

Attachment 2 – Table of properties not eligible for R-SSMUH (Small-scale multi-unit housing) zoning

	Current Zone	Proposed Zone	Land Use Designation	Legal description	Address	Rationale
1	R-1	PA-2	Urban Residential	PLAN VIP54520, COMOX LAND DISTRICT, DEDICATED PARK	Unaddressed	Small (153 m <sup>2</sup> ) triangular parcel located between Glen Urquhart Creek (Return to Crown, used as public greenway) and 1692 Hobson Ave (private residence). Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use. Although it is designated Urban Residential, parks, playgrounds and municipal utilities are permitted in any zone.
2	R-1B	PA-2	Parks and Recreation	DISTRICT LOT 158 COMOX DISTRICT PLAN VIP84492 DEDICATED PARK	Unaddressed	536 m <sup>2</sup> segment of City greenway along McDonald Road. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
3	R-1B	PA-2	Parks and Recreation	DISTRICT LOT 158 COMOX DISTRICT PLAN VIP84492 DEDICATED PARK	Unaddressed	1456 m <sup>2</sup> segment of City greenway along McDonald Road. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
4	R-1B	PA-2	Parks and Recreation	DISTRICT LOT 158 COMOX DISTRICT PLAN VIP79704 DEDICATED PARK	Unaddressed	1880 m <sup>2</sup> park on Hebrides Crescent. Connects to the Idiens Greenway. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
5	R-1B	PA-2	Parks and Recreation	DISTRICT LOT 158 COMOX DISTRICT PLAN VIP77946 DEDICATED PARK	Unaddressed	1555 m <sup>2</sup> park adjacent Idiens Greenway. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
6	R-1B	PA-2	Parks and Recreation	PLAN VIP76872, DISTRICT LOT 236, COMOX LAND DISTRICT, DEDICATED PARK	3019 Elderberry Cres	2693 m <sup>2</sup> park on Elderberry Crescent. Connects to Crown Isle the Rise Trail. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
7	R-1C	PA-2	Urban Residential	SECTION 8, COMOX DISTRICT, PLAN 30014, RETURN TO CROWN	Unaddressed	Approximately 575 m <sup>2</sup> Return to Crown land due to presence of Mallard Creek. Is fronting on Back Road. Administrative exercise to zone to intended use.
8	R-1D	PA-2	Parks and Recreation	PLAN EPP95261 DISTRICT LOT 230 COMOX DISTRICT PLAN EPP95261 DEDICATED	Unaddressed	303 m <sup>2</sup> park segment behind private properties on Brookfield Drive, and adjacent another parcel dedicated as park. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
9	R-2	PA-2	Parks and Recreation	PLAN VIP80178, DISTRICT LOT 231, COMOX LAND DISTRICT, DEDICATED PARK	2693 Tater Pl	2079 m <sup>2</sup> park at the end of Tater Place. Piercy Creek runs through a portion. Is City owned land, dedicated at time of subdivision as PARK. Administrative exercise to zone to intended use.
10	R-2	PA-2	Parks and Recreation	LOT 1 DISTRICT LOT 118 SECTION 61 COMOX DISTRICT PLAN VIP88574	559 3 <sup>rd</sup> St	McPhee Meadows Park jointly owned by the City of Courtenay and the Nature Trust of BC. Parks master plan under development. Administrative exercise to zone to intended use.
11	R-2	PA-2	Parks and Recreation	Part of Primary: SECTION 61, COMOX DISTRICT	503 2 <sup>nd</sup> St	636 m <sup>2</sup> Untitled Provincial land east of McPhee Meadows along Puntledge River. Administrative exercise to zone to intended use.
12	R-RU (CVRD)	PA-2	Parks and Recreation	LOT 1, PLAN VIP21744, DISTRICT LOT 82, COMOX LAND DISTRICT	Unaddressed	5744 m <sup>2</sup> waterfront city owned lot intended to be used as park to connect greenway trail along the estuary. Administrative exercise to zone to intended use.
13	R-RU (CVRD)	PA-2	Parks and Recreation	THAT PART OF DISTRICT LOT 82, COMOX DISTRICT SHOWN COLOURED RED ON PLAN DEPOSITED UNDER DD 12814F	Unaddressed	Approximately 3000 m <sup>2</sup> old rail corridor along estuary south of existing Courtenay greenway southern terminus (Beachwood Rd). Is City owned land. Administrative exercise to zone to intended use.
14	R-RU (CVRD)	PA-2	Parks and Recreation	LOT A, PLAN VIP15464, SECTION 42, COMOX LAND DISTRICT, EXCEPT PLAN 19391, & EXC PL 20452 21176 21505 & 43975	Unaddressed	Nature Park owned by the Nature Trust of BC, located along Sandpiper Drive and estuary. Has Millard Creek flowing through it. City maintains trails. Administrative exercise to zone to intended use.
15	RR-5	A-1	Agricultural	LOT 12, PLAN VIP2033, SECTION 17, COMOX LAND DISTRICT	4697 Headquarters Road	Private lot within floodplain. OCP designated as agricultural given location in floodplain. Property is eligible for SSMUH zoning given provincial parameters. However, is not appropriate for SSMUH. Therefore zone to Agricultural One (A-1).