner Organizations

Comox Valley Land Trust  
Project Watershed  
Millard-Piercy Watershed Stewards  
Morrison Creek Streamkeepers  
Beaufort Watershed Stewards  
Comox Valley Nature  
Comox Valley Water Watch Coalition  
Brooklyn Creek Watershed Society  
Perseverance Creek Streamkeepers  
Cumberland Community Forest  
Society  
Mack Laing Heritage Society

### Support Organizations

CV Sustainability Project  
CV Council of Canadians  
Friends of Comox Lazo Forest Society  
Forbidden Plateau Road Residents  
Association  
Black Creek Streamkeepers  
Saratoga and Miracle Beach Residents  
Association  
Arden Area Residents Association  
Friends of Strathcona Park  
Merville Area Resident's & Ratepayers  
Association  
VI Whitewater Paddling Association  
Mountaineer Avian Rescue Society  
Macdonald Wood Park Society  
Tsolum River Restoration Society

### Funding Partners

Real Estate Foundation of B.C.  
Community Gaming Grant  
RBC Blue Water Fund  
Comox Valley Regional District  
City of Courtenay  
Village of Cumberland

[www.cvlandtrust.ca/cvcp/](http://www.cvlandtrust.ca/cvcp/)

Date: Oct 23, 2019

**Re: Letter of Support, Planning Referral Lannan Rd/333 Clubhouse Dr**

To: Ian Buck, City of Courtenay, Director of Development Services.

Recently, the Comox Valley Conservation Partnership (CVCP) met with Rick Waldhaus (Chief Financial Officer/Crown Isle) and Jason Andrew (Director of Real Estates/Crown Isle) in response to our concerns outlined to the City of Courtenay (Sept 3<sup>rd</sup>, 2019) regarding the Lannan Rd/333 Clubhouse Dr proposal.

We were pleased to learn that Crown Isle has since taken steps to improve communications with the local Brooklyn Creek Streamkeepers and addressed their concerns separately as well in this process.

The CVCP endorses the voluntary action of Crown Isle to relocate a proposed stormwater detention pond to a higher developed zone of the proposal as a result of meeting with Brooklyn Creek Streamkeepers. Therefore, allowing a higher percentage of unaltered, natural landscape to act as a natural infrastructure. In our meeting, the CVCP also encouraged Crown Isle to follow the 2019 consultant's Wetlands Assessment in regards to the site's hydrology and pursue additional riparian area recommendations.

The CVCP feels at this point, our meeting and the collaborative progress between Crown Isle, Brooklyn Creek Streamkeepers and CVCP on this proposal have alleviated our primary concerns.

We appreciate time of the Crown Isle team and the opportunity to address our concerns in person. As well, we (CVCP) look forward to working in partnership with Crown Isle on the future development projects.

Sincerely,

Erin Nowak  
Program Coordinator  
Comox Valley Conservation Partnership

---

**Schedule No. 6 – Public Information Meeting Summary**



Tel: (250) 703-5050 Toll Free: (888) 338-8439  
Fax: (250) 703-5051 info@crownisle.com  
399 Clubhouse Drive, Courtenay, BC Canada V9N 9G3

August 1, 2019

City of Courtenay  
830 Cliffe Avenue  
Courtenay, B.C.  
V9N 2J7

**Attention: Ian Buck/Matthew Fitzgerald**  
**Re: Rezoning Application for Lot 1, Plan VIP76495, DL206, Comox Land District**  
**and Block 72 Comox Land District**

Dear Ian/Matthew:

Please find enclosed our report on the public information meeting we held on July 25, 2019 at the Crown Isle clubhouse regarding the rezoning of the above captioned property. Also enclosed is the list of attendees and copies of the various comments provided by the attendees.

Should you have any questions or require any further information, please do not hesitate to call me.

Yours truly,

A handwritten signature in black ink, appearing to read "Rick Waldhaus", with a long horizontal flourish extending to the right.

Rick Waldhaus, CFO  
Silverado Land Corp.

[www.crownisle.com](http://www.crownisle.com)

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SILVERADO LAND CORP.  
REPORT ON PUBLIC INFORMATION MEETING HELD ON JULY 25, 2019  
RE: REZONING/OCP APPLICATION # 6480-20-1902/#3360-20-1920

A public information meeting was held in the Silver Room at the Crown Isle Resort Clubhouse on July 25, 2019 from 4:00 - 6:00 PM.

