

Attachment A

Part 63 – Comprehensive Development Thirty-Eight Zone (CD-38) (1560 Grieve Ave)

8.64.1 Intent

The CD-38 Zone is intended to accommodate a supportive rental cluster housing development on the property legally described as Lot 14, Section 41, Comox District, Plan 9456. The property shall be developed substantially in accordance with Schedule A which form part of this zone, any contrary requirements of Zoning Bylaw No. 2500 notwithstanding.

8.64.2 Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

1. Rental residential in *single, duplex* and *apartment dwelling units*
2. One amenity building for shared resident use that may have a second-floor dwelling unit for a support person
3. One *dwelling unit* for a support person located above a shared indoor resident amenity space
4. *Accessory buildings* and structures

8.64.3 Lot Coverage

A *lot* shall not be covered by buildings to a greater extent than 40% of the total area of the lot.

8.64.4 Floor Area Ratio

The maximum *floor area ratio* shall not exceed 0.55.

8.64.5 Minimum Lot Size

A lot shall have an area of not less than 1,600 m².

8.64.6 Setbacks

Except where otherwise specified in this bylaw the following minimum building setbacks shall apply for the principle buildings:

- (1) Front Yard: 7.5 m
- (2) Rear Yard: 7.5 m
- (3) Side Yard (interpreted as the yard adjacent to the northwest property line): 3.0 m except 1.5 m for the seating wall of the amenity building
- (4) Side Yard (interpreted as the yard adjacent to the southeast property line): 3.0 m

For clarity, heat pumps are permitted to project into setbacks.

8.64.7 Height of Buildings

Maximum *building height* shall be 8.5 m.

8.64.9 Usable Open Space

A minimum of 450 m² of useable open space must be provided plus a minimum of 50 m² of indoor amenity space.

8.64.10 Accessory Structures

Shall not be permitted except for bike and scooter storage structures and entry gazebo.

- (1) The front and southeast side yard setbacks for accessory buildings shall be 2.5 m
- (2) The rear yard setback for accessory buildings shall be 4.0 m
- (3) The northwest side yard setback for accessory buildings shall be 1.0 m
- (4) The maximum height for accessory buildings shall be 3.5 m

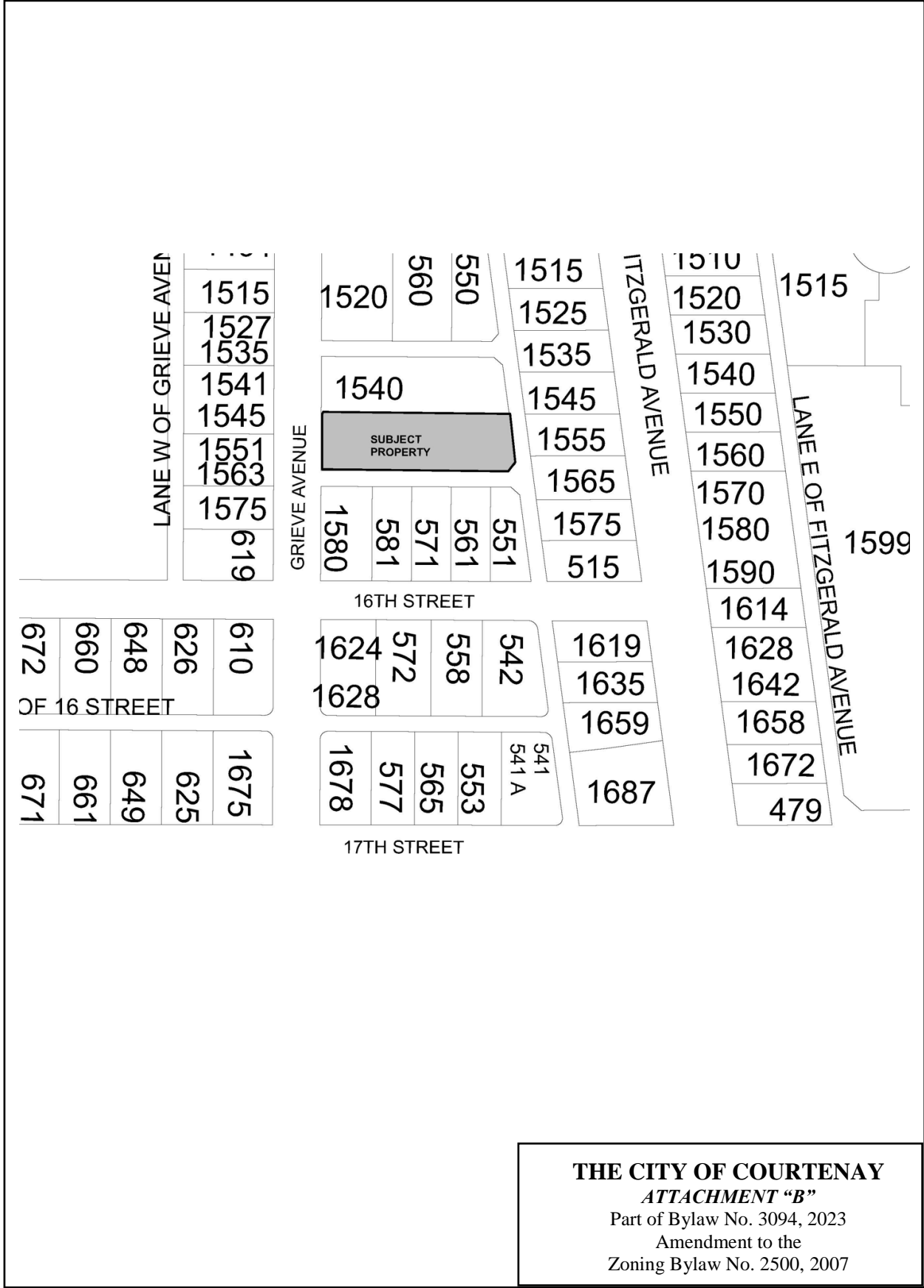
8.64.11 Off-Street Parking and Loading

Off-street parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw except:

- (1) A total of six (6) vehicle parking spaces shall be provided, including a minimum of three (3) visitor spaces;
- (2) Bicycle parking facilities shall be provided at a minimum rate of 0.875 Class II covered, secure stall per unit plus 0.25 Class I stalls per unit; and
- (3) Bicycle parking specification Sections 7.3.2 2,3,7,8,12 and 14g and h do not apply

8.64.12 Fencing

- (1) The maximum height of side and rear fencing is 2.5 m.
- (2) The minimum height of landscaping or fencing on all property lines adjoining all other adjoining properties is 2.0 m.



LANE W OF GRIEVE AVENUE
 1515
 1527
 1535
 1541
 1545
 1551
 1563
 1575
 619

GRIEVE AVENUE
 1520
 560
 550
 1540
 SUBJECT PROPERTY
 1580
 581
 571
 561
 551

FITZGERALD AVENUE
 1515
 1525
 1535
 1545
 1555
 1565
 1575
 515

LANE E OF FITZGERALD AVENUE
 1515
 1599
 1590
 1570
 1560
 1550
 1540
 1530
 1520
 1614
 1628
 1642
 1658
 1672
 479

OF 16 STREET
 672
 660
 648
 626
 610
 1675
 625
 649
 661
 671

16TH STREET
 1624
 1628
 572
 558
 542
 1678
 577
 565
 553
 541
 541 A

1619
 1635
 1659
 1687

17TH STREET

THE CITY OF COURTENAY
ATTACHMENT "B"
 Part of Bylaw No. 3094, 2023
 Amendment to the
 Zoning Bylaw No. 2500, 2007