The meeting was well attended by approximately 45 to 50 residents (attendee lists attached) that were informed through a letter that was sent directly to a list of individual addresses provided by the City of Courtenay. Three large billboards were also erected at the end of Britannia Way, the end of Royal Vista Way and the end of Lannan Road.

Each individual residence was given a package that included the following:

OCP / Zoning Amendment Information Including:

1. The map outlining the areas relating to the re-zoning
2. Rezoning details
2. Comment Sheet for further comment

Maps were displayed in the room and Crown Isle representatives provided information regarding the application and were available to answer questions from individuals present.

All of the attendees at the meeting were generally positive about the rezoning application. The main questions stemmed around what type of development would back on to existing residences (particularly the Britannia Place strata development), and construction traffic. In response to the construction traffic, we advised the attendees of the multiple access points to the Lannan property (Lannan Road, Crown Isle Drive and Royal Vista Way, as well as gravel road access through our undeveloped lands) that will help alleviate and “spread out” the construction traffic while development occurs.

## PUBLIC INFORMATION MEETING

Thursday July 25, 2019

# SIGN IN SHEET

## FOR: Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

Name (Please Print)	Address
	Unit 386 Britannia
	357
	185-3399 Crown Isle Dr
	634-3666 Royal Vista Dr.
	1901 Ryan Rd
	3399 Crown Is. Dr.
	3030 Kensington Cres.
	534 #3666 ROYAL VISTA WAY
	#7-1640 Anderton.
	#17 1640 Anderton
	3269 Cr. Isle Dr.
	879 - EASTWICK CR.
	257-3399 Crown Isle Dr
	625-3666 Royal Vista Dr
	642-3666 " " "
	2666-433 Royal Vista Dr
	2886 Crown Isle Dr.
	4211-3399 Crown Isle Dr
	371-3399 Crown Isle Dr
	381-3399 Crown Isle Dr
371-3399 Crown Isle Dr.	
394-3399 Crown Isle Dr	
315-3666 Royal Vista	

## PUBLIC INFORMATION MEETING

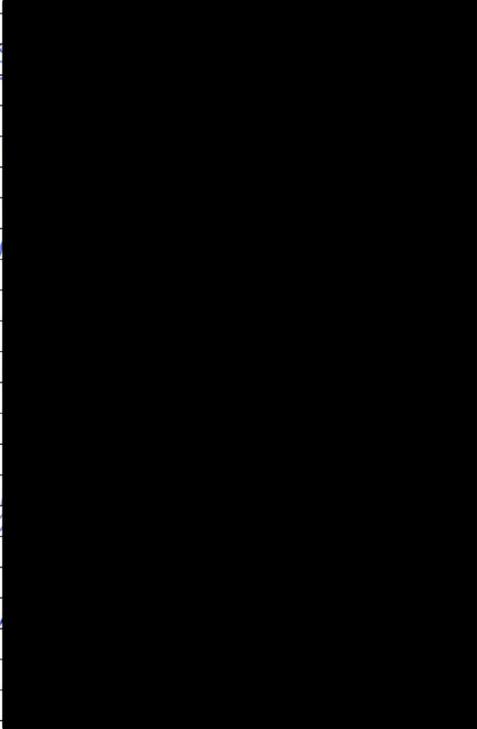
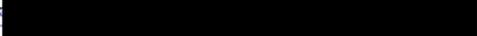
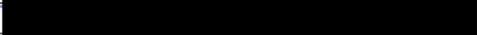
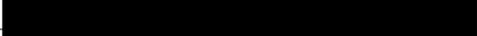
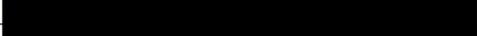
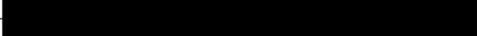
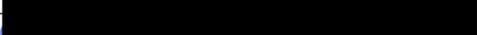
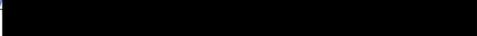
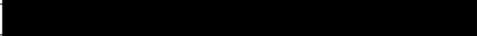
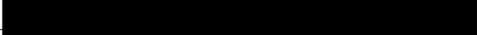
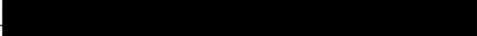
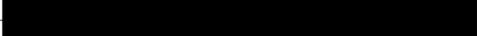
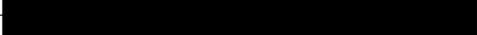
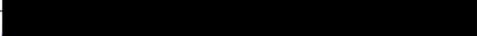
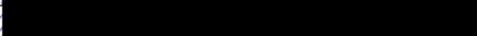
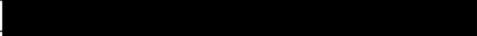
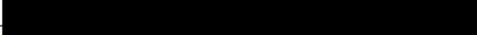
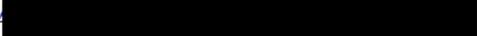
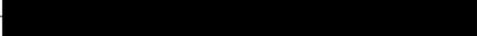
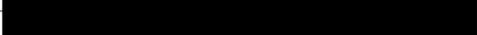
Thursday July 25, 2019

# SIGN IN SHEET

## FOR: Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

Name (Please Print)	Address
	3399 CROWN ISLE DRIVE
	17-1640 Anselton Rd
	121-3666 ROYAL VISTA WAY
	532-3666 Royal Vista Way
	351-3399 Crown Isle Dr
	422-3666 ROYAL VISTA WAY
	160-3399 CROWN ISLE DR
	2911 BRITANNIA WAY
	516-3666 ROYAL VISTA WAY
	365-3399 Crown Isle Dr
	2933 Britannia Way
	1901 Ryan Rd
	3630 Royal Vista Way
	"
	612-3666 Royal VISTA WAY
	635-3666 Royal Vista Way
	6 " " "
	623-3666 Royal Vista
	160-3399 Crown Isle Dr
	367-3399 Crown Isle Dr
	
	
	
	

## PUBLIC INFORMATION MEETING

Thursday July 25, 2019

# SIGN IN SHEET

## FOR: Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

Name (Please Print)	Address
	2374 Idens Way, STN BC VAN 9J3
	2126 Austin Rd Comox
	1901 Ryan Rd E. Owner

## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name:

[Redacted]

Email:

[Redacted] com

Address:

351-3399 Crown Isle Dr.

Phone:

[Redacted]

Silverado Land Corp. has applied to the City of Courtenay for a zoning Amendment for Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. This project is under review by staff in the Planning Department of the City.

Given the information you have received regarding this project do you have any comments or questions?

- We agree with the proposed zoning amendment.  
- We would like to have assurances that any development in close proximity to Britannia Place is residential and limited to a maximum of 2 stories.

Please return your comments by Thursday, August 1, 2019

Comment sheets can be submitted by one of the following methods:

1. Hand your comment sheet in tonight.
2. Drop your comment sheet off at the front desk in the Clubhouse at Crown Isle (Attn: Rick Waldhaus).
3. Email your comment sheet to [rwaldhaus@crownsisle.ca](mailto:rwaldhaus@crownsisle.ca)
4. Deliver your comment sheet to the City of Courtenay, attention Development Services Department. Email: [planning@courtenay.ca](mailto:planning@courtenay.ca) Fax: 250-334-4241

## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name: [REDACTED]

Email: [REDACTED]

Address: 160-3399 CROWN ISLE DR.

Phone: [REDACTED]

Silverado Land Corp. has applied to the City of Courtenay for a zoning Amendment for Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. This project is under review by staff in the Planning Department of the City.

Given the information you have received regarding this project do you have any comments or questions?

I have received the documents and fully support the rezoning. I am also president of Britannia Place, the strata immediately adjacent to the project. Our Owners expressed overwhelming support for the 10 units adjacent to B.P. at the south end at our last AGM in August 2018, which will be added to B.P. While I cannot speak for every Owner in B.P., from my conversations with Owners, I know there is widespread support for the rezoning. Our only proviso is that units immediately adjacent to our strata be limited to a maximum of 2 storeys. Silverado has verbally committed to that condition. We will, of course, be carefully looking at any further subdivision and building permit applications with respect to the buildings adjacent to B.P. We have had a good relationship with Crown Isle for the past 20 years and expect that relationship to continue.

Please return your comments by Thursday, August 1, 2019

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## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name:

Email:

Address: 879 Eastwicke Crescent

Phone:

Silverado Land Corp. has applied to the City of Courtenay for a zoning Amendment for Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. This project is under review by staff in the Planning Department of the City.

Given the information you have received regarding this project do you have any comments or questions?

#### Opinions from perspective patio home purchasers within the Phase V development

Confirmation of the fact that the application does not include any multi family residences directly east of Britannia, Phase V, was reassuring.

The pathway(s) shown and discussed on the preliminary plan drawing are a welcome placement and we make the assumption that this would mean there are adjacent green belts.

The length of time designated for the approvals of the rezoning, subsequent subdivision and construction of Phase V permits are disappointing. We fail to understand which part of this process needs to be of such an extended period.

We felt that the majority of audience questions were answered with facts and/or best estimates. However, it is our suggestion that more informational sessions or newsletters would be welcomed in order to keep people informed. Knowledge deters dissension

Please return your comments by Thursday, August 1, 2019

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## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name: [REDACTED] Email: [REDACTED]@com  
Address: 634-3666 Royal Vista Way Phone: [REDACTED]

Silverado Land Corp. has applied to the City of Courtenay for a zoning Amendment for Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. This project is under review by staff in the Planning Department of the City.

Given the information you have received regarding this project do you have any comments or questions?

We have lived in the last building built at Corinthia Estates (#6) at the end of Royal Vista Way for approx. 4 years. The paving of Royal Vista Way does not extend as far as our building so for the past 4 years we have had to live with the dust created by the large construction vehicles flying past our building. We request that this section of Royal Vista Way and beyond be fully PAVED prior to the start of any new construction in this development so that we can BREATHE for the next 5-10 years.

We bought a condo on the south side of building #6 because of the spectacular view. We do so hope that any new buildings in this new development will NOT be higher than 2 stories. We love to see the mountains & glacier

Please return your comments by Thursday, August 1, 2019

Comment sheets can be submitted by one of the following methods:

1. Hand your comment sheet in tonight.
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7/30/2019

Crown Isle Resort and Golf Community Mail - Zoning Amendment



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## Zoning Amendment

1 message



Tue, Jul 30, 2019 at 3:13 PM

We were concerned at the presentation to learn that Britannia Way would be used as a main artery for construction of the Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. We hope that during construction:

- workmen's cars will not use Britannia Way as a parking lot
- that the existing hedge around the current Britannia Place remain in place until construction of the new 10 units is completed
- that crews start at a reasonable hour i.e. 7 a.m. and finish at 4 p.m.
- that any earth trails used for construction be oiled or watered on a regular basis to reduce dust.

### Zoning Comments - New Area J

We are also concerned about the proposed rezoning for this area. Specifically, secondary suites, boarding, and accessory buildings and structures. Crown Isle has built a reputation as a premium community and development and this should be continued in the new phase.

We are pleased with your promise not to build multi-residential dwellings immediately adjacent to Britannia Place either by the existing homes or the new phase 5 Britannia homes.

What are you defining as a multi-residential building and structure?

What does accessory buildings and structures mean? Are you going to allow separate garages and horse and other animal barns?

Why is home occupation listed as a permitted use?

Thank you for your attention to these questions and for your presentation.

Sincerely,



8/2/2019

Crown Isle Resort and Golf Community Mail - laanan rezoning silverado



**laanan rezoning silverado**

1 message



Thu, Aug 1, 2019 at 9:48 PM

The recent public information regarding the rezoning of the old Lannan property was received with a welcome and positive sigh of relief by those in attendance . People continue to move to the Comox Valley in increasing numbers and a great many of them are retirees making Crown Isle in particular a top choice for their future home .Additional home sites made available through this development will help ease the demand  
As a partner in the development of Britannia Place patio homes we have been waiting a long time for this and so have prospective purchasers..We applaud Both Crown Isle and the City of Courtenay for we have been anxious to help fulfill the demand for more patio homes for a number of years now but only now have been given a green light to proceed with a development permit application for our 5th and last phase at Britannia Place in conjunction with, and pending upon ,the approval of Crown Isle's proposal for the rezoning  
Since this procedure was initiated we have compiled a list of over 30 people who are awaiting information on our next phase so the news of this rezoning application was met with relief,hope and great joy  
We look forward to an expediant passing of this application by the City  
Brent Cunliffe

The recent public information regarding the rezoning of the old Lannan property was received with a welcome and positive sigh of relief by those in attendance. People continue to move to the Comox Valley in increasing numbers and a great many of them are retirees making Crown Isle in particular a top choice for their future home. Additional home sites made available through this development will help ease the demand. As a partner in the development of Britannia Place patio homes we have been waiting a long time for this and so have prospective purchasers. We applaud Both Crown Isle and the City of Courtenay for we have been anxious to help fulfill the demand for more patio homes for a number of years now but only now have been given a green light to proceed with a development permit application for our 5th and last phase at Britannia Place in conjunction with, and pending upon, the approval of Crown Isle's proposal for the rezoning. Since this procedure was initiated we have compiled a list of over 30 people who are awaiting information on our next phase so the news of this rezoning application was met with relief, hope and great joy.

We look forward to an expedient passing of this application by the City





We were recently at a presentation for the Zoning Amendments proposed for the extension of Crown Isle. We were concerned at the presentation to learn that Britannia Way would be used as a main artery for construction of the Lot 1, Plan VIP/6495, DL206, Comox Land District and Part of Block 72. We hope that during construction:

- workmen's cars will not use Britannia Way as a parking lot
- that the existing hedge around the current Britannia Place remain in place until construction of the new 10 units is completed
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Zoning Comments - New Area J

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What are you defining as a multi-residential building and structure?

What does accessory buildings and structures mean? Are you going to allow separate garages and horse and other animal barns?

Why is home occupation listed as a permitted use?

Thank you for your attention to these questions.

Sincerely,  


## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name:

Email:

Address: 879 Eastwicke Crescent

Phone:

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2. Drop your comment sheet off at the front desk in the Clubhouse at Crown Isle (Attn: Rick Waldhaus).
3. Email your comment sheet to [rwaldhaus@courtenay.ca](mailto:rwaldhaus@courtenay.ca)
4. Deliver your comment sheet to the City of Courtenay, attention Development Services Department. Email: [planning@courtenay.ca](mailto:planning@courtenay.ca) Fax: 250-334-4241

## PUBLIC INFORMATION MEETING

Thursday, July 25, 2019

### Zoning Amendment

Legal Address: Lot 1, Plan VIP76495, DL 206, Comox Land District and Part of Block 72

Street Address: Lannan Road and 333 Clubhouse Drive

#### COMMENT SHEET

Name: [REDACTED]

Email: [REDACTED]

Address: 634-3666 Royal Vista Way

Phone: [REDACTED]

Silverado Land Corp. has applied to the City of Courtenay for a zoning Amendment for Lot 1, Plan VIP76495, DL206, Comox Land District and Part of Block 72. This project is under review by staff in the Planning Department of the City.

Given the information you have received regarding this project do you have any comments or questions?

We have lived in the last building built at Corinthia Estates (#6) at the end of Royal Vista Way for approx. 4 years. The paving of Royal Vista Way does not extend as far as our building so for the past 4 years we have had to live with the dust created by the large construction vehicles flying past our building. We request that this section of Royal Vista Way and beyond be fully PAVED prior to the start of any new construction in this development so that we can BREATHE for the next 5-10 years.

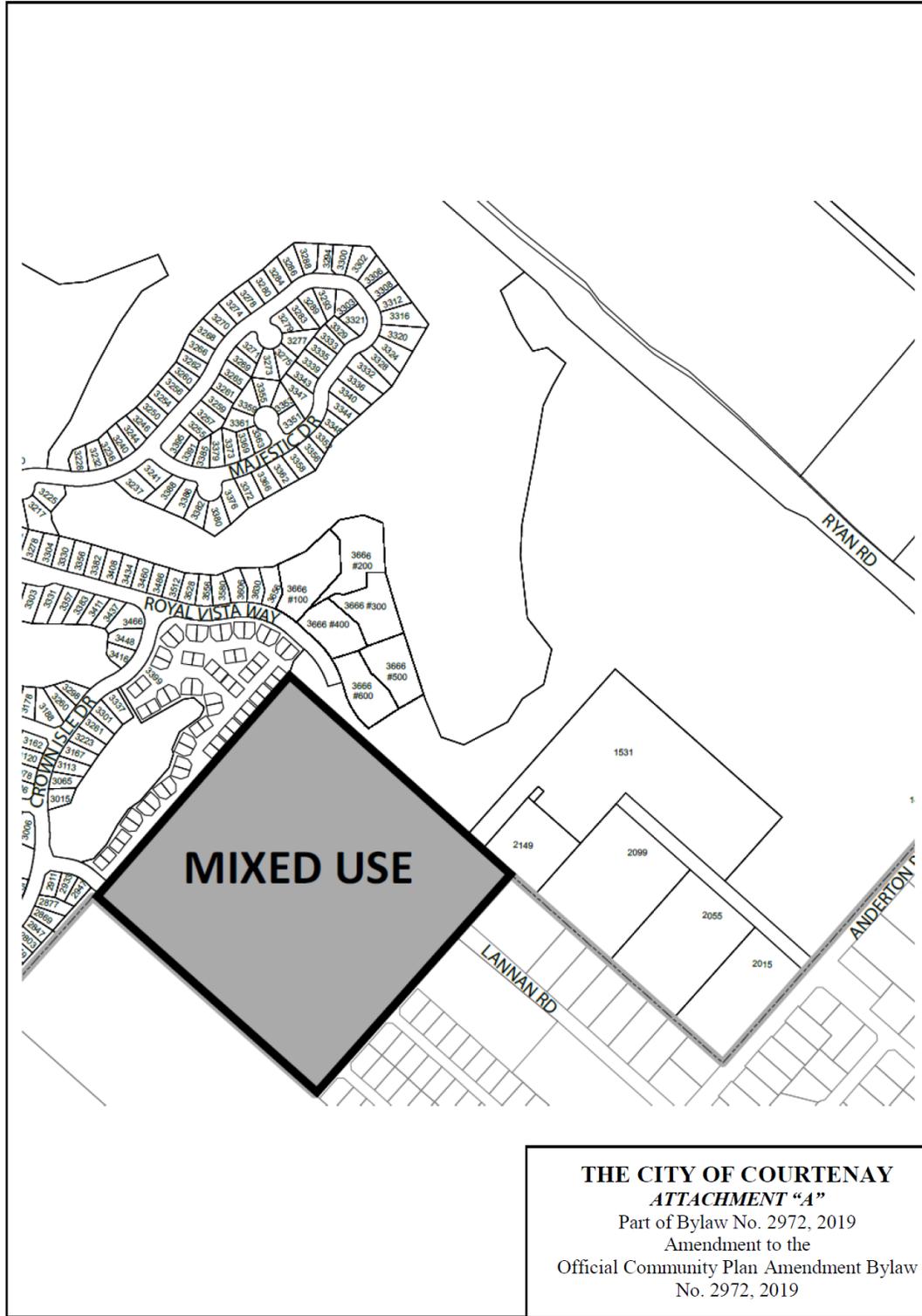
We bought a condo on the south side of building #6 because of the spectacular view. We do so hope that any new buildings in this new development will NOT be higher than 2 stories. We love to see the mountains & glacier

**Please return your comments by Thursday, August 1, 2019**

Comment sheets can be submitted by one of the following methods:

1. Hand your comment sheet in tonight.
2. Drop your comment sheet off at the front desk in the Clubhouse at Crown Isle (Attn: Rick Waldhaus).
3. Email your comment sheet to [rwaldhaus@crownsisle.ca](mailto:rwaldhaus@crownsisle.ca)
4. Deliver your comment sheet to the City of Courtenay, attention Development Services Department. Email: [planning@courtenay.ca](mailto:planning@courtenay.ca) Fax: 250-334-4241





## Schedule No. 8 – Draft Zoning Amendment Bylaw 2973

### THE CORPORATION OF THE CITY OF COURTENAY

#### BYLAW NO. 2973

#### 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. 2973, 2019**”.
2. That “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
  - (a) Amending Division 8 – Classification of Zones, Part 32 – Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.2 Permitted Uses through the addition of:
    - “(8) Within the CD-1J area:
      - (a) *Single residential dwelling*
      - (b) *Duplex dwelling*
      - (c) *Multi-residential dwelling*
      - (d) *Secondary suite*
      - (e) *Accessory buildings and structures*
      - (f) *Boarding*
      - (g) *Home occupation*”
    - (b) Amending Division 8 – Classification of Zones, Part 32 – Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.3 Densities through the addition of:
      - “(8) Within Area J:
        - (a) Up to 122 *single residential dwellings* with or without a *secondary suites*
        - (b) Up to 208 *duplex dwelling* or *multi-residential dwelling* units”
      - (c) Amending Division 8 – Classification of Zones, Part 32 – Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.5 Lot Coverage through the addition of:
        - “(3) Within Area J: 50%”
      - (d) Amending Division 8 – Classification of Zones, Part 32 – Comprehensive Development One Zone (CD-1) Crown Isle Block, Section 8.32.6 Minimum Lot Sizes through the addition of:
        - “(9) Area J: 400 m<sup>2</sup>”



